

SANDHILL ESTATES PUBLIC INFORMATION SESSION - FOLLOW UP

Based on the feedback received at the February 7, 2017 Public Information Session regarding the Sandhill Estates development; the Developer would like to provide the following as a follow-up.

The information provided is intended to respond to the most common comments and concerns heard throughout the consultation process; not all topics discussed during or after the Public Information Session are identified below.

LOT SIZES

The zoning of the Sandhill Estates development permits residential lots that are smaller than those existing in the Burbank area. These lots sizes were generally heard to be too small thereby creating too many homes and too much traffic.

The R-CRE Country Residential Estate district has been used as one of three possible residential land uses. This allows for development of residential lots between 1.25-1.50 acres in size. This lot size increases the efficiency of municipal infrastructure for services like roadway maintenance and clearing and are generally well received by home buyers in Central Alberta.

There were several comments received regarding the density of this development being too close to those found in a Town and suggestions that this development may be better suited in Blackfalds.

In total, 14 residential lots are being proposed which equates to a proposed density of 1.38 units per hectare. This density is roughly 10% of typical urban density.

RECREATION AMENITIES AND OPEN SPACE

Some comments were received that existing surrounding residents would prefer to see the Plan Area left in its existing agricultural state than developed for residential use.

The Sandhill Estates Plan Area has been identified for country residential use since the late 1980s; however, the Developer has worked with the County to preserve areas of existing trees and provide access for residents to these open spaces.

A total of 25.6% of the Gross Plan Area has been dedicated as open space.

Existing residents of the Burbank area were generally not receptive to the introduction of recreational open space, trails, or other amenities in Sandhill Estates. Reasons cited included the introduction of crime and additional traffic into their neighbourhood.



Sandhill Estates Public Information Session Follow Up

March 1, 2017

Recreational amenities have been shown conceptually in the Sandhill Estates development. Development within reserve lands are outlined within the Lacombe County standards which are being followed within the Sandhill Estates plan.

TRAFFIC

Concerns regarding increased levels of traffic on Burbank Road were expressed.

The Developer has completed a Traffic Impact Assessment (TIA), available under separate cover, which details the anticipated traffic volumes for the development at 66 movements per day. The TIA also states that the roadway classification utilized for this development and intersections as designed will handle such volumes. All roadways are designed to Lacombe County standards.

SAFETY

Surrounding residents raised concerns regarding the potential for increased crime in their neighbourhood due to the introduction of new homes in this area.

It is unclear if there is a direct connection between the introduction of 14 additional residences and a large uptake in crime. All police services for Lacombe County residents are provided by Lacombe County Peace Officers and the RCMP which will remain unchanged.

The development's proximity to the railway was identified as a potential safety concern for future residents.

Sandhill Estates has maintained a 60m development setback from the railway which is in accordance to comments received from CN Rail regarding the proposed development.

In addition, the Developer will include reference to the architectural recommendations made in the Federation of Canadian Municipalities and the Railway Association of Canada's 2013 publication Guidelines for New Development in Proximity to Railway Operations which provide guidance on location of sound-sensitive rooms within homes and the use of buffering building materials on homes' exteriors.

SANITARY SERVICING

Residents expressed concern that the soils in the Plan Area may not be capable of handling sewage from these homes, specifically septic fields.

The Geotechnical Investigation completed by Parkland GEO in February 2016 states that the area is suitable for construction of septic mounds on each of the lots. As described in Section 5.2 Sewage Treatment and Disposal of the Outline Plan, septic mounds or septic tanks are being proposed in lieu of septic fields. Each lot will be evaluated at the time of



Sandhill Estates Public Information Session Follow Up

March 1, 2017

construction to determine the most suitable sewage treatment method and location which will be approve by the County.

WATER

Surrounding residents expressed concern regarding the depletion of their aquifer due to additional demands created by the new homes.

Based on the 72-hour groundwater pumping test conducted by Stantec in October 2016, the groundwater supply was found to support the new homes without impact to the existing system.

In addition to the results of the test, it is anticipated that some residents may choose to use water storage tanks rather than wells.

STORMWATER DRAINAGE

One surrounding resident expressed concern regarding increased stormwater drainage onto their property as a result of the Sandhill Estates development. It is generally understood that this resident's property is located southeast of the Plan Area and currently experiences stormwater runoff from the Plan Area entering his/her property via a culvert.

Per Lacombe County's regulations, the Sandhill Estates stormwater management facility will be designed to restrict out-going stormwater flows to pre-development rates.



Public Information Session Summary

Sandhill Estates - Public Information Session Summary Sandhill Estates Outline Plan

Date/Time: February 7, 2017 / 5:00 PM

Place: Burbank Park and Hall

Burbank Road

Lacombe County, AB

Contents

1.0	PUBLIC INFORMATION SESSION SUMMARY	1
1.1	Presentation Summary	2
2.0	SUMMARY OF COMMENTS	3
3.0	FEEDBACK FORM SUMMARY	5
4.0	SUBMITTED LETTERS	15
Арр	pendix A – Advertisements	20
Арр	pendix B – Powerpoint Presentation	26
Арр	pendix C – Outline Plan Figures	41
Арр	pendix D – Completed Feedback Forms	51
agA	pendix E – Submitted Letters	103

1.0 PUBLIC INFORMATION SESSION SUMMARY

A public information session was held on Tuesday February 7, 2017 from 5:00 pm to 8:00 pm in the Burbank Community Hall. The Public Information Session was held to present the concept and associated land use redesignations for a proposed residential development known as Sandhill Estates. The purpose of this session was to provide details of the proposed development and gather input from County residents regarding how they feel about the proposed Sandhill Estates Outline Plan. The Session included a formal presentation (Described in Section 1.1 Presentation Summary) as well as an opportunity for participants to view the Outline Plan's figures (Appendix C – Outline Plan Figures), speak to representatives from the Developer's consulting team, the Developer, and the County to share their thoughts.

Advertisements for this event were posted **on the County's website**, in the January issue of the **County's newspaper**, the Blackfalds LIFE, and in the Red Deer Express newspaper (Appendix A - Advertisements).

Although it's estimated that between 70-80 persons attended the session; 54 persons signed the sign-in sheet. Attendants of the Information Session were primarily existing residents of the Burbank community.



February 7, 2017 Sandhill Estates - Public Information Session Page 2 of 103

Feedback received following the event included the following:

- 12 surveys completed during the event
- 12 surveys were received after the event (via mail, email, or fax)
- 6 letters were submitted (via mail, email of fax)

All feedback received has been included in Section 3.0 Feedback Form Summary and Section 4.0 Submitted Letters. All feedback received has been included in redacted format, in Appendix D - Complete Feedback Forms and Appendix E - Submitted Letters.

1.1 Presentation Summary

During the session, a powerpoint presentation was shown to present the proposed development. Topics covered in this presentation included the following:

- Plan Area location
- Review of site constraints and opportunities
- History of the proposed development's planning process
- Consistency with existing planning documents as held by Lacombe County
- Description of supportive studies' recommendations and findings including: Environmental Site Assessment, Geotechnical Investigation, Biophysical Impact Assessment, Hydrogeological and Aquifer Potential Evaluation, and Groundwater Supply Evaluation.
- Overview of the proposed development concept and open space network
- Discussion regarding minimized tree removal through registered caveats and predetermined building pockets for homes
- Lacombe County's approval process

This presentation has been included in Appendix B - Powerpoint Presentation.



February 7, 2017 Sandhill Estates - Public Information Session Page 3 of 103

2.0 SUMMARY OF COMMENTS

The following items were discussed during the information session.

Zoning

- Residential lots as proposed are too small
- High number of lots will generate too many residents, too much vehicle traffic
- Feel this type of development is more suited to Towns not rural areas
- Lots should be sized the same as those existing (3-5 acres)
- Do not understand why a proposal would be approved that does not respect the existing Burbank Local Area Plan
- Concern on how this development may impact existing property values
- Will the approval of this development open any doors for future small lot rural development

Recreation Amenities

- Do not want recreation amenities in this area as it will bring non-residents to the area and thereby increase traffic, introduce crime, etc.
- Trails along back of lots unwelcome due to privacy concerns, especially west lots
- Public parking lot would not be welcome due to privacy/access/traffic concerns
- Would prefer to see the area left in its existing state and direct recreation funds toward Burbank Park
- Concern about increased use of the existing area facilities due to greater area population

Traffic

- See this development as an increase in traffic making Burbank Road less safe for all users
- Increase traffic volume and vehicle lights in the area unwelcome
- Other developers had been told in the past that additional accesses onto Burbank Road were not possible; do not appreciate the inconsistency between then and now
- Concern over the access locations along Burbank Road

Safety

- Feel the addition of so many residents will decrease safety in the existing neighbourhood increased theft and trespassing
- Do not feel development within proximity to the railway is safe for future residents

Sanitary

Seems like the area soils will not be able handle sewage mounds for each lot



February 7, 2017 Sandhill Estates - Public Information Session Page 4 of 103

Water Capacity

• Concern that the addition of these lots will negatively impact the water table available to existing residents



February 7, 2017 Sandhill Estates - Public Information Session Page 5 of 103

3.0 FEEDBACK FORM SUMMARY

The following is a copy of the feedback form which was distributed to attendees at the Public Information Session. A summary of all comments received and an inventory of responses is identified in blue. A redacted version of the completed feedback form can be found in Appendix C – Feedback Forms.

Feedback Form

This is an informational meeting to share information and gather feedback about the Sandhill Estates Outline Plan. Your input is important to us and will be considered by Lacombe County during their approval process. Please take time to talk to facilitators and complete this Feedback Form.

1.	Please check the response(s) that best describes your relationship to the proposed Sandhill Estate
	neighbourhood?
	22
	1
	¹ □ Other:

- Owner/representative of [...] AB
- 2. Please share your thoughts on the proposed lot size.

General

- I do not agree. It will ruin this community. I do not want City feel in a rural community!
- I moved out to the country to be in the country
- We are very opposed to this subdivision! Way too many lots for this area.
- The negative impact, to the peacefulness / "country -feel" of the current community and to Burbank's residents, to allow smaller sized lots to become acceptable, as in the case of the proposed 1.25 acre lots, far outweigh any positive impacts that re-zoning to smaller lot sizes would accomplish.

Lot Size

- Density should be the size of already existing lots in the area
- Burbank has minimum 2.5 acres and a maximum 5 acre lots and we would like to keep it that way
- Lot size needs adjustment at least ... the size to be similar to the rest of the Burbank area
- Unacceptable Burbank lot sizes are to the 3 ½ + acres as stipulated
- Too small should stay with the original local plan min 3.5 acres
- Too many lots. Changes the whole aspect/layout of this area. Will decrease value of all existing acreages.



February 7, 2017 Sandhill Estates - Public Information Session Page 6 of 103

- There are too many lots in such a small area. It will create too much congestion, too much traffic, increase taxes.
- 3 acre lots would be in keeping with the overall look of the Burbank community.
- Too many lots it looks crowded and more like a village than an acreage. Should be around the 3 acre size.
- This should not be more than 2-4 lots.
- The proposed lot size is unacceptable. In the Outline Plan presented by Stantec, it noted that the Plan Area is surrounded by Country Residential lots ranging from 3-5 acres. This area is not a "new" development area. It is established and has its own Burbank Area Local Plan. This Plan calls for lots of 3 acres in size and larger preferred to maintain existing character, impact on existing residents and services.
- The lot sizes are ridiculous small and will change the density of our existing lots.
- Not even reasonable. Needs to meet present 4-5 acre guidelines present
- Keep within current acreage size 4.5
- I am okay with development but the size of the lot is too small, should be 3-4 acres
- Lot size should be consistent with Burbank estates (min. 3 ac)
- 3 acres minimum lot size required
- The lot sizes are small and would increase the density.
- We strongly oppose the proposed lot size to change the zoning to allow 1.25 acre lots for the proposed Sandhill Estates development. In our opinion, the lot size zoning, that currently exists, which is 3 to 5 acre lots should be maintained.
- Zoning changes for smaller lot sizes will decreases the property values of surrounding homes in the area.
- Allowing the smaller lot sizes, negatively impacts the country-feel neighbourhood identity that currently exists here. Our Burbank community currently has its own unique look and feel (that allows for country acreages zoned for 3 5 acre lots).
 - This unique identity that currently exists in Burbank is heavily influenced by the types and placements of buildings, trees and green space. The Sandhill Estates proposed
 1.25 acre lots does not maintain the "rural character" of Burbank.
- The development should be in accordance with all the other acreages size wise Recreation Amenities
- Recreation facilities not necessary for subdivision (do not want extra population visiting)

 Traffic
 - I do not support these lot sizes. There would be a significant amount of traffic, construction, and volume
 - To list a few of the negative impacts that re-zoning to lot sizes of 1.25 acres would mean to current Burbank resident:
 - Congestion and heavier traffic on an already narrow roadway. The proposed development of Sandhill Estates could potentially also cause excessive off-street parking. Due to proposed dense design of the developer, placing fourteen homes on a 26 acre parcel of land, in an area that typically would only allow for, at most, 8 homes (one home per current zoning allotment in the Burbank area of 3 -5 acres lots)



February 7, 2017 Sandhill Estates - Public Information Session Page 7 of 103

- Increased traffic does not correlate with the "peaceful tranquility" that the residents
 of Burbank currently enjoy.
- Table 4 Site Generated Traffic Units (from the Stantec Memo to Lacombe County), November 15, 2016 Reference: Transportation Memo – Burbank Estate Lots Development: Estimated values of expected traffic to be increased by approximately 66 vehicles. In this memo, it further states that:
 - "It was assumed that all traffic accessing these developments (Sandhill Estates) will be heading to/from the west direction as this is the direction towards Blackfalds and Highway 2."

The Stantec's Sandhill Estates Traffic Assessment has not taken into account that traffic should be considered in travelling both from the west direction (as accounted for in their Assessment) AS WELL AS, travelling from the east along Township Road 393A. The current traffic travelling from the east direction on Township Road 393A needs to also be considered in the traffic assessment to accurately identify the two way-daily traffic expected along Township Road 393A and to ensure that it does not exceed 1000 veh/day.

Water and Sanitary Servicing

- 1.25 acres does not adequately provide enough space for septic fields
- The lots size are too small and the increase in population density is too large to be able to handle the sewage water, etc
- Water and sewage need to be piped into City services
- I think the lots are too small for private water/sewer systems
- This amount of housing density means excess drilling of wells, basements, and underground laying of lines will disturb a delicate water table in this area.
- That many sewer mounds cannot guarantee that 3 years from now there will not be sewer run off coming through our acreage.
- 3. Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve Caveats, building pockets) to preserve the trees and natural space the Plan Area.

Do you feel the plan provides adequate policy to preserve the nature features?

_18_Do Not Support	_4_Neutral	_1_Support	_0_Strongly Support
Comments:			

- [Do not support] This looks like city or village residential
- [Do not support] Burbank is perfect the way it is without a small town being built in the middle of our acreages
- [Do not support] A subdivision of this size will ruin the scenic, peaceful area. Significant disruption to the land, ruining the natural habitat, it's against the Burbank Area Local Plant
- [Do not support] Too many lots!
- [Do not support] Again too many homes is such a small area



February 7, 2017 Sandhill Estates - Public Information Session Page 8 of 103

- [Do not support] Not < 14 lots
- [Do not support] Too populated for this existing division
- [Do not support] My understanding is: was not supposed to be more development on south side of Burbank Rd. Even so, lot size too small. Density too high in proposed development
- [Do not support] Residential lots are only 1/3 of required size. So the natural area should remain exactly as it is, agricultural
- [Do not support] No more access off Burbank Road
- [Do not support] More houses = more traffic = I could go on and on
- [Do not support] Too many trees will be removed. Wildlife will not adopt.
- [Do not support] This whole natural grassland will be changed forever once the bulldozers start walking. You can't get the native features back once destroyed.
- [Do not support] The natural features of Burbank area peace and quiet and openness. 14 small acreages in the middle of our peace and quiet and openness will destroy the natural features of Burbank.
- [Do not support] The term "preserve the natural features" does not implicate developing and populating an area that is in "its natural state" already. I feel that the terms Municipal Reserve, Caveats and building pockets are loosely used attempt to implicate the Sandhill Estates plan will be preserving trees and natural spaces. These terms have nothing to do with preservation. The terms are associated with development. As well as, individuals and company's legal responsibilities that are directly related to these developments.
 - Municipal Reserve The following excerpt is from the County of Lacombe web
 page. I am unsure if Stantec is proposing Municipal Reserves as a method to
 preserve trees and natural space. As it is our understanding that the definition of
 Municipal Reserve is: a policy initiated by the County of Lacombe that development
 must follow to provide direction for the management of County land.
 - The purpose of the <u>municipal reserves policy</u> [hyperlink] is to provide direction for the ongoing management of County reserve lands, how to deal with existing encroachments on reserves, the potential disposal of existing reserve lands and the acquisition of reserve lands in new subdivisions.
 - Caveats From the definition below. A caveat specifically addresses who or whom holds the title on the block of land that the Sandhill Estates is proposing development on. If this is the case, how would a Caveat preserve the trees and natural space of the plan area?
 - What is a caveat?
 - A caveat is a warning about something concerning the title on block of land. Caveats can be used for many different reasons. Typically, a caveat will tell others that someone else has an interest in the land or property for one reason or another. It may be that the owner of the land owes someone money to a builder. In that instance, the builder/creditor has registered a caveat on the title of the property as a warning that the title is not 'clear'.



February 7, 2017 Sandhill Estates - Public Information Session Page 9 of 103

- It may be another person's interest in the property other than a builder or contractor. A caveat can be, and often is, registered by a person who has no title interest in the property; say like a second mortgage or personal loan exists against the property. Most people, however, will not have any caveats registered against their property.
- But a caveat doesn't always have to be associated with money. A caveat
 may be registered against the title of a property to notify all potential buyers
 that an easement on the property exists, for example. It may also be used to
 protect an interest in the property, such as a joint venture partner, for
 instance.
- [Do not support] The natural terrain absorbs much of the moisture that the sandy soil doesn't do. With the amount of residents proposed will remove this barrier resulting run off flowing through our property.
- [Neutral] Keeping tree belt is good
- [Neutral] The preservation of the existing trees is very good in the proposal. However, per the lot size presented, the preservation is muted by higher density acreages. The Burbank Area Local Plan calls for no development south of Burbank Road due to the County's policy on protecting the River Valley environment.
- [Support] As per plan and more detail is required to define what will remain as natural area
- [N/A] Not really as people building against the hills will destroy the trees to some extent.
- 4. Sandhill Estates has provided 2.68ha (6.63 ac) of open space, 25.6% of the Gross Plan Area. Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank community?

_17_Do Not Agree	<u>_6</u> Neutral	<u>_1</u> _Agree	_0_Strongly Agree
DO NOT Agree	<u> </u>		_o_strongly Ag

Comments:

- Strongly do not agree
- [Do not agree] Fine as is
- [Do not agree] At the open house it is evident this development is not welcome
- [Do not agree] There should be the same amount of green space as each of the existing acreages
- [Do not agree] The green space is beside the railroad tracks which makes it less attractive for people who want to use it for enjoyment (picnic, playing, etc)
- [Do not agree] Anyone who lives in Burbank does not need a trail system or open space network on this property, this also includes a public parking area and trails that "peer" into people's homes. This is a waste of money and green space. This should be removed.
- [Do not agree] should stick to the original Burbank Plan
- [Do not agree] Furthermore, the Burbank Area Local Plan calls for more open space development along the Red Deer and Blindman Rivers and valleys. Trails here would be used by many.



February 7, 2017 Sandhill Estates - Public Information Session Page 10 of 103

- [Do not agree] The green space proposed will not even come close to compensate for this Plan.
- [Do not agree] It's not an open space network with condensed tiny lots. The extra vehicle traffic will fill in any voids of space!
- [Do not agree] No matter what you do there are too many lots for this area. Too many.
- [Do not agree] There should be no more than 3 to 4 lots subdivided in this area.
- [Do not agree] The term "open space" has been used in the proposed Sandhill Estates plan without much thought. The real purpose of an "open space" in any development plan is to NOT dramatically alter:
 - 1. The appearance of a community
 - 2. The lifestyle of its residents
 - 3. The condition of it natural resources
 - Lightly throwing around the term "open spaces" doesn't change the fact that the
 proposed Sandhill Estates development plan and the implications on the current
 country-like neighbourhood identity in Burbank will be directly and negatively
 affected. Sandhill Estates as it is currently proposed to our Burbank community is
 definitely not a welcome addition.
- [Neutral] As long as only 3 acre lots are the minimum
- [Neutral] without recreation space (playground, parking lot, etc)
- [Neutral] We don't need extra playgrounds or parking as that invited trouble from outsiders.
- [Neutral] The walking areas would be nice but again what happens to all the wildlife???
- [Agree] Like ER & MR in plan but that's not the point
- 5. Sandhill Estates has proposed community recreation amenities via continuous trail, seating nodes, naturalized pond, and play equipment. What additional amenities would you like to see in the community?

Comments:

Recreation Amenities

- The above listed amenities would likely benefit the new community rather than the Burbank area at large.
- None of the amenities planned will benefit the community as we all have our own natural areas, trails, etc
- Would already have natural space in our "large lots". It also exists in Burbank Park. What Sandhill proposed is for them only!! Don't try to put words in our mouth.
- I do like a walking trail that is semi-private using public right away
- Large park
- I believe it is best to leave the natural area as natural as possible
- None, these proposed amenities likely won't even be big enough for the houses planned.
- The unique neighborhood identity that exists in Burbank currently does not implicate more densely-populated housing areas with smaller lot sizes (such as the Sandhill Estate plan) than the residents of Burbank have come to know and love. We do not want man-



February 7, 2017 Sandhill Estates - Public Information Session Page 11 of 103

made continuous trails, man-made seating nodes, man-made ponds, etc. We want and have purchased our homes and (3-5 acre) land parcels because we have made the choice to live in the country with peace, privacy, natural beauty and the amenities of the community's own natural surroundings.

General

- If you want a village, Blackfalds is right there, not here.
- None. Do not agree with the proposal as it is presented

Lot Size

- Do not change or revise the country residential zoning we would prefer to keep the lot sizes 2-5 acre lots
- I am against this saturated community being imposed on the Burbank community. 3 acre lots are better for this community.
- We have an excellent neighbourhood already without adding high density housing. We will argue to maintain density as it is now.
- We do not want to see this subdivision approved at all, but if approved there must be better planning. Less lots!

Safety

- None as again invited trouble from outside the community. You would find more break-in etc. there are facilities in Blackfalds.
- None. The trails remove the privacy that we all enjoy due to the fact there is ample space between acreages. The crime rate will increase and we have enough problems with that already. These proposed trails are not trails along a river but around peoples' homes.
- Per my comments above [Do not agree], amenities should be developed in area not within residential areas where privacy is invaded. Our most treasured amenity is the open space afforded by larger Country Residential lots this is a key feature of why current residents reside here this must be changed in the current plan presented.

Traffic

• No increase in noise or traffic

Water and Sanitary Servicing

- With 14 lots it needs to be on Town (Blackfalds) water and sewage
- 6. Please provide any additional comments you may have regarding the Development. All comments will be reviewed by the Lacombe County as part of the approval process.

General

- As per the attached letter, please note. [Comments included in Appendix E Submitted Letters]
- Not welcome in Burbank
- As current Burbank residents, who have lived in this area for 15 ½ years, we
 wholeheartedly agree with the majority of the current Burbank residents that the
 proposed Sandhill Estates plan, as it related to: This proposal would rezone
 approximately 25.87 acres of land from Country Residential "R-CR" to Country Residential



February 7, 2017 Sandhill Estates - Public Information Session Page 12 of 103

Estate "R-CRE" under the County's Land Use Bylaw <u>should not be approved as it has been proposed</u>.

- We do, however, understand that Stantec developers have purchased the 26 acre parcel of land, with the intent to develop and make a profit. We believe that the County of Lacombe should not allow the current zoning in Burbank of (3 -5 acre lots) to change to allow the smaller lot sizes of (1.25 acres). With that said, Stantec should have to follow the current zoning bylaws in the Burbank area to maintain the unique neighbourhood identity of the Burbank that exists currently.
- County of Lacombe should follow protocol (below) before approval of this development permit, to take into consideration Burbank resident's comments on the Sandhill Estates Development Plan
- "County of Lacombe's protocol for approving development permits. All applications are circulated to neighbouring property owners, neighbouring municipalities, provincial departments, interested agencies and any party that has a registered interest on title. Their comments are considered before any decision on the application is made"

Lot Sizes

- Acreage sizes should be min (3 acres)
- Should have min. acreage size of 3.5 acres
- Lots should stay within the current County rules 3-5 acre lots only!
- As all of us in Burbank were informed that this acreage area was to have acreages 3.5 or larger it will depreciate our properties to have 14 extra homes = 28+ extra vehicles ruining this beautiful subdivision
- Density out of proportion of what is here at present
- This plan creates 14-28 more cars on Burbank Road, more quads looking for recreation space, which is usually in our ditches creating more noise.
- Would not like to see development of lots >3acres to reduce impact on environment, roads, utilities
- Please make all effort to increase lot size and make sure water supply
- We have voiced this as a community together. The condensed lots are not welcome and not what type of subdivision we bought into.
- I am not against development of these properties. I can support a development that adheres to the current Land Use Bylaw for Country Residential lots of a minimum 2.5 acre size. If this is not part of any proposal going forward I am 100% against.

Burbank Local Area Plan

• The Burbank Area Local Plan was put in place to protect this area by preserving the character natural resources, environmental features and to lessen the impact of development on existing residents. The Sandhill Estates Outline Plan does not align with the Burbank Area Local Plan. This area is not a "new" or greenstick development area. When the Country MDP and ASP were created, the Burbank Area Local Plan was reviewed and re-endorsed by the County in 2009. Council, when reviewing this proposal, must assess the proposal against the Burbank Area Local Plan as stated on page 52 of the Lacombe County Land Use Bylaw. In the Land Use Bylaw, in Section 4 page 20, it states the Local Plan shall be recognized in place of an Area Structure Plan.



February 7, 2017 Sandhill Estates - Public Information Session Page 13 of 103

Traffic

- Concerns: years of construction, traffic, water flow, peace and quiet disrupted, scenic view disrupted, increased taxes. Our "country living" will be lost in all of the congestion. Re-sale value of existing acreages will be affected, devalued.
- The lights from your west proposed roadway will shine right into my house.
- With increase of this magnitude, a lot more TRAFFIC will become dangerous to walk on Road, more garbage in the ditch, more exposure to thieves, wildlife disruption, this will totally remove County living feel. Please keep lot sizes to 4-5 acres and leave ALL trees.
- The two access roads into Burbank Road are not suitable. Access must be limited to one only.
- Will vigorously oppose any new access off Burbank Road
- Will more a lot more traffic, people, and dogs (running loose)
- We are concerned about extra traffic, safe place for our children to play or ride their bikes.

Water and Sanitary Servicing

- Worried about water if 14 units go in we'll all have a problem. More than likely they will all want green lawns so more use of water, fertilizer, etc. Water levels are low in some areas already.
- Concerns about water quality.
- How will my well (180ft) be affected over time.
- Want to know more about water table
- We strongly oppose lots less than 3 acres, high density (detrimental to our wells and aquifers)
- Extremely concerned about water supply, drainage issues, and protection of the river valley environment!
- I would like to know why this development can have private water/sewer when every other development is required to have communal services.
- We have considerable concerns with the negative effects the proposed Sandhill Estates could have on the long-term yield for aquifer in the Burbank community.
 - As it states in the Sandhill Estates Outline Plan, specifically the ''Groundwater Supply Evaluation'' Note, this evaluation was performed October 2016, by the developer, Stantec Consulting
 - The potential long-term yield for the aquifer <u>should be able to sustain</u> production for the 14 lots
 - We don't agree in generalizing the importance of our community's natural resources, as it pertains to, our valuable water resources should be taken lightly.
 - In fairness to the existing community residents of the Burbank area, a proper groundwater evaluation should be performed by an independent non-related company. We have legitimate concerns with a 3-day pump test, performed by the company who is proposing the development, that confirms a long-term yield on aquifer should be able to sustain production for the 14 lots.



February 7, 2017 Sandhill Estates - Public Information Session Page 14 of 103

Stantec Consulting should be able to show that they adequately understand the groundwater supply and how is could potentially impact and / or sustain and leave little or no change. As well, Stantec Consulting should also make available to the current residents of Burbank a more thorough evaluation of the groundwater supply. Namely, a 20-year long yield for the groundwater supply evaluation should be made available to adjacent landowners. This evaluation would serve to further explain the long-term yield for aquifer in the community if the proposed Sandhill Estates were to be approved.

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February 7, 2017 Sandhill Estates - Public Information Session Page 15 of 103

4.0 SUBMITTED LETTERS

The following is content from the letters submitted following the public information session. Each submission has been separated with a solid line and text colour change. A redacted version of the actual letters can be found in Appendix C – Feedback Forms.

Please find attached my feedback form from the public information session on February 7, 2017. I appreciate the detail of your outline plan and your willingness to provide a "tree screen" or other mitigation to prevent headlights from the proposed west roadway from shining straight into my property. My dominating concern is the proposed lot size. Please respect the concerns I have submitted within the feedback form and I look forward to hearing about any revisions to the proposal.

Good morning;

Please consider the impending concerns that are expressed in the attached letter concerning the developer's proposal to rezone a portion of Burbank. We feel very strongly that this proposal should not be entertained as per the current regulations that exist for Burbank.

Stantec Developments Lacombe County

In regard to the proposal of development to: SW 24-39-27W4M- Sandhills Estates

We are the land owners directly south of the proposed development here in Burbank and we are very concerned of impending impact to our property.

In 1989 we purchased our "Estate" home of 3.29 acres, [...] in Burbank because we wanted peace, quiet, essence of darkness at night and space, so the established 3 to 5 acre lots was a big factor in us moving to this specific part of Lacombe County.

The proposal to rezone a portion of land within the Burbank Subdivision will impact all current land owners in many ways. There will be tax implications, land values will change, increased traffic on a narrow roadway that many of us are on daily, possibly with our dogs and horses. We will be impacted by light pollution from the street and homes as well as the stress and effects of (drilling) 14 wells that will be put on our water supply. 14 residents will most assuredly add a lot of noise.

To speak specifically about our concerns there is a culvert that runs under the rail line that drains directly into our back yard. The existing elevations and current sloping of the land in the proposed subdivision impact the amount of drainage from this property thru the culvert. Because of the ridge running north /south and the ridge running east/west on the east portion of the development we (only) are impacted by runoff from a small portion of the site. Since 1989 there have been 3 occasions where the runoff from the snow load has resulted in water running thru our yard for a few



February 7, 2017 Sandhill Estates - Public Information Session Page 16 of 103

days. I am very concerned that the development with the proposed water retaining pond means this whole area will sloped to drain to the pond which will discharge thru our back yard and dump directly into the Blindman River which runs alongside our property. At present the runoff is melting snow which is deemed not polluted and therefore can run directly into the river but the new runoff will not be so pure as there will potentially be road salt, general debris from residences and possibly leaching sewage from 14 additional sewage systems in an area where the subsurface is all sand. If the elevations of the development are altered, then the culvert needs to be closed off and the management of the excess water must be achieved by removal by truck to a proper facility at a cost to the development. Even though there are laws and regulations for the installation of mound septic systems, in reality there is a potential for failure.

We also believe the County of Lacombe must be consistent in regulations. In 1996, George Dyck and I had been in negotiations to subdivide the east section of his property. We took the proposal to the County with the expectation that we could use the existing well access approach as a new roadway into this property. The County told us "there are no new roadways allowed off Burbank road". We could only access thru the existing drive way that goes to the home that is on the property. This was not acceptable to George or us so we did not pursue with the potential to develop this property into two lots and see a monetary gain. Did roadway regulations change and do we as landowners as taxpayers in this community not have a right to know?

Sincerely,

 $[\ldots]$

Gordon! Good Morning

Your attachment of concerns and comment didn't come though.

Please send and we can discuss today. I have a revised drawing as to country Residential development. Which I'm positive would get pasted with little or resistance.

Yours Truly

[...]

Proposed Development: SW 24-39-27W4M

Meeting Date: Feb 7th 2017

Burbank Hall

Present: Lacombe County Peter Duke Present: Stantec Consulting Gordon Lau

To: Whom it may concern, in the Burbank community Lacombe County

Items for discussion:

Design with community in mind



February 7, 2017 Sandhill Estates - Public Information Session Page 17 of 103

- Burbank Meadows Zoning is Country Residential Lot sizes requirements (3 to 5 acres)
- proposed development to Zone as Country Estates Lot sizes to be (1.25 acres) This Zoning gives them the option to go smaller. (.75 of acre)

-SAFETY- CONCERNS

- Burbank Road with increased traffic narrow road surface (speed limit) turning lanes and School bus stop
- Access approach on curve
- increased vehicle traffic, minimum 2 to 3 vehicles per household with average of 1 to 3 children per household a major rail line transporting oil and propane
- Summer time traffic in and out of the Burbank Campsite
- constructing of that many homes on the north side of the rail track would be an obstruction of on coming trains
- CN Rail Line Controlled Crossing (Lights should be Installed)
- CN Rail (Setbacks derailment concern) With the major plants expanding, more trains hauling flammable materials
- too many distractions on a narrow busy road during the summer with the campers coming and going.

SEWAGE

- No Sewage fields aloud
- mound system only very expensive to install

POWFR

• To be in ground with ground base transformers

WATER WELL

• 2 wells have been drilled

I would personally advise the County that I object to the Zoning of Country Estates. I would agree as to the Zoning as to Country Residential.

With country residential the Area concept would flow with what's already been developed in the Burbank Meadows subdivision.

Important Issues to consider moving forward.

Yours Truly!

[,,,]



February 7, 2017 Sandhill Estates - Public Information Session Page 18 of 103

Hello Gentlemen

Thank you for taking the opportunity to meet with the Burbank area residents on Feb 7, 2017, we appreciate the chance to express our concerns about the proposed Sandhill Estates development. I cannot speak for all of us in the community, but would like to express my concerns and opinions in this letter instead of the feedback form that was provided at the meeting. Please include my comments and concerns in the summary that the Lacombe County members will be reviewing. I look forward to reviewing all the comments that will be posted on the county web page (as promised in the meeting). If possible I would like a reply from both Stantec and the County of Lacombe on the following concerns:

Drinking Water

I have reviewed the Groundwater Supply Evaluation and understand the aquifer should be able to maintain supply with the proposed 14 extra wells feeding from it.

My concern is that many of the area properties have wells that feed from the upper section of the aquifer (many older wells are drilled less than 50 M). This means that the 50 m test wells might be drawing water from below the suction of many of the existing homeowners wells. If the new development does lower the level in the aquifer the residents with shallower wells may not have sufficient water level to maintain flow. If this occurs I doubt the developer would be willing to pay for re-drilling our wells. Is there a plan in place to address this concern? Is there an option to tie the new subdivision into existing city water supply and can the County request this of the developer?

Increased Traffic

The Traffic Impact Assessment was conducted and is very informative, however, does not completely address the problem of the development building an additional two approaches on TWP 393A road. Several of the existing residents have requested to build approaches on this road and have been denied by the County. If there was justification in the past for refusal of additional approaches, then precedence has been set and there still should be justification to prevent this. Please explain the previous reluctance and why there seems to be no objection from the County now.

Secondly I am concerned about the possibility of building an approach on a corner and adjacent to the existing Burbank Crescent East approach. This corner sees several accidents each year due to the slope of the road and the approach that is existing on the corner of TWP 393A. My first question: is this road designed to code? Also are there road approach development guidelines that prevent building approaches on a corner such as this?

Sewage Disposal

My concern with adding an additional 14 sewage disposal systems is that we are already releasing large amounts of grey water into the soils in the area. Ultimately our river and water systems see much of this grey water and we have the ability to tie the new subdivision into an existing sewage treatment plant. I would like to know why this has not been considered and what is stopping the County of Lacombe from making this a requirement of the development?

Development Architectural Controls

Regardless of the development approval outcome, I am concerned that the developer will not have adequate architectural controls and thus effect the existing property values. If the development is allowed to go ahead with 14 lots or less, will the community have any input into what architectural controls will be required?



February 7, 2017 Sandhill Estates - Public Information Session Page 19 of 103

I am not opposed to the development, however, I would like to see the lot sizes stay above 3 acers.

This would help maintain the standard in the community and not adversely affect our existing property values.

Reduction of access roads from two to one would be safe and effective way to lower the traffic associated risks.

If at all possible I would like to see the subdivision tied into existing water and wastewater systems so as not to put excessive load on the existing systems.

Thanks you for listening, I look forward to seeing you all at the public hearing.

[...]

Stantec: Attention; Mr. Gordon Lau

To Whom It May Concern

As an adjacent landowner, living at [...], we have some concerns regarding Sandhill Estates Development.

The Burbank community Is a mature sub-division, decades old. The size of the acreages are approximately three plus acres to a larger size. These acreages have their own services-water and sewer disposal.

Sandhill Estate proposal has lot sizes less than one and one-half acres. This size doesn't conform to the rest of the surrounding area. High density development is not ideal: the proposal in 25-plus acres on which 14 lots are proposed. This is high density which doesn't blend in with the balance of the area.

For our approval the lot size needs to be enlarged. Also, the existing trees should remain.

Yours truly,

[...]

We have no objections to this application.

[...]



February 7, 2017 Sandhill Estates - Public Information Session Page 20 of 103

Appendix A - Advertisements

Chamber hears of changes to province's electricity sector

opinion **≪RDE**

The all-day breakfast wake-up call

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A look at the Alberta Provincial Police



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Public Information Session Sandhill Estate

14 Lot Country Residential Development

Tuesday Pebruary 1, 2017

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Speed Skating Club looks ahead as Winter Games get closer

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Public Information Session

14 Lot Country Residential Development sandhill Estate

Tuesday February 7, 2017

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Lacombe Intermunicipal Development Plan 'update OPEN HOUSE

Tuesday, February 28, 2017 6:30 – 8:30 PM (Presentation at 7:00)

Lacombe County Room
Lacombe Memorial Centre
5214 - 50 Avenue

The draft Lacombe Intermunicipal Development Plan (IDP) has been completed and the County and the City would like to hear what you think. An open house is being held to provide you, the public, with the opportunity to review the draft plan and tell us your opinions on the proposed new policies.

The IDP is an important document which sets out a collaborative growth strategy between the City of Lacombe and Lacombe County. Therefore your input is important!

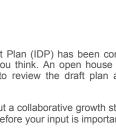
Stantec Consulting Ltd. project planners, engineers, and County and City staff will all be in attendance to provide you with information regarding the project.

Tell us your thoughts.

For more information please contact:



Anita O'Driscoll, Senior Planner Lacombe County 403-782-8389 aodriscoll@lacombecounty.com www.lacombecounty.com





Public Information Session

Sandhill Estate

14 Lot Country Residential Development

Location: Burbank Park & Hall

Burbank Road

Date: Tuesday February 7, 2017

Time: 5-8:00pm

(6:00 pm presentation)

Sandhill Estate invites you to attend a public information session to hear about their proposed 14 lot country residential development, located on a portion of SW 24-39-27-W4M.

This is your opportunity to find out about the proposal and share your thoughts with the Developer.



For additional information, please contact Gordon Lau at (403)341-3320 or gordon.lau@stantec.com





ikirchner@lacombe.ca



Check out our new forms!



The Planning and Development Department has recently revamped the application forms for development and subdivisions.

These convenient, fillable forms are available online: www.lacombecounty.com > County Services > Forms & Applications



THE POWER YOU NEED



Blackfalds LIFE

A WEEKLY THURSDAY NEWSPAPER GROWING WITH BLACKFALDS AND AREA - BLACKFALDS IS THE FASTEST GROWING COMMUNITY IN ALBERTA AND ONE OF THE FASTEST GROWING IN CANADA.

HOME
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RECENT NEWS
► [February 3, 2017] At the library
► LIBRARY CHAT
FEBRUARY 7, 2017

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SEARCH ...

Public Information Session

SANDHILL ESTATES

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NEWS BY CATEGORY

News by Category

Select Category



14 Lot Country Residential Development

Location: Burbank Park & Hall

Burbank Road

Date: Tuesday February 7, 2017

Time: 5-8:00pm

(6:00 pm presentation)

Sandhill Estate invites you to attend a public information session to hear about their proposed 14 lot country residential development, located on a portion of

This is your appartunity to find out about

SW 24-39-27-W4M.

Highway 597
TWP RD 393A
Plan Area

For additional information, please contact Gordon Lau at (403)341-3320 or



▼

Events Calendar

Public Information Session - Sandhill Estates

Tuesday 07 February 2017, 05:00pm - 08:00pm Hits : 35

by nplewis

Sandhill Estate invites you to attend a public information session to hear about their proposed 14 lot country residential development, located on a portion of SW 24-39-27-W4M.

This is your opportunity to find out about the proposal and share your thoughts with the Developer.

Location: Burbank Park & Hall, Burbank Rd Date: Tuesday, February 7, 2017 Time: 5 - 8pm (presentation @ 6pm)

For additional information, please contact Gordon Lau at (403)341-3320 or gordon.lau@stantec.com

Location Burbank Park & Hall

Quick Links

Assessment Roll Search (/index.php/assessment-roll-search)

Council Highlights (/index.php/highlights)

Current News Releases (/index.php/current-news-releases)

Employment Opportunities ▼ (/index.php/employment-opportunities-sp-1345)

Lacombe County Agricultural Guide (/index.php/lacombe-county-agricultural-guide)

Purchasing & Tenders (/index.php/purchasing-a-tenders)

Road Use Information (/index.php/road-ban-information)

Lacombe Events Calendar (http://www.lacombeevents.ca)

Sylvan Lake Regional Wastewater Commission (http://www.sylvanlakeregional.com/)

Lacombe Regional Tourism (http://www.lacombetourism.com/)

Trans Canada Trail (http://tctrail.ca/)

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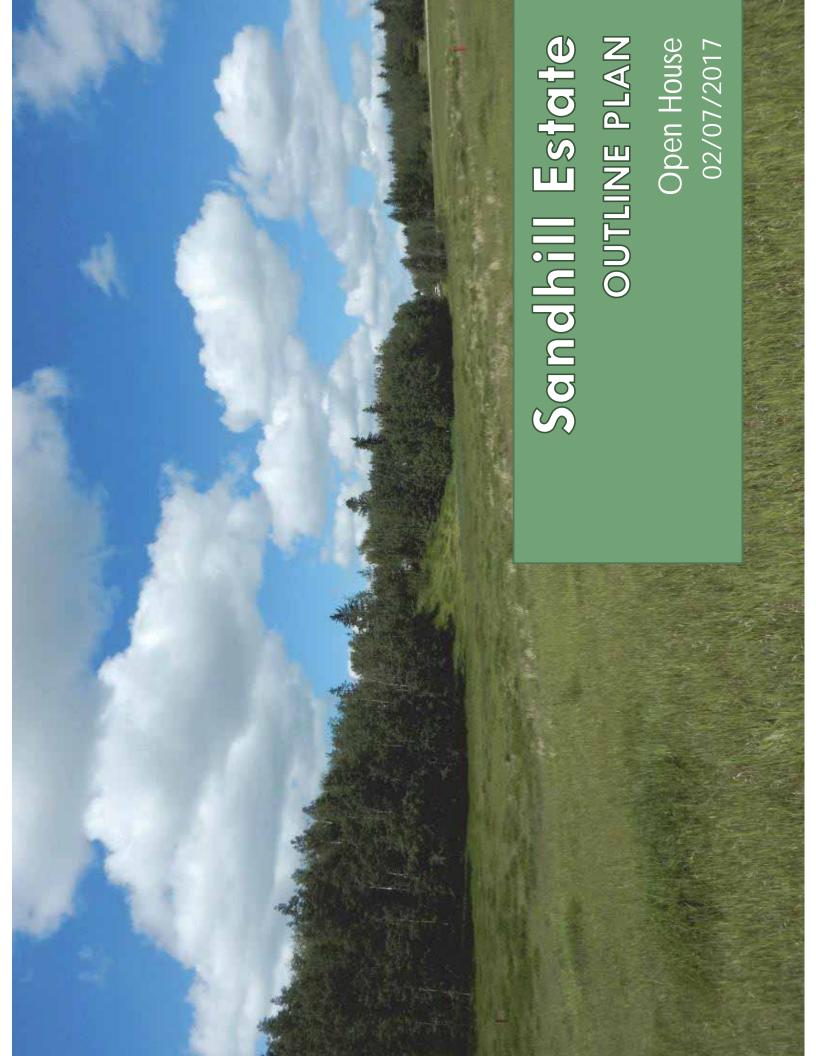


February 7, 2017 Sandhill Estates - Public Information Session Page 26 of 103

Appendix B - Powerpoint Presentation



February 7, 2017 Sandhill Estates - Public Information Session Page 27 of 103





OVERVIEW

- Highway 597
- Existing ROW/Pipeline
 - Constraints and Opportunity
 Natural Space

2015

- Planning Process Started
- Meeting with Planning
- Due Diligence
- Supporting studies
- ESP.
- Geotech
- Wetland Assessment
- Geotechnical Report
- Water Supply Study

2016

- Support Studies
- Biological Site Assessment
 - Pump Testing
- Historical Assessment
- 2 Submission
- Meetings with Administration
- Review and Circulation
- Internal
- Planning, Engineering,
 Operations, Parks
- Next Steps

Planning Process

Town of Blackfalds/Lacombe County Intermunicipal Development Plan - Consistent

<u> Lacombe County Municipal Development Plan – Provide Country Residential</u> Opportunities & Guiding Principles Lacombe County/Blackfalds Rural Fringe Area Structure Plan – Provide residential while preserving mature trees and topography

Burbank Area Local Plan - County Residential Development

Historical Resource Impact Assessment – 2 recoded sites via shovel and backhoe testing, 2nd shovel test was completed in September 2016.

Planning Studies/Policy

Plan Area a potential environmental risk rating of low; no further investigations was recommended. Environmental Site Assessment - The ESA discussed the following items and gave the

Geotechnical Investigation - Sanitary Treatment recommendations

Biophysical Impact Assessment – Tree conservation

Hydrogeologic Summary and Aquifer Potential Evaluation - there may be sufficient aquifer potential in

of the development to sustainably produce the required volume of 48m3/day spread across 14 individual domestic wells, each at a rate of 3.4m3/day. Potential well interference is expected to be minimal

sustain production for the 14 lots pumping at a rate of 48 m3/day while leaving potential for additional Groundwater Supply Evaluation - The potential long-term yield for the aquifer should be able to production volume if needed

Studies

Roadway CNR Plan 762 0607 Tompood CAR Plan 2712 MK Roadway Κοαφωαλ Lot 39, RLY Plan 1971 CL Lot 1 Block 4 Plan 152 2236

Reserve
Municipal Reserve
PUL SWMF
25.6% Open Space

Open Space System

Environmental

	Area (ha)	Area (ac)	% of Gross Plan Area
Gross Plan Area	10.47	25.87	100,0%
Environmental Reserve	0.30	0.74	2.9%
Municipal Reserve	2.09	5.17	20.0%
Public Utility Lots	0.29	0.72	2.8%
Total Open Space	2.68	6,63	25.6%

Open Space Summary

Roadway 1.2500 Roadway 1,3300 7.2500 6 1.2600 Roadway 1.2500

The Plan

- Concept Plan
- Well Location Results of the Studies
 - Review process
 - Natural Space

Vision

- Location
- Existing Vegetation
- Acreage Development

The Plan

- Standard, walk out, slope
- Preserved vegetation, grade and site Efficient and sustainable manner Building Pockets

pen Space

- Provide amenities to the community



Roadway Коодмау

Details

- House Footprint
- Predetermined Building Pocket
- Registered Caveat Minimal Tree

Removal



Next Steps

Questions





February 7, 2017 Sandhill Estates - Public Information Session Page 41 of 103

Appendix C - Outline Plan Figures

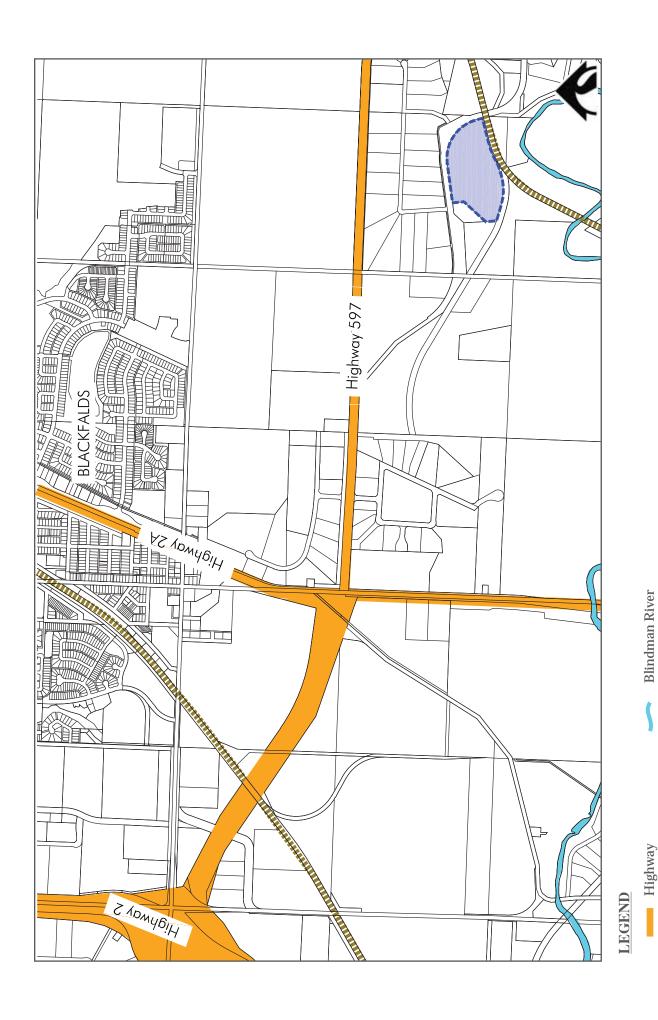


FIGURE 1 - Location Plan Sandhill Estates Outline Plan

Outline Plan Boundary

IIIII Railway

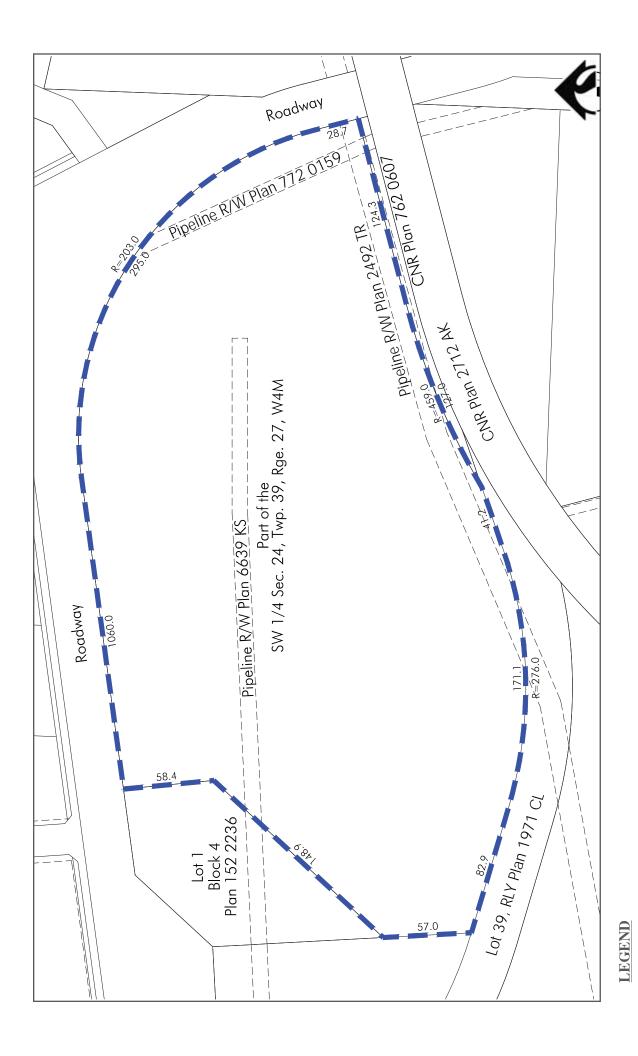


FIGURE 2 - Legal Conditions Sandhill Estates Outline Plan

Boundary Dimensions Outline Plan Boundary

790.3

-**\(\rightarrow\)** Abandoned Well Site C==1 Utility Right-of-Way

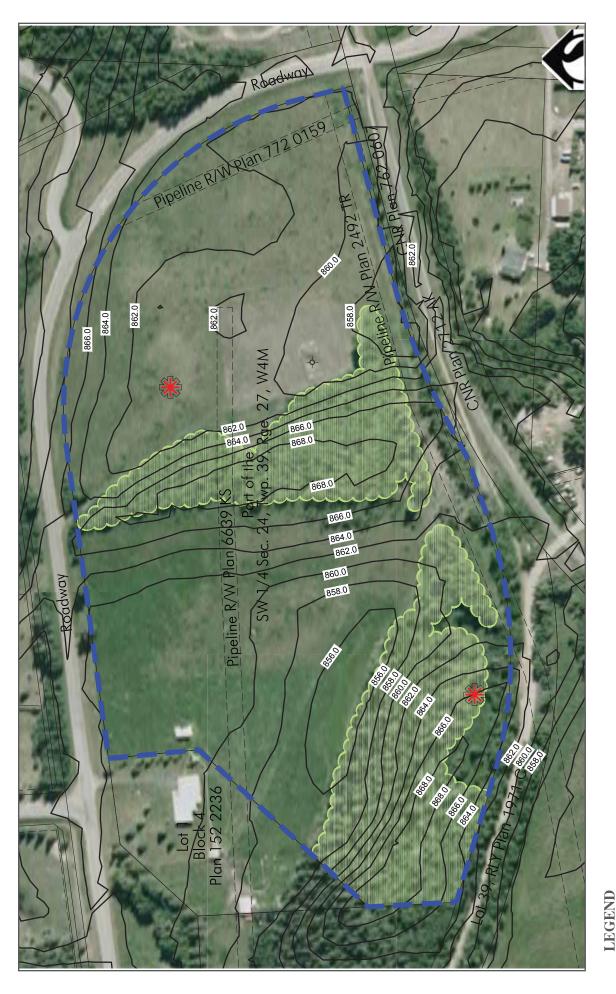


FIGURE 3 - Existing Conditions Sandhill Estates Outline Plan

790.3 Topographic Contours [==] Utility Right-of-Way

Abandoned Well Treed Area

Historical Resource Site --- Outline Plan Boundary



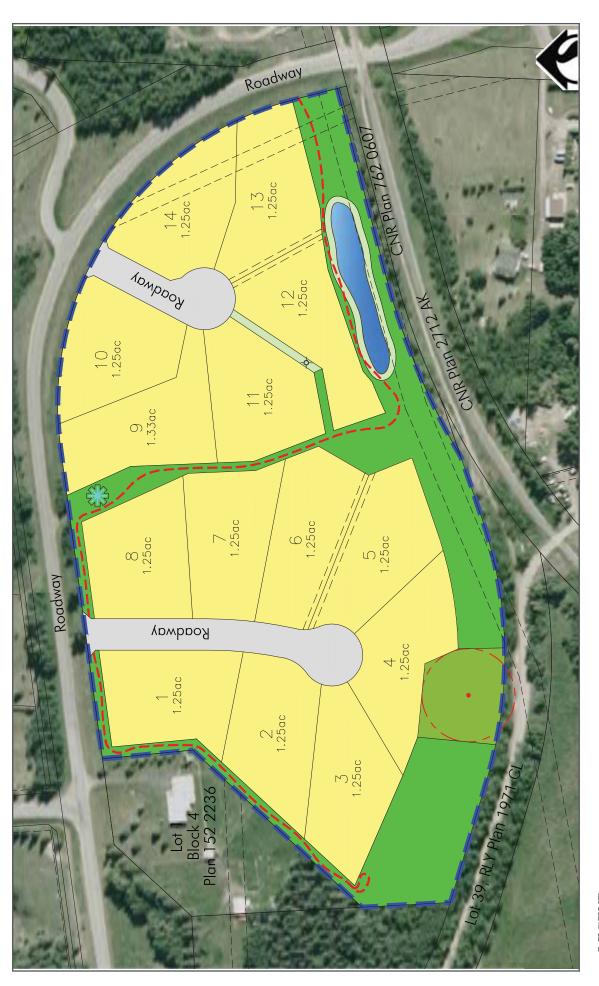
FIGURE 4 - Natural Features and Ecological Value Sandhill Estates Outline Plan

Outline Plan Boundary

Low Ecological Value

High Ecological Value

Disturbed/Regenerating



LEGEND

R-CRE Country Residential Estate

ER Environmental Reserve

MR Municipal Reserve PUL Public Utility Lot

Stormwater Management Facility

Abandoned Well Site Nature Trail

Historical Resource Setback

Public Parking Area
Drainage Swale

FIGURE 5 - Concept Plan Sandhill Estates Outline Plan



FIGURE 6 - Concept Plan with Aerial Sandhill Estates Outline Plan

■■ Nature Trail
→ Abandoned Well Site

PUL Public Utility LotStormwater Management Facility

ER Environmental Reserve

Outline Plan Boundary

Gathering Space

Public Parking Area Drainage Swale

Historical Resource Setback

MR Municipal Reserve PUL Public Utility Lot

Nature Trail

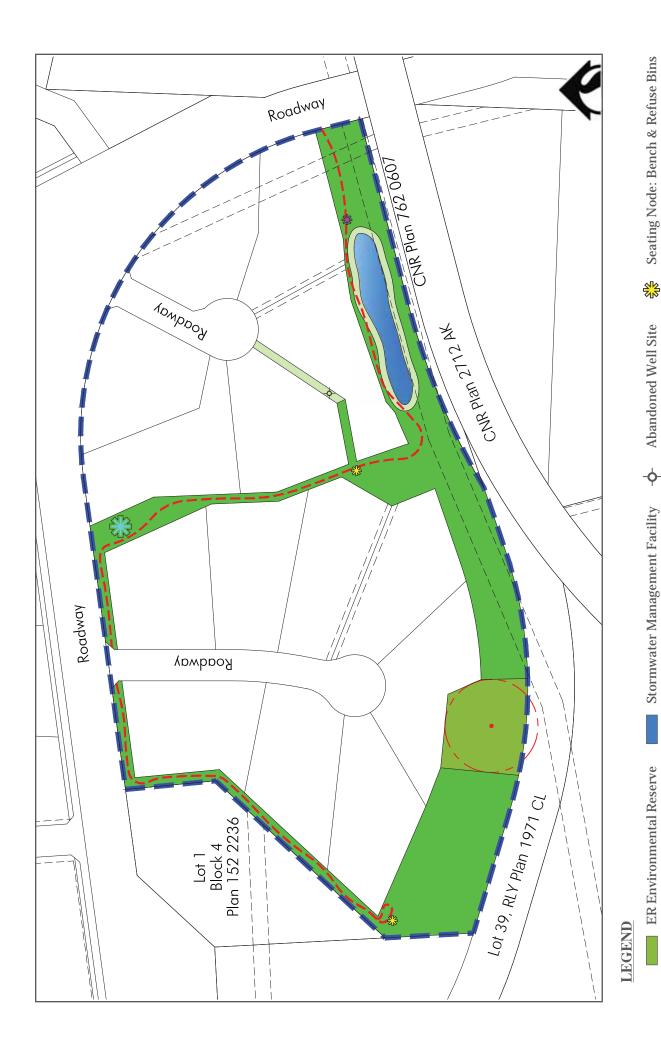


FIGURE 7 - Open Space Network Sandhill Estates Outline Plan

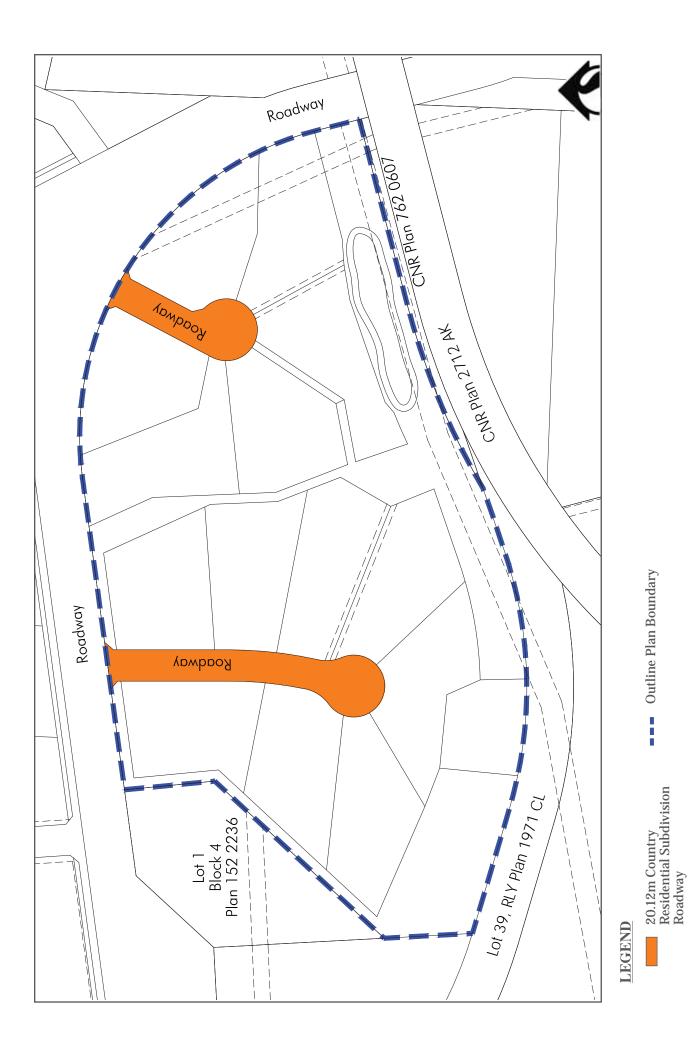


FIGURE 8 - Transportation Concept Sandhill Estates Outline Plan

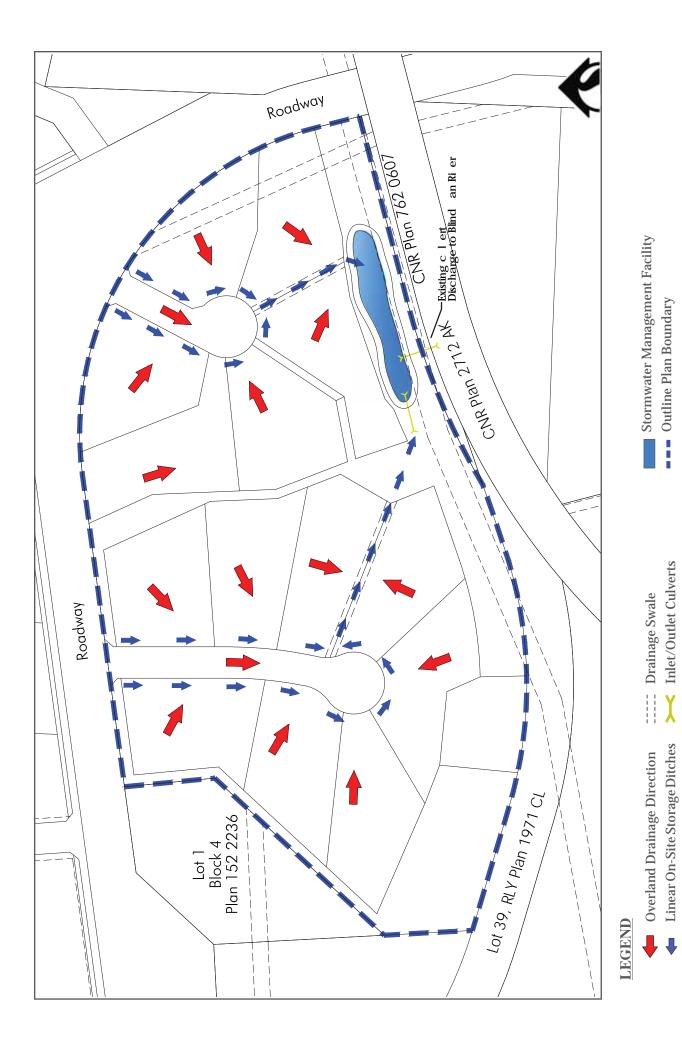


FIGURE 9 - Stormwater Servicing Sandhill Estates Outline Plan

--- Outline Plan Boundary

← Linear On-Site Storage Ditches



February 7, 2017 Sandhill Estates - Public Information Session Page 51 of 103

Appendix D - Completed Feedback Forms

PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

1.	Please check the response(s) that best describes your relationship to the proposed Sandhill Estates neighbourhood? I am a resident of the Burbank Community I am a Lacombe County Resident Other:
2.	Please share your thoughts on the proposed lot size.
	NOT EVGN REASON ABLG NGEDS TO MEGT PRESENT 4-5 ACRE GUIDGUNG AT PRESENT
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Do you feel the plan provides adequate policy to preserve the natural features?
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area. Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community?
	Do Not AgreeNeutralAgreeStrongly Agree
	Comments: FINE AS IS

ļ	Sandhill Estates Outline Plan
	PUBLIC INFORMATION SESSION — February 7, 2017
	Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?
	Comments:
5 .	Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:
	DENSITY OUT OF PROPORTION
	- OF WHAT IS HERE @ PRESENT
f١	ou would like to be contacted to discuss your comments further, please complete the
ol	lowing information.
	personal information contained on this form is collected under the authority of the Municipal Government Act Section In will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.
۷a	me:
Co	ntac
۲h	ank you for providing us with your valuable feedback. Please return via mail, email, or fax by

no later than February 20, 2017 to:

Gordon Lau Stantec Consulting Ltd. 1100-4900 Ross St, Red Deer, AB T4N 1X5 Tel: (403) 341-3320 | Fax: (403) 342-0969 gordon.lau@stantec.com

PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

1.	Please check the response(s) that best describes your relationship to the proposed Sandhill Estates neighbourhood?
	I am a resident of the Burbank Community
	□ I am a Lacombe County Resident
	Other:
2.	Please share your thoughts on the proposed lot size.
	Low not support these lot sizes There would be a significant amount of traffic construction, and volume of people in the a we bought in Burbank for the quietness of the area
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area. Do you feel the plan provides adequate policy to preserve the natural features? Do Not Support Neutral Support Strongly Support
	Comments:
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area. Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community?
	At the open house it is evident this

	Sandhill Estates Outline Plan
	PUBLIC INFORMATION SESSION — February 7, 2017
5.	Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?
	Comments:
6.	Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:
fol The	you would like to be contacted to discuss your comments further, please complete the lowing information. Personal information contained on this form is collected under the authority of the Municipal Government Act Section and will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.
Na	me:
Co	ntac
	ank you for providing us with your valuable feedback. Please return via mail, email, or fax by
no	later than February 20, 2017 to: Gordon Lau
	Stantec Consulting Ltd.

1100-4900 Ross St, Red Deer, AB T4N 1X5

Tel: (403) 341-3320 | Fax: (403) 342-0969 gordon.lau@stantec.com

PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

1.	Please check the response(s) that best describes your relationship to the proposed Sandhill Estates neighbourhood?
	I am a resident of the Burbank Community
	☐ I am a Lacombe County Resident
	□ Other:
2.	Please share your thoughts on the proposed lot size.
	The lot sizes are small and would increase the
	Buckenk has min more 2.5 were & maximum facts lots and we would like to keap it that way
	Facts lots and we would like to keap it that way
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Do you feel the plan provides adequate policy to preserve the natural features?
	✓Oo Not SupportNeutralStrongly Support
	Comments: This looks like city or village residential
	
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area.
	Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community?
	Comments:
	The aren space is bestide the railroad tracke
	which makes it less attractive for people who want

PUBLIC INFORMATION SESSION - February 7, 2017

to use it for enjoyment . (punic, playing etc)

5. Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?

Do not change the country residential soning
we would prefer to keep the lot sizes
25 acre lots

Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:

This plan creates 14-28 more cars on Butbank
Road, More guads looking for recreation space
which is usually in our diffates creating more
noise. Concorns about water quality

If you would like to be contacted to discuss your comments further, please complete the following information.

The personal information contained on this form is collected under the authority of the Municipal Government Act Section 3 and will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.

Name
Conta

Thank you for providing us with your valuable feedback. Please return via mail, email, or fax by no later than February 20, 2017 to:

Gordon Lau Stantec Consulting Ltd. 1100-4900 Ross St, Red Deer, AB T4N 1X5 Tel: (403) 341-3320 | Fax: (403) 342-0969 gordon.lau@stantec.com

PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

Please check the response(s) that best describes your relationship to the proposed Sandhill Estates neighbourhood? I am a resident of the Burbank Community I am a Lacombe County Resident Other:
Please share your thoughts on the proposed lot size. Density should be the size. of already winting Low me the arrest
Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area. Do you feel the plan provides adequate policy to preserve the natural features?
Caveats, building pockets) to preserve the trees and natural space the Plan area. Do you feel the plan provides adequate policy to preserve the natural features?
Caveats, building pockets) to preserve the trees and natural space the Plan area. Do you feel the plan provides adequate policy to preserve the natural features?

	Sandhill Estates Outline Plan
	PUBLIC INFORMATION SESSION — February 7, 2017
5.	Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?
	Comments:
6.	Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process;
fol	you would like to be contacted to discuss your comments further, please complete the lowing information. The personal information contained on this form is collected under the authority of the Municipal Government Act Section
	nd will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.
Na	me:
Со	ntact Method:

Thank you for providing us with your valuable feedback. Please return via mail, email, or fax by no later than February 20, 2017 to:

Gordon Lau Stantec Consulting Ltd. 1100-4900 Ross St, Red Deer, AB T4N 1X5 Tel: (403) 341-3320 | Fax: (403) 342-0969 gordon.lau@stantec.com

PUBLIC INFORMATION SESSION - February 7, 2017

Feedback Form

I am a resident of the Burbank Community I am a Lacombe County Resident Other: Please share your thoughts on the proposed lot size. Please share your thoughts on the proposed lot size. And size should be consistent with Burbank estates (Min 3 AC min)
Please share your thoughts on the proposed lot size. Last 512e should be can sistent with
Please share your thoughts on the proposed lot size.
pat size should be consistent with
andhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area.
Do you feel the plan provides adequate policy to preserve the natural features?
My nuter standing is was not supposed for burbank RD. Even so, Lot size to small Newsity to high in proposed Nevelopment
andhill Estates has provided 2,68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area. Do you feel the open space network proposed for Sandhill Estates is a welcome addition to he Burbank Community?
Do Not AgreeNeutralStrongly Agree
Comments: Like FR +MR in plan but

Sandhill Estates Outli	ine Plan
PUBLIC INFORMATION S	ESSION — February 7, 2017
· · · · · · · · · · · · · · · · · · ·	nity recreation amenities via continues trail, seating oment. What additional amenities would you like to
Comments:	
	ombe County as part of the approval process: Access Access
	ss your comments further, please complete the
owing information. personal information contained on this form is conditional will solely be used for the purpose(s) of the Sai	ollected under the authority of the Municipal Government Act Section and hill Estates Outline Plan process.
me:	
ntac	
	able leedback. Please return via mail, email, or fax by
later than February 20, 2017 to: Gordon Lau	
Stantec Consulting Ltd.	

Stantec Consulting Ltd.

1100-4900 Ross St, Red Deer, AB T4N 1X5
Tel: (403) 341-3320 | Fax: (403) 342-0969
gordon.lau@stantec.com

PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

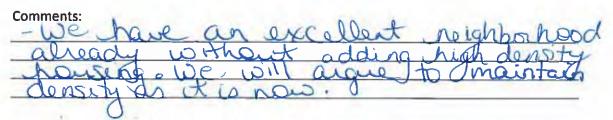
This is an informational meeting to share information and gather feedback about the Sandhill Estates Outline Plan. Your input is important to us and will be considered by Lacombe County during their approval process. Please take time to talk to facilitators and complete this Feedback Form.

1. Please check the response(s) that best describes your relationship to the proposed Sandhill

	Estates neighbourhood?
	☐ I am a resident of the Burbank Community
	□ I am a Lacombe County Resident
	Other: Owner representative of 965431 AB Lta.
2.	Please share your thoughts on the proposed lot size.
	-3 acres minimum lot size, required,
	- 1.25 acres does not adequatety provide
	enough space on septe fields
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve,
	Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Do you feel the plan provides adequate policy to preserve the natural features?
	Do Not SupportNeutralSupportStrongly Support
	Comments:
	Residential Lots are only 3 of
	required size so the natural are
	no more access of Burbark Road.
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area.
	Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community?
	Do Not AgreeNeutralAgreeStrongly Agree
	Comments:
	As long as only a rule lost orether
	minimum.

PUBLIC INFORMATION SESSION - February 7, 2017

5. Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?



Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process

comments will	be reviewed by	the Lacombe Cou	unty as part of the ap	proval process	
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Bacco	o high	Lotas the	(detri mor	the to a	sur wellso
aquele	AS				
- Dago.	Digorou	shy opp	ose any	مسم	a can of
R	was	Pogo			T

If you would like to be contacted to discuss your comments further, please complete the following information.

The personal information contained on this form is collected under the authority of the Municipal Government Act Section 3 and will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.

Name:

Contact

Thank you for providing us with your valuable feedback. Please return via mail, email, or fax by no later than February 20, 2017 to:

Gordon Lau Stantec Consulting Ltd. 1100-4900 Ross St, Red Deer, AB T4N 1X5 Tel: (403) 341-3320 | Fax: (403) 342-0969 gordon.lau@stantec.com

PUBLIC INFORMATION SESSION - February 7, 2017

Feedback Form

1.	Please check the response(s) that best describes your relationship to the proposed Sandhill Estates neighbourhood?			
	I am a resident of the Burbank Community			
	I am a Lacombe County Resident			
	Other:			
	Other:			
2.	Please share your thoughts on the proposed lot size.			
	I DO NOT AGREE ITWILL RUIN			
	THIS COMMUNITY. I DO NOT WANT			
	CITY FEEL IN A ROBER RURAL COMMUNITY			
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve,			
	Caveats, building pockets) to preserve the trees and natural space the Plan area.			
	Do you feel the plan provides adequate policy to preserve the natural features?			
	Do Not Support Neutral Support Strongly Support			
	Do Not SupportNeutralSupportStrongly Support			
	Comments: TOO MANY LOTS!			
	100 MANY LD 101			
4.				
	Do you feel the open space network proposed for Sandhill Estates is a welcome addition to			
	the Burbank Community?			
	2 Law entenante reso			
	Do Not AgreeNeutralAgreeStrongly Agree			
	Comments:			

Sar	idhill Estates Outline Plan
PUE	BLIC INFORMATION SESSION — February 7, 2017
odes, na	estates has proposed community recreation amenities via continues trail, seating aturalized pond and play equipment. What additional amenities would you like to e community?
commen	NONE. DO NOT AGREEWITH THE
lease pr	ovide any additional comments you have regarding this Development. All
ommen	ts will be reviewed by the Lacombe County as part of the approval process: 5 8 HOULD STAY WITHIN THE WEREN WOLF RULES 3-5 ACKE COTS ONL
B	STUL POT ACTETY
-	
	like to be contacted to discuss your comments further, please complete the ormation.
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ersonal inf	ormation contained on this form is collected under the authority of the Municipal Government Act Sect

Gordon Lau Stantec Consulting Ltd. 1100-4900 Ross St, Red Deer, AB T4N 1X5 Tel: (403) 341-3320 | Fax: (403) 342-0969 gordon.lau@stantec.com

This is a bad proposal for this community! The county should NOT be changing the rules of our subolivision!!!

PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

1.	Estates neighbourhood?
	I am a resident of the Burbank Community
	☐ I am a Lacombe County Resident
	Other:
2.	The spirit of the state of the
	The lot sizes are too small and the increase in population density is too large to be able to handle the Sewage water etc.
	in population density is too large to be able
	to handle the Sewage water etc.
3.	
	Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Do you feel the plan provides adequate policy to preserve the natural features?
	➤ Do Not SupportNeutralSupportStrongly Support
	Comments:
	Burbank is perfect the way it is without a small town being built in the middle of our acreoges
	without a small town being built in the
	middle of our acreages
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area.
	Do you feel the open space network proposed for Sandhill Estates is a welcome addition to
	the Burbank Community?
	∑Do Not AgreeNeutralAgreeStrongly Agree
	Comments:

Sandhill Estates Outli	ne Plan
PUBLIC INFORMATION S	ESSION — February 7, 2017
	ity recreation amenities via continues trail, seating oment. What additional amenities would you like to
Comments:	e in noise or traffic
-	<u></u>
Would not like of 10+s 73 acres environment, road	to see development to reduce impact on s utilities
-	
ollowing information.	is your comments further, please complete the ollected under the authority of the Municipal Government Act Section and hill Estates Outline Plan process.
lame:	
Contac	
hank you for providing us with your value to later than February 20, 2017 to:	able feedback. Please return via mail, email, or fax by
Gordon Lau Stantec Consulting Ltd.	4 08 4
1100-4900 Ross St, Red Deer, AB T Tel: (403) 341-3320 Fax: (403) 34	T4N 1X5

gordon.lau@stantec.com

Page 2 of 2

PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

1.	Please check the response(s) that best describes your relationship to the proposed Sandhill
	Estates neighbourhood? I am a resident of the Burbank Community
	☐ I am a Lacombe County Resident
	Other:
2.	Please share your thoughts on the proposed lot size.
	I moved out to the country
	to be in
	the
	Country
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve,
J.	Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Cavears, building pockers) to preserve the trees and natural space the Fian area.
	Do you feel the plan provides adequate policy to present the natural features?
	Do you feel the plan provides adequate policy to preserve the natural features?
	Do Not Support Neutral Support Strongly Support
	Comments:
	More Houses = more traffic = I could
	go on and on.
	3
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area.
4.	Do you feel the open space network proposed for Sandhill Estates is a welcome addition to
	the Burbank Community?
	Strongly Do Not Agree Neutral Agree Strongly Agree
	Do Not AgreeNeutralAgreeStrongly Agree
	Comments:

Sanuniii E	states Outlii	ne Plan		
PUBLIC INF	ORMATION SE	ESSION — Februa	ry 7, 2017	
	ond and play equipr	ty recreation amenition to the second transfer transf		
Comments:	E you	want	a villia	ega .
	Not the	right.	there.	
· · · · · · · · · · · · · · · · · · ·		s you have regarding mbe County as part o		
			f the approval pro	
		mbe County as part o	f the approval pro	
comments will be re	eviewed by the Lacor	mbe County as part o	f the approval prod	cess:
comments will be re ou would like to be cowing information.	contacted to discuss	mbe County as part o	the approval prod	ete the
ou would like to be coming information.	contacted to discuss	mbe County as part o	her, please complete	ete the
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PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

2.	I am a resident of the Burbank Community I am a Lacombe County Resident Other: Please share your thoughts on the proposed lot size.
2.	□ I am a Lacombe County Resident □ Other:
2.	□ Other:
2.	
	Please share your thoughts on the proposed lot size.
-	feep within gurrend acrage size 4.5.
	water & suage greed to be sixed water
_	recreation saceletion not mocessary for seek division
-	Verp within current acrage size 4.5. water & suage speed to be sized water aity services Microston facilities your morcessary for septimision (do not want extra population) visiting)
	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Do you feel the plan provides adequate policy to preserve the natural features?
	Not SupportNeutralSupportStrongly Support
	Comments:
-	Too populated for this exsisting division
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area.
	Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community?
	Do Not AgreeNeutralAgreeStrongly Agree
	Comments: Without personal space (playground, parking of,

Sandhill Estates Outline Plan
PUBLIC INFORMATION SESSION — February 7, 2017
Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?
Comments: The live is so best to peave the notare as natural as possible.
Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:
ou would like to be contacted to discuss your comments further, please complete the owing information.
personal information contained on this form is collected under the authority of the Municipal Government Act Sec d will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.
me:

Thank you for providing us with your valuable feedback. Please return via mail, email, or fax by no later than February 20, 2017 to:

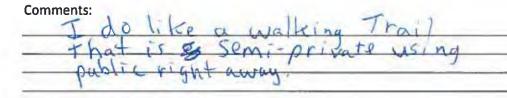
PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

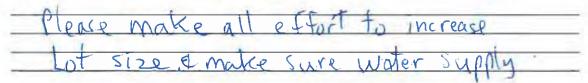
1.	Please check the response(s) that best describes your relationship to the proposed Sandhill Estates neighbourhood? If am a resident of the Burbank Community
	☐ I am a Lacombe County Resident
	Other:
2.	
	I am Ok with development
	but the a size of the lot is too smal
	should be 3 acres - 4 acres
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Do you feel the plan provides adequate policy to preserve the natural features?
	Do Not SupportStrongly SupportStrongly Support
	Comments: Keeping tree belt is good.
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area. Do you feel the open space network proposed for Sandhill Estates is a welcome addition to
	the Burbank Community?
	Do Not AgreeNeutralAgreeStrongly Agree
	Comments:

PUBLIC INFORMATION SESSION - February 7, 2017

5. Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?



6. Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:



If you would like to be contacted to discuss your comments further, please complete the following information.

The personal information contained on this form is collected under the authority of the Municipal Government Act Section 3 and will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.

Name: _
Contact I

Thank you for providing us with your valuable feedback. Please return via mail, email, or fax by no later than February 20, 2017 to:

PUBLIC INFORMATION SESSION - February 7, 2017

Feedback Form

1.	Please check the response(s) that best describes your relationship to the proposed Sandhill Estates neighbourhood? I am a resident of the Burbank Community I am a Lacombe County Resident Other:
	Please share your thoughts on the proposed lot size. TO Simi Stoven Star Wint VIL DERIGIAN LOVAR RAN MIN 35 ACRES
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area. Do you feel the plan provides adequate policy to preserve the natural features? Do Not SupportNeutralSupportStrongly Support Comments:
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area. Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community? **Do Not Agree**Neutral**Agree**Strongly Agree** Comments: **Harro Struck to the Openium Region Reg

	Sandhill Estates Outline Plan
	PUBLIC INFORMATION SESSION — February 7, 2017
1	
5.	Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?
	Comments:
6.	Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:
	SHOWED HANTE MIN ACREACE SIZE OF 3. TACKES
fol The 3 a	rou would like to be contacted to discuss your comments further, please complete the lowing information. I personal information contained on this form is collected under the authority of the Municipal Government Act Section and will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process. The same is a supplementation of the purpose of the Sandhill Estates Outline Plan process.
Th	ank you for providing us with your valuable feedback. Please return via mail, email, or fax by

Thank you for providing us with your valuable feedback. Please return via mail, email, or fax by no later than February 20, 2017 to:

From:

To: Lau, Gordon; pduke@lacombecounty.com

Cc: <u>Darcy Gabert (gabertdl@albertahighspeed.net)</u>; <u>bshepherd@lacombecounty.com</u>

Subject: Emailing: - Sandhill Estates (Burbank)

Date: Thursday, February 09, 2017 10:44:48 AM
Attachments: Gabert Feedback - Sandhill Estates (Burbank).pdf

Please find attached my feedback form from the public information session on February 7, 2017. I appreciate the detail of your outline plan and your willingness to provide a "tree screen" or other mitigation to prevent headlights from the proposed west roadway from shining straight into my property. My dominating concern is the proposed lot size. Please respect the concerns I have submitted within the feedback form and I look forward to hearing about any revisions to the proposal.

Thank you,

PUBLIC INFORMATION SESSION - February 7, 2017

Feedback Form

1.	Please check the response(s) that best describes your relationship to the proposed Sandhill
	Estates neighbourhood? If am a resident of the Burbank Community
	☐ I am a Lacombe County Resident
	Other:
2.	Please share your thoughts on the proposed lot size,
	THE PROPOSED LOT SIZE IS UNACCEPTABLE, IN THE OUTLINE PLAN
	PRESENTED BY STANTEC IT NOTED THAT THE PLAN AREA IS
	SURROLMOSO BY COUNTRY RESIDENTIAL LOTS RANGING FROM
	3 TO 5 ACRES. THIS AREA IS NOT A "NEW" DEVELOPMENT AREA.
3.	IT IS ESTABLISHED AND HAS ITS OWN BURBANK AREA LOCAL PLAN. THIS PLAN CAUS FOR LOTS OF 3 ACRES IN SIZE AND LARGER PREFERED TO MAINTAIN EXISTING CHARACTER, IMPACT ON EXISTING RESIDENTS AND SERVICES Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve,
	Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Do you feel the plan provides adequate policy to preserve the natural features?
4.	Comments: THE PRESERVATION OF THE EXISTING TREES IS VERY GOOD IN THE PROPOSAL. HOWEVER, PER THE COT SIZE PRESENTED, THE PRESERVATION IS MUTEO BY HIGHER DENSITY ACREAGES, THE BURBANK AREA LOCAL PLAN CAUS FOR NO DEVELOPMENT SOUTH OF BURBANK ROAD DUE TO THE COUNTY'S POUCY ON PROTECTING THE RIVER VALLEY ENVIRONMENT. Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area. Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community?
	☑ Do Not AgreeNeutralAgreeStrongly Agree
	Comments: WYONE WHO LIVES IN BORBANK DOES NOT NEED A TRAIL SYSTEM OR OPEN SPACE NETWORK ON THIS PROPERTY. THIS ALSO INCLUDES A PUBLIC PARKING AREA AND TRAILS THAT "PRER" INTO PEOPLES HOMES, THIS IS A WASTE OF MONEY AND GREEN SPACE, THIS SHOULD BE REMOVED, Page 1 of 2

PUBLIC INFORMATION SESSION - February 7, 2017

#4 CONTO, FURTHER MODE, THE BURBANK AREA LOCAL PLAN

CALLS FOR MORE OPEN SPACE DEVELOPMENT ALONG
THE RED PERE AND BLIMD MAN RIVERS AND VALLEYS, TRAILS
HERE WOULD BE USED BY MANY.

5. Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?

Comments:

PER MY COMMENTS ABOVE, AMENITIES SHOULD BE DEVELOPED

IN APEAS NOT WITHIN RESIDENTIAL PREAS WHERE PRIVACY

IS INVADED, ONE MOST TREASURED AMENITY IS THE OPEN

SPACE AFFORDED BY CARGER COUNTRY RESIDENTIAL LOTS

THIS IS A KEY FEATURE OF WHY CURRENT RESIDENTS RESIDENT

THE BURBANK AREA WEAL PLAN WAS PUT IN PLACE TO PROTECT
THIS AREA BY PRESERVING THE CHARACTER NATURAL RESURCES,
ENVIRONMENTAL FEATURES AND TO LESSEN THE IMPACT OF
DEVELOPMENT ON EXISTING RESIDENTS. THE SANDHIK ESTATES
OUTLINE PLAN DOES NOT ALL ON WITH THE BURBANK AREA LOCAL PLAN?

If you would like to be contacted to discuss your comments further, please complete the following information.

The personal information contained on this form is collected under the authority of the Municipal Government Act Section 3 and will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.

Name: _____
Contact Metho

YES, THE LIEHTS FROM
YOUR WEST PROPOSED
ROAD WAY WILL SHINE
RIGHT INTO MY

Thank you for providing us with your valuable feedback. Please return via mail, email, or fax by no later than February 20, 2017 to:

Gordon Lau Stantec Consulting Ltd. 1100-4900 Ross St, Red Deer, AB T4N 1X5 Tel: (403) 341-3320 | Fax: (403) 342-0969 gordon.lau@stantec.com IN THE LAND USE BYLAW, IN SECTION 4, PAGE ZO, IT STATIES THE LOCAL PLAN SHALL BE RECOGNIZE, IN PLACE OF AN AREA STRUCTURE PLAN

THIS AREA IS NOT A "NEW" OR GREENSTICK DELECTION TO PAREA. WHEN THE COUNTY MDP AND ASP WERE CREATED, THE BURBANK AREA LOCAL PLAN WAS REVIEWED AND RE-ENDORSED BY THE COUNTY IN 2009. CUONCIL, WHEN REVIEWING THIS PROPOSAL MUST ASSESS THE PROPOSAL AGAINST THE BURBANK AREA LOCAL PLAN AS STATED ON PAGE 52 OF THE LACOM BE COUNTY LAND USE BYLAW.

I AM NOT AGAINST DENGLOPMENT OF THESE PROPERTIES.

I CAN SUPPORT A DENGLOPMENT THAT ADABES PAGE 2 OF 2
TO THE CURRENT LAND USE BYLAN FOR COUNTRY RESIDENTIAL LOTS OF A MINIMUM 2-5 ACRESIZE. IF THIS IS NOT PART OF ANY PROPOSAL GOING FORWARD I AM 100% AGAINST

PUBLIC INFORMATION SESSION - February 7, 2017

Feedback Form

1.	Estates neighbourhood?
	I am a resident of the Burbank Community
	☐ I am a Lacombe County Resident
	Other:
2.	Please share your thoughts on the proposed lot size.
	Too many lots Changes the whole Aspect / layout of
	WITH dECREASE VALUE OF All EXISTING ACR
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Do you feel the plan provides adequate policy to preserve the natural features?
	<u>★</u> Do Not SupportNeutralSupportStrongly Support
	too many trees will be Ramousel
	Wildlite will not Adapt
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area. Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community?
	Comments:
	The green Space proposed will not que
	16 Compassion FOR THIS MISA

	Sandhill Estates Outline Plan PUBLIC INFORMATION SESSION — February 7, 2017
	Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?
	Dig arough For the houses planned
	Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process: With werease of this magnitude a lot more thank or Road, Mark garbage in ditch more exposure to this will be followed by the lacons of the process of the proc
	ou would like to be contacted to discuss your comments further, please complete the lowing information.
	personal information contained on this form is collected under the authority of the Municipal Government Act Section
1	nd will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.
	me:

Contact M

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Sandhill Estates Outline Plan PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

1.	Please check the response(sestates neighbourhood? I am a resident of the Boundary I am a Lacombe County	urbank Communit		p to the proposed S	andhill
	Other:				
2.	Please share your thoughts		4		
-:				upt su	2 00
	an to the	32+0	surbonk icres as	istipula	lect
3.	Sandhill Estates has propose Caveats, building pockets) to Do you feel the plan provide	o preserve the tre	es and natural spac	e the Plan area.	≥serve,
	Do Not Support	Neutral			1
	Comments:	Neutral	Support	Strongly S	upport
	agan .	to una	ing the	nres is	
4.	Sandhill Estates has provide Do you feel the open space the Burbank Goinmunity?	d 2.68 ha (6.63 ac network proposed	of open space, 25. for Sandhill Estate	6% of the Gross Pla s is a welcome addi	n Area. tion to
	Do Not Agree Comments:	Neutral	Agree	Strongly A	gree
		pg 1/	4	Pa	elof2

Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe Country as part of the approval process: A plant of the comments will be reviewed by the Lacombe Country as part of the approval process: A country of the complete the wing information. A considered to discuss your comments further, please complete the wing information contained on this form is collected under the authority of the Municipal Government Act Section will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.		Sandhill Estates Outline Plan
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Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process: All of wo Burhank well unformed the accusage area was to have accusage and was to have accusage and a was to have accusage and would like to be contacted to discuss your comments further, please complete the owing information contained an this form is collected under the authority of the Municipal Government Act Section will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.	nod	es, naturalized pond and play equipment. What additional amenities would you like to
Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process: All of the Lacombe Count	Соп	mente:
Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process: A A A A A A A A A A A A A A A A A A A		NONE Of the Amenities Planed
Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process: A A A A A A A A A A A A A A A A A A A		will themselet the community as
comments will be reviewed by the Lacombe County as part of the approval process: Call of US A Burhank Well defended to the Act of t		we all have our own natral areas
comments will be reviewed by the Lacombe County as part of the approval process: Call of US A Burhank Well defended to the Act of t		What's etc
comments will be reviewed by the Lacombe County as part of the approval process: Call of US A Burhank Well defended to the Act of t	Dlas	A provide any additional annual control of the state of t
S.5 or Large Arla was to have acrosses S.5 or Large It well depute to Dun proper Description of the sound of the states of the Municipal Government Act Section I will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process. The sole of the sole of the sole of the Sandhill Estates Outline Plan process. The sole of the sole of the sole of the Sandhill Estates Outline Plan process. The sole of the sole of the sole of the Sandhill Estates Outline Plan process.	com	nents will be reviewed by the Lacombe County as part of the constructions
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would like to be contacted to discuss your comments further, please complete the owing information. Description of the Municipal Government Act Section will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process. Description of the Sandhill Estates Outline Plan process.	<u>Z.</u>	or larger it will depreciate our proper
would like to be contacted to discuss your comments further, please complete the owing information. Sersonal information contained on this form is collected under the authority of the Municipal Government Act Section will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.	10	
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nk you for providing us with your valuable feedback. Please return via mail, email, or fax by	ank vo	I for providing us with your upluable feedback places and the second

no later than February 20, 2017 to:

PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

	1. Please check the response(s) that best describes your relationship to the proposed Sandhill Estates neighbourhood? I am a resident of the Burbank Community I am a Lacombe County Resident Other:
	2. Please share your thoughts on the proposed lot size. The lot Sizes are rediculous small and will
	change the density of our existing lot's.
:	3. Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Do you feel the plan provides adequate policy to preserve the natural features? Do Not Support Neutral Support Strongly Support
	This whole natural grassland will be changed friend once the buildozens start working. You can't get the Native Features back once destroyed.
	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area. Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community?
	Do Not Agree Neutral Agree Strongly Agree
• 40	condensed tiny lats.
	The extra verticle traffic will fill in
	any voids of space! Page 1012
P>4:9669	FEB-07-2017 08:29 From:

Sandhill	Estates	Outline	Plan
			1 1 1 1 1 1

PUBLIC INFORMATION SESSION - February 7, 2017

5. Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?

comments:
We dready how notinal space in our "Large Lots."
It also exists in Bunbank Park.
What Sandlill proposes is for them only!! Don't try

6. Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:

anderson loss are not unland & not what the

If you would like to be contacted to discuss your comments further, please complete the following information.

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Name

Conta

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Gordon Lau Stantec Consulting Ltd. 1100-4900 Ross St, Red Deer, AB T4N 1X5 Tel: (403) 341-3320 [Fax: (403) 342-0969 gordon.lau@stantec.com

pg 3/4

Page 2 of 2

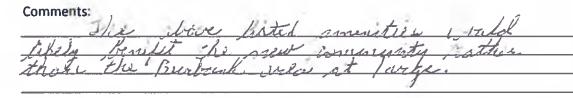
PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

٠	
1.	
	Estates neighbourhood?
	I am a resident of the Burbank Community
	☐ I am a Lacombe County Resident
	Other:
2.	Please share your thoughts on the proposed lot size.
	Lit size meeds adjustment it least
	double the size to be mulas to the rest
	H the Burkink arla.
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve,
	Caveats, building pockets) to preserve the trees and natural space the Plan area.
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	Do you feel the plan provides adequate policy to preserve the natural features?
	Do Not SupportNeutral <u>i/</u> SupportStrongly Support
	Comments:
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	to be suited in the medical post of the
	of asterna ligiat well printain its gratical
	(Marks)
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area.
	Do you feel the open space network proposed for Sandhill Estates is a welcome addition to
	the Burbank Community?
	✓Do Not AgreeNeutralAgreeStrongly Agree
	Comments:

PUBLIC INFORMATION SESSION - February 7, 2017

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6. Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:

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If you would like to be contacted to discuss your comments further, please complete the following information.

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Name:

Contac

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PUBLIC INFORMATION SESSION - February 7, 2017

Feedback Form

3 acre 10+3 would keeper 10+3 would keeper 11 100 K of the formal 1 100 K of the formal Caveats, building pockets) to preserve the tree Do you feel the plan provides adequate policy	nt size. Hots in such a Heate too much congestion Se taxes De in Keeping with the Burbank Community Hoods (Municipal Reserve,
2. Please share your thoughts on the proposed lo There are too manu Small area. It will on too much traffic in crea 3 acre lots would be overall look of the formation of the f	lots in such a reate too much congestion se taxes be in Keeping with the Burbank Community hods (Municipal Reserve,
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3 acre 10+5 would keep overall 100 K of the feet of th	Burbank Community hods (Municipal Reserve,
3. Sandhill Estates has proposed a variety of metal Caveats, building pockets) to preserve the tree Do you feel the plan provides adequate policy	hods (Municipal Reserve, Municipal Reserve,
Caveats, building pockets) to preserve the tree Do you feel the plan provides adequate policy	
/	to preserve the natural features?
✓ Do Not SupportNeutral	SupportStrongly Support
Comments:	
The natural features	of Burbank are
peace andquiet and open	less. 14 small acreages
in the middle of our no	ace and quiet and openness
will destroy the natural	features of Burbank
4	
4. Sandhill Estates has provided 2.68 ha (6.63 ac) Do you feel the open space network proposed the Burbank Community?	• •
✓ Do Not AgreeNeutral	AgreeStrongly Agree
Comments:	and the state of t
No matter what you do	there are too many
No matter what you do	TOO MAINET
THE TO RECEIVE THE THE THE THE THE	100 maria

PUBLIC INFORMATION SESSION — February 7, 2017

5. Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?

being imposed on the Burbank Community

3 acre lots are betterfor this community.

6. Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:

Concerns: years of construction, traffic water flow

peace a guident disrupted, Sceanic View disrupted,

increased taxes. Our country living will be lost in all of the congestion. Result value of existing acreages will be affected, devalued.

If you would like to be contacted to discuss your comments further, please complete the following information.

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Name: _ _____
Contact

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PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

Estates neighbourhood? I am a resident of the Burbank Community I am a Lacombe County Resident Other: Please share your thoughts on the proposed lot size.	
☐ I am a Lacombe County Resident ☐ Other:	
Other:	
2. Please share your thoughts on the proposed lot size.	
TO MANY LOTS - IT LOOKS CROWDED & MORE LIKE I	9
TO MANY LOTS - IT LOOKS CLOWDED & MORE LIKE IN VILLACE THAN AN ACREAGE. SHOULD BE AROUND	THE
3 ACRE SIZE	(F)
the paper of Areas, continued and every live the second of	15.0
And the same of th	F
3. Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reser	ve.
Caveats, building pockets) to preserve the trees and natural space the Plan area.	•
Do you feel the plan provides adequate policy to preserve the natural features?	
Do Not SupportNeutralSupportStrongly Supp	ort
Comments:	(A)
NOT REALLY AS PEOPLE BUILDING AGMINST THE M	Ices
NOT REALLY AS PEOPLE BUILDING ACHINST THE IN	
I. Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan A	rea.
Do you feel the open space network proposed for Sandhill Estates is a welcome addition	
the Burbank Community?	
Do Not AgreeNeutralAgreeStrongly Agre	e.
Comments:	
WE DON'T NEED EXTEN PLAY GROWNOS OR PARKING THAT INVITES TROUBLE FROM OUTSIDERS.	AS
THAT INVITES TROUBLE FROM AUTSIDERS	

PUBLIC INFORMATION SESSION — February 7, 2017

THE WALKING PREAS WOULD BE NICE BUT PRAIN WHAT HAPPENS TO ALL THE WILD LIFE???

5. Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?

Comments:
NONE AS AGAIN INVITES TROUBLE FROM CLUTSIDE
THE COMMUNITY. YOU WOULD FIND MORE BAEAK-IN
ETC. THERE ARE FACILITIES IN BLACKFALDS.

6. Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:

<u>abried About Water - IF 14 Units Go in We'll All</u>

<u>HAUE A PROBLEM. MORE THAN LIKELY THEY WILL ALL</u>

<u>WANT GREEN LAWNS - SO MORE USE OF WATER, FERTILIZER</u>

ETC. WATER LEVELS ARE LOW IN SOME AREAS ALREADY

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Name: ______
Contact Method: _____

Thank you for providing us with your valuable feedback. Please return via mail, email, or fax by no later than February 20, 2017 to:

PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

1.	Please check the response(s) that best describes your relationship to the proposed Sandhill Estates neighbourhood? I am a resident of the Burbank Community I am a Lacombe County Resident Other:
2.	Please share your thoughts on the proposed lot size. This should not be more than 2-4 lots.
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area. Do you feel the plan provides adequate policy to preserve the natural features?
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area. Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community?

	Sandhill Estates Outline Plan
	PUBLIC INFORMATION SESSION — February 7, 2017
-	
n	andhill Estates has proposed community recreation amenities via continues trail, seating odes, naturalized pond and play equipment. What additional amenities would you like to see in the community?
- -	omments: With IH lits it needs to be on Town (Blackfolds) mater & sewage
	lease provide any additional comments you have regarding this Development. All omments will be reviewed by the Lacombe County as part of the approval process:
follo The pe	would like to be contacted to discuss your comments further, please complete the wing information. ersonal information contained on this form is collected under the authority of the Municipal Government Act Section will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.
Nam	e:
Cont	act Method:
	k you for providing us with your valuable feedback. Please return via mail, email, or fax by ter than February 20, 2017 to:

PUBLIC INFORMATION SESSION - February 7, 2017

Feedback Form

1.	Estates neighbourhood? I am a resident of the Burbank Community
	☐ I am a Lacombe County Resident
	□ Other:
2.	Please share your thoughts on the proposed lot size.
	We are very apposed to this sub-division - way too many lots for this area.
3.	Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Do you feel the plan provides adequate policy to preserve the natural features?
	A sub-division of this size will ruin the scene,
	Plan! Plan!
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area. Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community?
	Do Not Agree Neutral Agree Strongly Agree
	There should be no more than 3 to 4 lots
	subdivided in this area.

Sandhill Estates Outline Plan
PUBLIC INFORMATION SESSION — February 7, 2017
ndhill Estates has proposed community recreation amenities via continues trail, seating odes, naturalized pond and play equipment. What additional amenities would you like to
e in the community?
We do not want to see this sub-division approved or all, but if approved there must be better planning . Less lots!
ease provide any additional comments you have regarding this Development. All omments will be reviewed by the Lacombe County as part of the approval process: We are concerned about extra traffic, safe place for our
Extremely concurred about water supply, divinge inves and

If you would like to be contacted to discuss your comments further, please complete the following information.

The personal information contained on this form is collected under the authority of the Municipal Government Act Section 3 and will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.

Name: ______
Contact Method: _____

Thank you for providing us with your valuable feedback. Please return via mail, email, or fax by no later than February 20, 2017 to:

PUBLIC INFORMATION SESSION - February 7, 2017

Feedback Form

Please check the response(s) that best describes your relationship to the proposed Sandhill Estates neighbourhood? I am a resident of the Burbank Community I am a Lacombe County Resident Other:
Please share your thoughts on the proposed lot size. I think the lots are too small for private water / sewer systems.
Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve, Caveats, building pockets) to preserve the trees and natural space the Plan area. Do you feel the plan provides adequate policy to preserve the natural features?
Do Not SupportStrongly Support Comments:
Do Not Support

	Sandhill Estates Outline Plan
	PUBLIC INFORMATION SESSION — February 7, 2017
5.	Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?
	Comments:
5.	Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process: I would like to know why this development can have private water I sewer, when every other stevelopment is required to have commonly services.
ol	you would like to be contacted to discuss your comments further, please complete the lowing information. In personal information contained on this form is collected under the authority of the Municipal Government Act Section and will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.
	me: ntact
	ank you for providing us with your valuable feedback. Please return via mail, email, or fax by later than February 20, 2017 to: Gordon Lau Stantec Consulting Ltd. 1100-4900 Ross St, Red Deer, AB T4N 1X5 Tel: (403) 341-3320 Fax: (403) 342-0969 gordon.lau@stantec.com

Page 2 of 2

Sandhill Estates Outline Plan PUBLIC INFORMATION SESSION –

February 7, 2017

Feedback Form

This is an informational meeting to share information and gather feedback about the Sandhill Estates Outline Plan. Your input is important to us and will be considered by Lacombe County during their approval process. Please take time to talk to facilitators and complete this Feedback Form.

1. Please check the response(s) that best describes your relationship to the proposed Sandhill Estates neighbourhood?

<u> </u>	Tull a resident of the Barbank community
	I am a Lacombe County Resident
	Other:

2. Please share your thoughts on the proposed lot size.

X Lam a resident of the Rurbank Community

We strongly oppose the proposed lot size to change the zoning to allow 1.25 acre lots for the proposed Sandhill Estates development. In our opinion, the lot size zoning, that currently exists, which is 3 to 5 acre lots should be maintained.

- The negative impact, to the peacefulness / "country -feel" of the current community and to Burbank's residents, to allow smaller sized lots to become acceptable, as in the case of the proposed 1.25 acre lots, far outweigh any positive impacts that re-zoning to smaller lot sizes would accomplish.
- To list a few of the **negative impacts that re-zoning to lot sizes of 1.25 acres** would mean to current Burbank resident:
 - Congestion and heavier traffic on an already narrow roadway. The proposed development of Sandhill Estates could potentially also cause excessive off-street parking. Due to proposed dense design of the developer, placing fourteen homes on a 26 acre parcel of land, in an area that typically would only allow for, at most, 8 homes (one home per current zoning allotment in the Burbank area of 3 -5 acres lots)
 - o Increased traffic does not correlate with the "peaceful tranquility" that the residents of Burbank currently enjoy.
- Table 4 Site Generated Traffic Units (from the Stantec Memo to Lacombe County), November 15, 2016 Reference: <u>Transportation Memo Burbank Estate Lots Development:</u> Estimated values of expected traffic to be increased by approximately 66 vehicles. In this memo, it further states that:
 - It was assumed that all traffic accessing these developments (Sandhill Estates) will be heading to/from the west direction as this is the direction towards Blackfalds and Highway 2.

**The Stantec's Sandhill Estates Traffic Assessment has not taken into account that traffic should be considered in travelling both from the west direction (as accounted for in their Assessment) <u>AS WELL AS</u>, travelling from the east along Township Road 393A. The current traffic travelling from the east direction on Township Road 393A needs to also be considered in the traffic assessment to accurately identify the two way-

daily traffic expected along Township Road 393A and to ensure that it does not exceed 1000 veh/day,

- Zoning changes for smaller lot sizes will decreases the property values of surrounding homes in the area.
- Allowing the smaller lot sizes, negatively impacts the country-feel neighbourhood identity that currently exists here. Our Burbank community currently has it's own unique look and feel (that allows for country acreages zoned for 3 5 acre lots).
 - This unique identity that currently exists in Burbank, is heavily influenced by the types and placements of buildings, trees and green space. The Sandhill Estates proposed 1.25 acre lots does not maintain the "rural character" of Burbank.

3. Sandhill Estates has proposed a variety of methods (Municipal Reserve, Municipal Reserve
Caveats, building pockets) to preserve the trees and natural space the Plan area.
Do you feel the plan provides adequate policy to preserve the natural features?
V D V G

X_Do Not Support ___Neutral ___Support ___Strongly Support

Comments:

The term "preserve the natural features" does not implicate developing and populating an area that is in "its natural state" already. I feel that the terms Municipal Reserve, Caveats and building pockets are loosely used attempt to implicate the Sandhill Estates plan will be preserving trees and natural spaces. These terms have nothing to do with preservation. The terms are associated with development. As well as, individuals and company's legal responsibilities that are directly related to these developments.

<u>Municipal Reserve</u> - The following excerpt is from the County of Lacombe web page. I am unsure if Stantec is proposing Municipal Reserves as a method to preserve trees and natural space. As it is our understanding that the definition of Municipal Reserve is: a policy initiated by the County of Lacombe that development must follow to provide direction for the management of County land.

• The purpose of the <u>municipal reserves policy</u> is to provide direction for the ongoing management of County reserve lands, how to deal with existing encroachments on reserves, the potential disposal of existing reserve lands and the acquisition of reserve lands in new subdivisions.

<u>Caveats</u> - From the definition below. A caveat specifically addresses who or whom holds the title on the block of land that the Sandhill Estates is proposing development on. If this is the case, how would a Caveat preserve the trees and natural space of the plan area?

What is a caveat?

- A caveat is a warning about something concerning the title on block of land. Caveats can be used for many different reasons. Typically, a caveat will tell others that someone else has an interest in the land or property for one reason or another. It may be that the owner of the land owes someone money to a builder. In that instance, the builder/creditor has registered a caveat on the title of the property as a warning that the title is not 'clear'.
- o It may be another person's interest in the property other than a builder or contractor. A caveat can be, and often is, registered by a person who has no title interest in the property; say like a second mortgage or personal loan exists against the property. Most people, however, will not have any caveats registered against their property.
- But a caveat doesn't always have to be associated with money. A caveat may be registered against
 the title of a property to notify all potential buyers that an easement on the property exists, for
 example. It may also be used to protect an interest in the property, such as a joint venture partner,
 for instance.

4. Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area.

Do you feel the open space network proposed for Sandhill Estates is a welcome addition to the Burbank Community?

X Do Not Agree ___Neutral ___Agree ___Strongly Agree

Comments:

The term "open space" has been used in the proposed Sandhill Estates plan without much thought. The real purpose of an "open space" in any development plan is to NOT dramatically alter:

- 1. The appearance of a community
- 2. The lifestyle of its residents
- 3. The condition of it natural resources

Lightly throwing around the term "open spaces" doesn't change the fact the the proposed Sandhill Estates development plan and the implications on the current country-like neighbourhood identity in Burbank will be directly and negatively affected. Sandhill Estates as it is currently proposed to our Burbank community is definitely not a welcome addition.

Page 1 of 2

Sandhill Estates Outline Plan PUBLIC INFORMATION SESSION –

February 7, 2017

5. Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?

Comments:

The unique neighborhood identity that exists in Burbank currently does not implicate more densely-populated housing areas with smaller lot sizes (such as the Sandhill Estate plan) than the residents of Burbank have come to know and love. We do not want man-made continuous trails, man-made seating nodes, man-made ponds, etc. We want and have purchased our homes and (3-5 acre) land parcels because we have made the choice to live in the country with peace, privacy, natural beauty and the amenities of the community's own natural surroundings.

6. Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:

If you would like to be contacted to discuss your comments further, please complete the following information. The personal information contained on this form is collected under the authority of the Municipal Government Act Section 3 and will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.

Additional Comments:

- We have considerable concerns with the negative effects the proposed Sandhill Estates could have on the long-term yield for aquifer in the Burbank community.
 - As it states in the Sandhill Estates Outline Plan, specifically the "Groundwater Supply Evaluation" Note, this evaluation was performed October 2016, by the developer, Stantec Consulting
 - The potential long-term yield for the aquifer should be able to sustain production for the 14 lots
 - o We don't agree in generalizing the importance of our community's natural resources, as it pertains to, our valuable water resources should be taken lightly.
 - o In fairness to the existing community residents of the Burbank area, a proper groundwater evaluation should be performed by an independent non-related company. We have legitimate concerns with a 3-day pump test, performed by the company who is proposing the development, that confirms a long-term yield on aquifer should be able to sustain production for the 14 lots.
 - o Stantec Consulting should be able to show that they adequately understand the groundwater supply and how is could potentially impact and / or sustain and leave little or no change. As well, Stantec Consulting should also make available to the current residents of Burbank a more thorough evaluation of the groundwater supply. Namely, a 20-year long yield for the groundwater supply evaluation should be made available to adjacent landowners. This evaluation would serve to further explain the long-term yield for aquifer in the community if the proposed Sandhill Estates were to be approved.
 - ** As current Burbank residents, who have lived in this area for 15 ½ years, we wholeheartedly agree with the majority of the current Burbank residents that the proposed Sandhill Estates plan, as it related to: This proposal would rezone approximately 25.87 acres of land from Country Residential "R-CR" to Country Residential Estate "R-CRE" under the County's Land Use Bylaw should not be approved as it has been proposed.
 - We do, however, understand that Stantec developers have purchased the 26 acre parcel of land, with the intent to develop and make a profit. We believe that the County of Lacombe should not allow the current zoning in Burbank of (3 -5 acre lots) to change to allow the smaller lot sizes of (1.25 acres). With that said, Stantec should have to follow the current zoning bylaws in the Burbank area to maintain the unique neighbourhood identity of the Burbank that exists currently.
 - County of Lacombe should follow protocol (below) before approval of this development permit, to take into consideration Burbank resident's comments on the Sandhill Estates Development Plan

"County of Lacombe's protocol for approving development permits All applications are circulated to neighbouring property owners, neighbouring municipalities, provincial departments, interested agencies and any party that has a registered interest on title.

Their comments are considered before any decision on the application is made"

Thank you for providing us with your valuable feedback. Please return via mail, email, or fax by no later than February 20, 2017 to: Gordon Lau Stantec Consulting Ltd. 1100-4900 Ross St, Red Deer, AB T4N 1X5 Tel: (403) 341-3320 | Fax: (403) 342-0969 gordon.lau@stantec.com

PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

1.	, , , , , , , , , , , , , , , , , , , ,
	Estates neighbourhood?
	I am a resident of the Burbank Community
	l am a Lacombe County Resident
	Other:
	The development should be in accordance with all the other accordance
2.	Please share your thoughts on the proposed lot size.
	This amount of housing density means excess drilling
	De wells - hospinger to and under avoured lavine of
	lines will disturb a delicate Pualer table in
	this also. That many sower mounds county gracularity
	that 3 years from now there will not be rower won I -
	Swangh our acerage
3.	
	Caveats, building pockets) to preserve the trees and natural space the Plan area.
	Do you feel the plan provides adequate policy to preserve the natural features?
	De Net Suggest Newton Const. Co. 1 Co.
	Do Not SupportNeutralSupportStrongly Support
	Comments:
	The natural terrian absorbs much of the montaine
	that the sundy soil doesn't do With the amount
	of usidents provided will be more this borrier
	thesalting van of thosing through our property
4.	Sandhill Estates has provided 2.68 ha (6.63 ac) of open space, 25.6% of the Gross Plan Area.
	Do you feel the open space network proposed for Sandhill Estates is a welcome addition to
	the Burbank Community?
	Comments:
	There brooks so we saw owners of drop block
	as each of the existing acerages

Sandhill Estate	es Outline Plan
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PUBLIC INFORMATION SESSION — February 7, 2017

5. Sandhill Estates has proposed community recreation amenities via continues trail, seating nodes, naturalized pond and play equipment. What additional amenities would you like to see in the community?

Comments:

None It tries senage the misses that we all

enjoy due to be fact there is another space between

aurages. The trins with that already These purposed

taux enough problems with that already These purposed

taux enough problems with that abound resples homes.

6. Please provide any additional comments you have regarding this Development. All comments will be reviewed by the Lacombe County as part of the approval process:

as per the attached latter charse note

If you would like to be contacted to discuss your comments further, please complete the following information.

The personal information contained on this form is collected under the authority of the Municipal Government Act Section 3 and will solely be used for the purpose(s) of the Sandhill Estates Outline Plan process.

Name: ______
Contact Method:

Thank you for providing us with your valuable feedback. Please return via mail, email, or fax by no later than February 20, 2017 to:



February 7, 2017 Sandhill Estates - Public Information Session Page 103 of 103

Appendix E - Submitted Letters

From:

To: <u>bshepherd@lacombecounty.com</u>; <u>Lau, Gordon</u>; <u>pduke@lacombecounty.com</u>

Cc: <u>dfreitag@lacombecounty.com</u>; <u>kboras@lacombecounty.com</u>

Subject: Sandhill Estate Outline Plan

Date: Monday, February 13, 2017 11:49:47 AM

Attachments: Stantec Developments.docx

Importance: High

Good morning;

Please consider the impending concerns that are expressed in the attached letter concerning the developer's proposal to rezone a portion of Burbank. We feel very strongly that this proposal should not be entertained as per the current regulations that exist for Burbank.

Stantec Developments

Lacombe County

In regard to the proposal of development to: SW 24-39-27W4M- Sandhills Estates

We are the land owners directly south of the proposed development here in Burbank and we are very concerned of impending impact to our property.

In 1989 we purchased our "Estate" home of 3.29 acres, 4-27-39-24-SW in Burbank because we wanted peace, quiet, essence of darkness at night and space, so the established 3 to 5 acre lots was a big factor in us moving to this specific part of Lacombe County.

The proposal to rezone a portion of land within the Burbank Subdivision will impact all current land owners in many ways. There will be tax implications, land values will change, increased traffic on a narrow roadway that many of us are on daily, possibly with our dogs and horses. We will be impacted by light pollution from the street and homes as well as the stress and effects of (drilling) 14 wells that will be put on our water supply. 14 residents will most assuredly add a lot of noise.

To speak specifically about our concerns there is a culvert that runs under the rail line that drains directly into our back yard. The existing elevations and current sloping of the land in the proposed subdivision impact the amount of drainage from this property thru the culvert. Because of the ridge running north /south and the ridge running east/west on the east portion of the development we (only) are impacted by runoff from a small portion of the site. Since 1989 there have been 3 occasions where the runoff from the snow load has resulted in water running thru our yard for a few days. I am very concerned that the development with the proposed water retaining pond means this whole area will sloped to drain to the pond which will discharge thru our back yard and dump directly into the Blindman River which runs alongside our property. At present the runoff is melting snow which is deemed not polluted and therefore can run directly into the river but the new runoff will not be so pure as there will potentially be road salt, general debris from residences and possibly leaching sewage from 14 additional sewage systems in an area where the subsurface is all sand. If the elevations of the development are altered, then the culvert needs to be closed off and the management of the excess water must be achieved by removal by truck to a proper facility at a cost to the development. Even though there are laws and regulations for the installation of mound septic systems, in reality there is a potential for failure.

We also believe the County of Lacombe must be consistent in regulations. In 1996,			
and I had been in negotiations to subdivide the east section of his property. We took the proposal			
to the County with the expectation that we could use the existing well access approach as a new			
roadway into this property. The County told us "there are no new roadways allowed off Burbank			
road". We could only access thru the existing drive way that goes to the home that is on the			
property. This was not acceptable to or us so we did not pursue with the potential to			
develop this property into two lots and see a monetary gain. Did roadway regulations change and			
do we as landowners as taxpayers in this community not have a right to know?			
Cincomaly			

Sincerely.

Proposed Development: SW 24-39-27W4M

Meeting Date: Feb 7th 2017

Burbank Hall

Present: Lacombe County Peter Duke Present: Stantec Consulting Gordon Lau

To: Whom it may concern, in the Burbank community Lacombe County

Items for discussion:

- -Burbank Meadows Zoning is Country Residential Lot sizes requirements (3 to 5 acres)
- -proposed development to Zone as Country Estates Lot sizes to be (1.25 acres) This Zoning gives them the option to go smaller.(.75 of acre)
- -SAFETY- CONCERNS
- -Burbank Road with increased traffic narrow road surface (speed limit) turning lanes and School bus stop
- -Access approach on curve
- increased vehicle traffic, minimum 2 to 3 vehicles per household with average of 1 to 3 children per household a major rail line transporting oil and propane
- Summer time traffic in and out of the Burbank Campsite
- -constructing of that many homes on the north side of the rail track would be an obstruction of on coming trains
- CN Rail Line Controlled Crossing (Lights should be Installed)
- -CN Rail (Setbacks derailment concern) With the major plants expanding, more trains hauling flammable materials
- -too many distractions on a narrow busy road during the summer with the campers coming and going.

SEWAGE

- -No Sewage fields aloud
- -mound system only very expensive to install

POWER

-To be in ground with ground base transformers

WATER WELL

-2 wells have been drilled

I would personally advise the County that I object to the Zoning of Country Estates.

I would agree as to the Zoning as to Country Residential.

With country residential the Area concept would flow with what's already been developed in the Burbank Meadows subdivision.

Important Issues to consider moving forward.

Yours Truly!

Completed by:

Burbank Meadows

Burbank Road

From:

To:

Lau, Gordon

Subject: Re: Burbank Sandhill Estates Dev

Date: Monday, February 13, 2017 9:09:57 AM

Gordon! Good Morning

Your attachment of concerns and comment didn't come though.

Please send and we can discuss today. I have a revised drawing as to country

Residential development. Which I'm positive would get pasted with little or resistance.

Yours Truly

Sent from my iPad

On Feb 13, 2017, at 8:49 AM, Lau, Gordon < Gordon.Lau@stantec.com > wrote:

Thank you for the comments Lawrence.

G

From:

Sent: Friday, February 10, 2017 9:55 AM

To: pduke@lacombecounty.com

Cc: Lau, Gordon < Gordon. Lau@stantec.com >

Subject: Burbank Sandhill Estates Dev

Importance: High

Good Morning

Please see attached concerns and comments from the Feb 7, 2017 meeting. I have also added my thoughts to this development.



From:

To: Lau, Gordon; pduke@lacombecounty.com

Cc:

Subject: Proposed Lacombe County Development - Burbank - Sandhill Estates feedback form

Date: Saturday, February 11, 2017 4:31:57 PM

Hello Gentlemen

Thank you for taking the opportunity to meet with the Burbank area residents on Feb 7, 2017, we appreciate the chance to express our concerns about the proposed Sandhill Estates development. I cannot speak for all of us in the community, but would like to express my concerns and opinions in this letter instead of the feedback form that was provided at the meeting. Please include my comments and concerns in the summary that the Lacombe County members will be reviewing. I look forward to reviewing all the comments that will be posted on the county web page (as promised in the meeting). If possible I would like a reply from both Stantec and the County of Lacombe on the following concerns:

Drinking Water

I have reviewed the <u>Groundwater Supply Evaluation</u> and understand the aquifer should be able to maintain supply with the proposed 14 extra wells feeding from it.

My concern is that many of the area properties have wells that feed from the upper section of the aquifer (many older wells are drilled less than 50 M). This means that the 50 m test wells might be drawing water from below the suction of many of the existing homeowners wells. If the new development does lower the level in the aquifer the residents with shallower wells may not have sufficient water level to maintain flow. If this occurs I doubt the developer would be willing to pay for re-drilling our wells. Is there a plan in place to address this concern? Is there an option to tie the new subdivision into existing city water supply and can the County request this of the developer?

Increased Traffic

The Traffic Impact Assessment was conducted and is very informative, however, does not completely address the problem of the development building an additional two approaches on TWP 393A road. Several of the existing residents have requested to build approaches on this road and have been denied by the County. If there was justification in the past for refusal of additional approaches, then precedence has been set and there still should be justification to prevent this. Please explain the previous reluctance and why there seems to be no objection from the County now.

Secondly I am concerned about the possibility of building an approach on a corner and adjacent to the existing Burbank Crescent East approach. This corner sees several accidents each year due to the slope of the road and the approach that is existing on the corner of TWP 393A. My first question: is this road designed to code? Also are there road approach development guidelines that prevent building approaches on a corner such as this?

Sewage Disposal

My concern with adding an additional 14 sewage disposal systems is that we are already releasing large amounts of grey water into the soils in the area. Ultimately our river and water systems see much of this grey water and we have the ability to tie the new subdivision into an existing sewage treatment plant. I would like to know why this has not been considered and what is stopping the County of Lacombe from making this a requirement of the development?

Development Architectural Controls

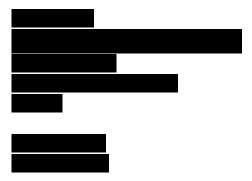
Regardless of the development approval outcome, I am concerned that the developer will not have adequate architectural controls and thus effect the existing property values. If the development is allowed to go ahead with 14 lots or less, will the community have any input into what architectural controls will be required?

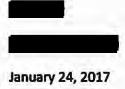
I am not opposed to the development, however, I would like to see the lot sizes stay above 3 acers. This would help maintain the standard in the community and not adversely affect our existing property values.

Reduction of access roads from two to one would be safe and effective way to lower the traffic associated risks.

If at all possible I would like to see the subdivision tied into existing water and wastewater systems so as not to put excessive load on the existing systems.

Thanks you for listening, I look forward to seeing you all at the public hearing.





Stantec: Attention; Mr. Gordon Law

To Whom It May Concern

As an adjacent landowner, living at the same same, we have some concerns regarding Sandhill Estates Development.

The Burbank community is a mature sub-division, decades old. The size of the acreages are approximately three plus acres to a larger size. These acreages have their own services-water and sewer disposal.

Sandhill Estate proposal has lot sizes less than one and one-half acres. This size doesn't conform to the rest of the surrounding area. High density development is not ideal: the proposal in 25-plus acres on which 14 lots are proposed. This is high density which doesn't blend in with the balance of the area.

For our approval the lot size needs to be enlarged. Also, the existing trees should remain.





January 13, 2016 File: 112899003

Afterfion: Adjacent Landowners of SW 24-39-27-W4M

Dear Landowners

Reference: Sandhill Estate Outline Plan

2842:07 Alberta Ltd would like to welcome you to a Public Information Session to hear about and discuss a proposed 14 lot county residential development, on a parcel of land located within SW 24-39-27-W4M. As part of the planning process, a Public Information Session has been planned on Tuesday February 7th, 2017 5-8 pm at the Burbank Park Hall. A presentation will start at 6 pm with additional display boards available. This is your opportunity as an adjacent land owner to review the Outline Plan, share your thoughts with the Developer and ask questions related to the future of the area.

The Developer is currently in the process of creating an Online Plan for 25.87 ac within the Burbank Community on SW 24-39-27-W4M. Consistent with the Town of Blackfalds/Lacombe County Intermunicipal Development Plan, Lacombe County Municipal Development Plan, Lacombe County/Blackfalds Rural Fringe Area Structure Plan and Burbank Local Plan; the Sandhill Estate Outline Plan will provide a detailed description of the vision, development objectives, lot size, proposed land uses and community amenities for the Plan Area.

De have no objections to this application

For additional information, please contact Gordon Lau at 403.341.3320 or email gordon.lau@stantec.com

Regards,

Stanlec Consulting Ltd.

Gordon Lau, RPP MCIP, ENV SP Associate, Practice Leader

Phone: 403-341-3320

Email: godon.lau@stantec.com