

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 lot 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.

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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

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construction to determine the most suitable sewage treatment method and location which will be approved 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.

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

Place: Burbank Park and Hall
Burbank Road
Lacombe County, AB

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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.

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 or 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 pre-determined building pockets for homes
- Lacombe County's approval process

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

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

Water Capacity

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

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 Estates neighbourhood?

22 ☐ I am a resident of the Burbank Community

1 ☐ I am a Lacombe County Resident

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.

- 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 decrease 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)

- 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 Plan!
- [Do not support] Too many lots!
- [Do not support] Again too many homes is such a small area

- [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 [municipal reserves policy](#) [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'.

- 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

6 Neutral

1 Agree

0 Strongly Agree

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.

- [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 its 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-

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

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"

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.

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 should be able to sustain 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.

- Stantec Consulting should be able to show that they adequately understand the groundwater supply and how it 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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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

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,

[...]

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:

- 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!

[...]

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?

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 a 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.

[...]

Appendix A – Advertisements

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



Jennifer Kirchner, Planner II
City of Lacombe
403-782-1264 ext 228
jkirchner@lacombe.ca
www.lacombe.ca



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



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](#)[FEATURES](#)[NEWS](#)[OPINION](#)[SPORTS](#)[TOWN TALK](#)[BUSINESS](#)[LACOMBE COUNTY](#)[RED DEER](#)[RECENT NEWS](#) ▶ [February 3, 2017] [At the library](#) ▶ [LIBRARY CHAT](#)

FEBRUARY 7, 2017

[Home](#) > [ADVERTISERS](#) > [Public Information Session](#)

Public Information Session

[SANDHILL ESTATES](#)[NEWS BY CATEGORY](#)

News by Category

🕒 February 3, 2017 👤 blackfaldslife 📁 ADVERTISERS, Advertorials 💬 0

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.



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

THE POWER YOU NEED

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 \(/index.php/assessment-roll-search\)](/index.php/assessment-roll-search)

[Council Highlights \(/index.php/highlights\)](/index.php/highlights)

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

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

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

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

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

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

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

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

[Trans Canada Trail \(http://tctrail.ca/\)](http://tctrail.ca/)

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Appendix B – Powerpoint Presentation

A landscape photograph showing a wide, green grassy field in the foreground. In the middle ground, there is a dense line of dark green trees. The sky above is bright blue with large, white, fluffy clouds. The overall scene is peaceful and natural.

Sandhill Estate

OUTLINE PLAN

Open House
02/07/2017

An aerial photograph of a rural landscape. A green rectangular overlay is positioned in the lower-left quadrant. Within this overlay, the text 'PLAN AREA' is written in large, bold, white capital letters. To the right of the green overlay, a white outline marks a specific area of land, also labeled 'PLAN AREA' in white capital letters. The landscape features a mix of green fields, some brown patches, and a few small buildings or structures. A road or path runs horizontally across the middle of the image.

PLAN AREA

- SW 24-39-27-W4M
- 10.47 Ha (25.87 Ac)
- IDP/MDP/Local Plan
- Consistent with Surrounding Lifestyle

PLAN AREA

OVERVIEW

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



2015

- Planning Process Started
- Meeting with Planning
- Due Diligence
- Supporting studies
 - ESA
 - Geotech
 - TIA
 - 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

Lacombe County Municipal Development Plan – Provide Country Residential 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 recorded sites via shovel and backhoe testing, 2nd shovel test was completed in September 2016.

Planning Studies/Policy

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

Geotechnical Investigation – Sanitary Treatment recommendations

Biophysical Impact Assessment – Tree conservation

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

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

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

Studies

Open Space System

- Environmental Reserve
- Municipal Reserve
- PUL SWMF
- 25.6% Open Space



	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

The Plan

- Concept Plan
 - Well Location
 - Results of the Studies
 - Review process
 - Natural Space
- Vision
 - Location
 - Existing Vegetation
 - Acreage Development



The Plan

- Lotting
 - Standard, walk out, slope
 - Preserved vegetation, grade and site
 - Efficient and sustainable manner
 - Building Pockets
- Open Space
 - Preservation
 - Provide amenities to the community



Details

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



- Public Feedback
- 1st reading
- Public Hearing
- 2nd Reading
- Development Agreement
- Detail Design
- 3rd Reading
- Construction

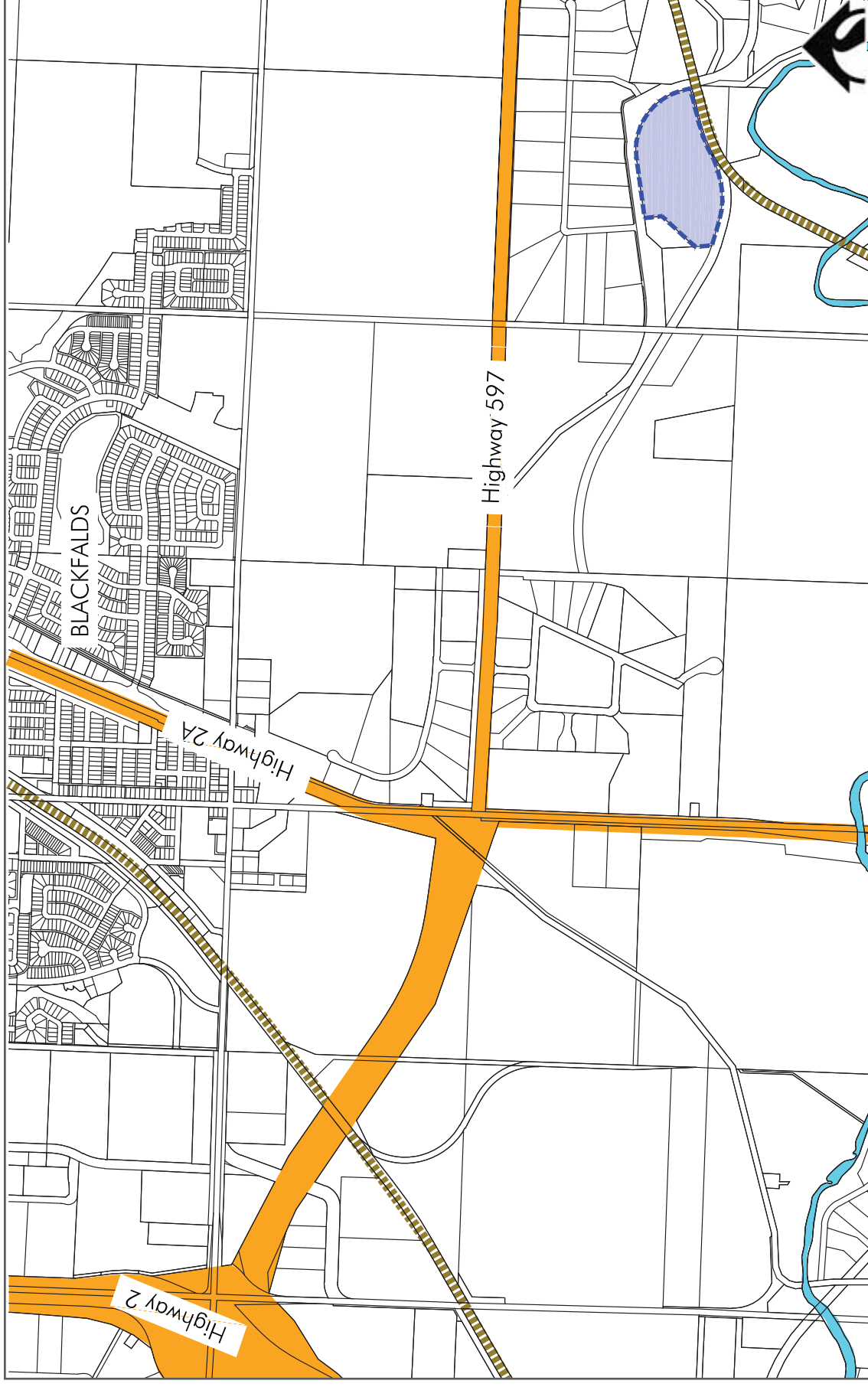
Next Steps



Questions



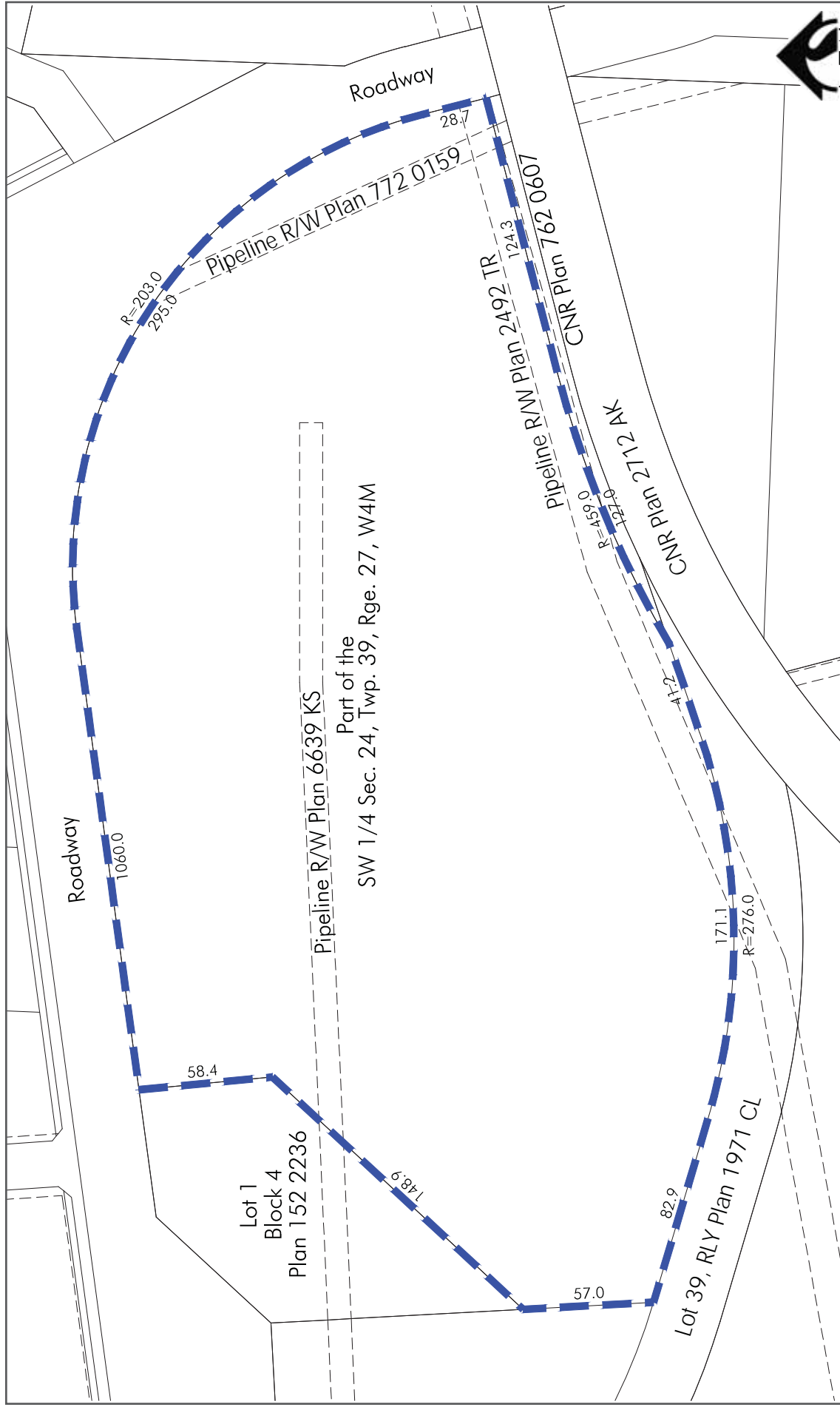
Appendix C – Outline Plan Figures



LEGEND

- Highway
- Railway
- Blindman River
- Outline Plan Boundary

FIGURE 1 - Location Plan
Sandhill Estates Outline Plan



LEGEND

-  Abandoned Well Site
-  Utility Right-of-Way
-  790.3 Boundary Dimensions
-  Outline Plan Boundary

FIGURE 2 - Legal Conditions

Sandhill Estates Outline Plan



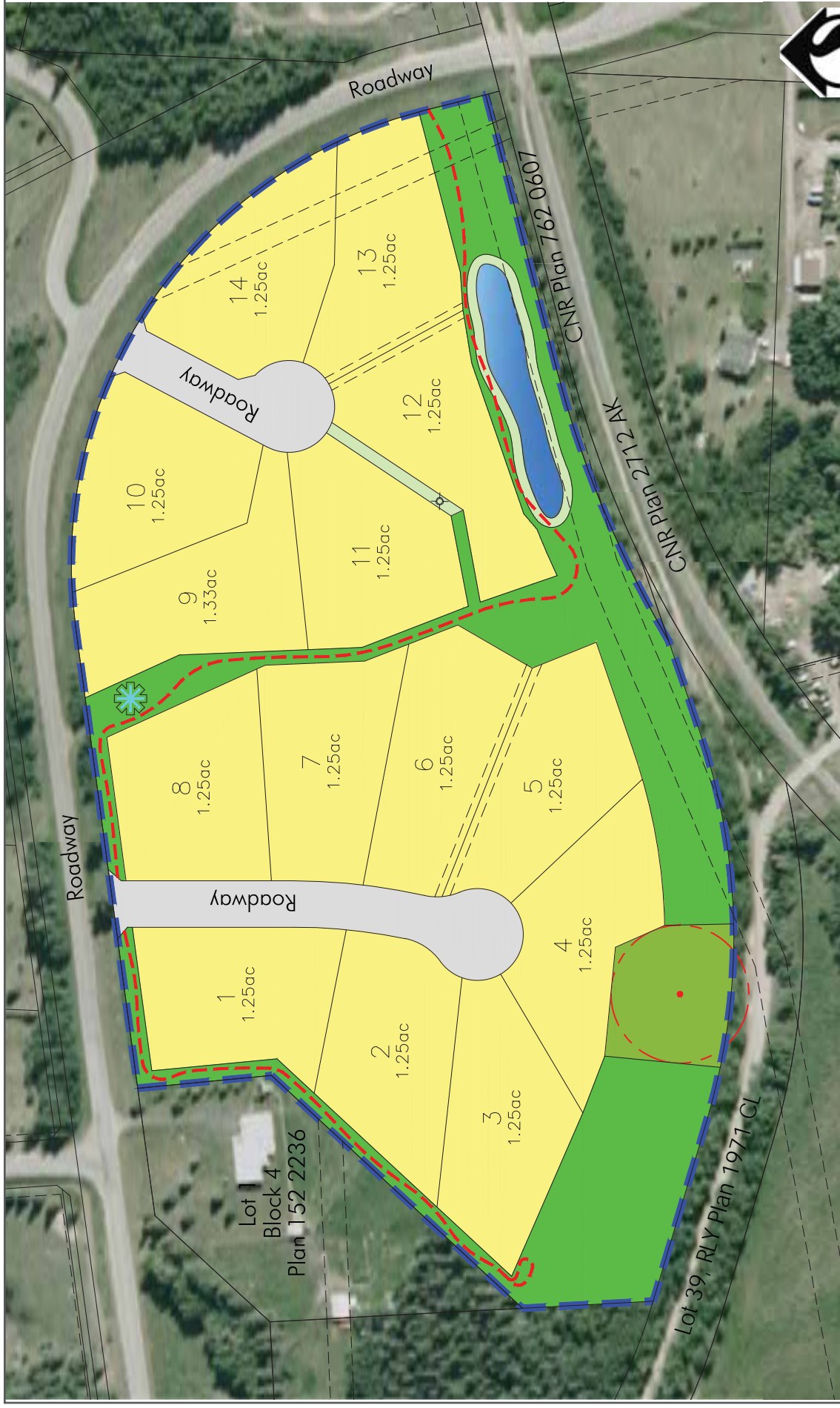
LEGEND

- Utility Right-of-Way
- Topographic Contours
- Treed Area
- Abandoned Well
- Historical Resource Site
- Outline Plan Boundary

FIGURE 3 - Existing Conditions
Sandhill Estates Outline Plan



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



LEGEND

- R-CRE Country Residential Estate
- ER Environmental Reserve
- MR Municipal Reserve
- PUL Public Utility Lot
- Stormwater Management Facility
- Historical Resource Setback
- Nature Trail
- Abandoned Well Site
- Outline Plan Boundary
- Public Parking Area
- Drainage Swale
- Outline Plan Boundary

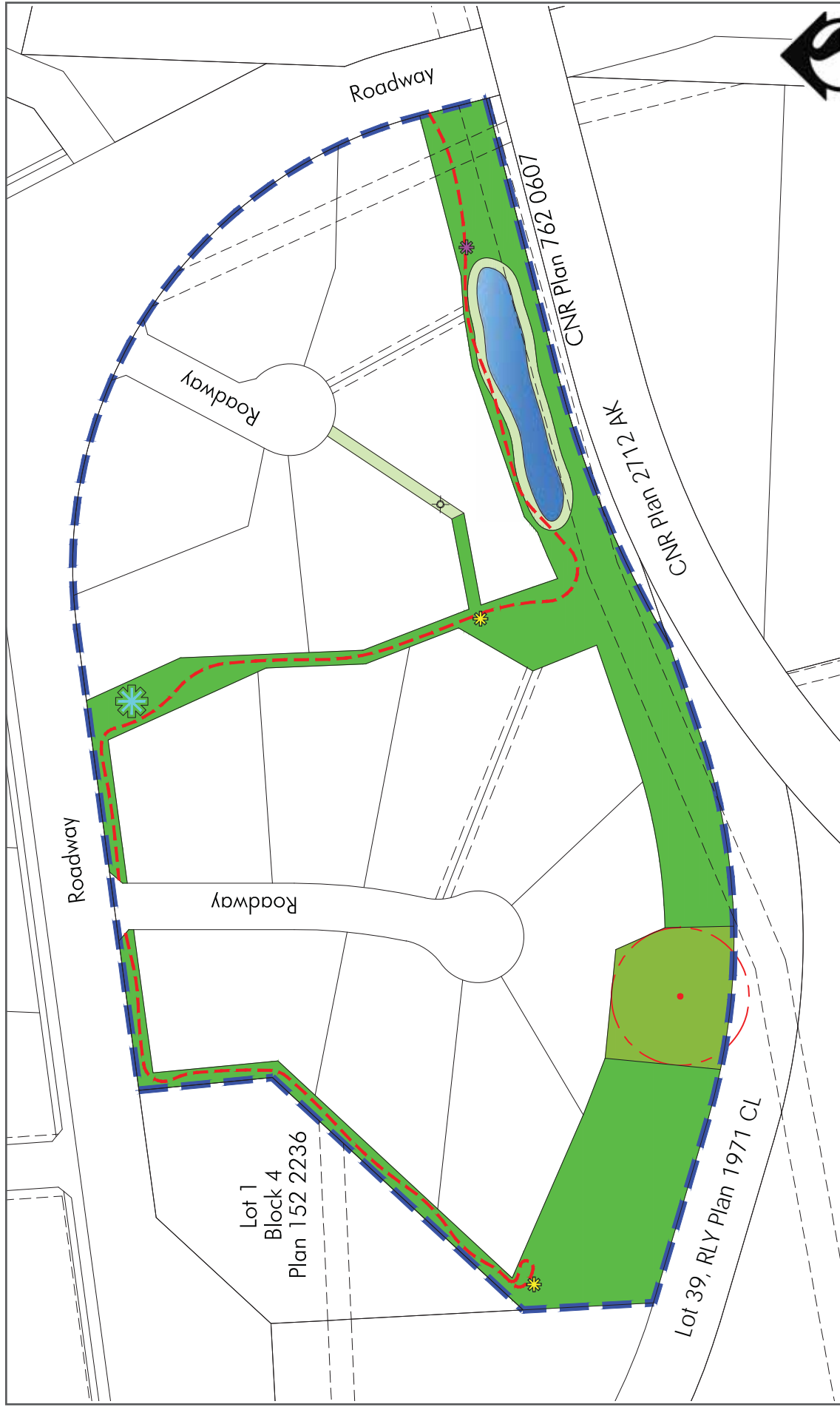
FIGURE 5 - Concept Plan
Sandhill Estates Outline Plan



LEGEND

- R-CRE Country Residential Estate
- ER Environmental Reserve
- MR Municipal Reserve
- PUL Public Utility Lot
- Stormwater Management Facility
- Historical Resource Setback
- Nature Trail
- Abandoned Well Site
- Public Parking Area
- Drainage Swale
- Outline Plan Boundary

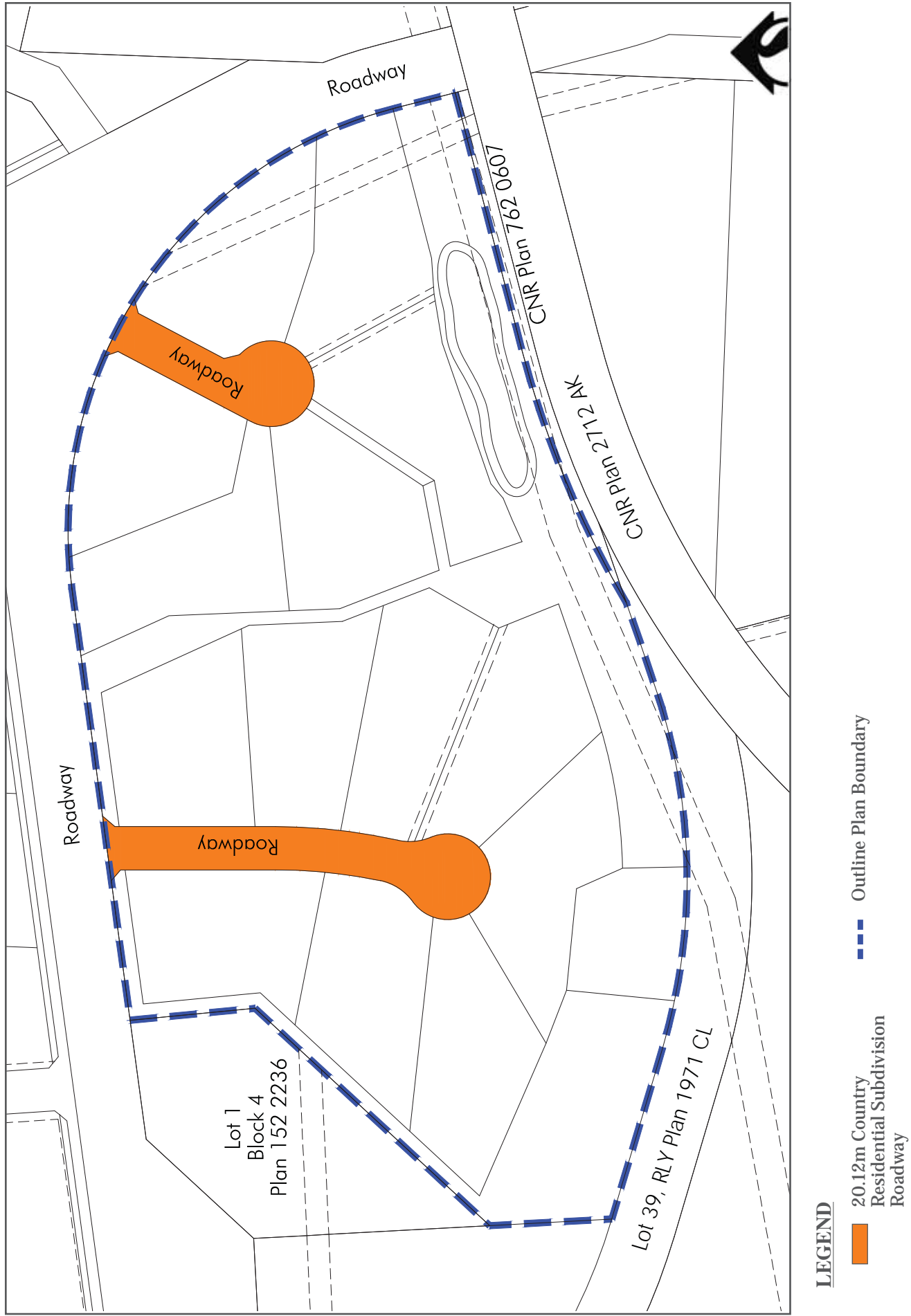
FIGURE 6 - Concept Plan with Aerial
Sandhill Estates Outline Plan



LEGEND

- ER Environmental Reserve
- MR Municipal Reserve
- PUL Public Utility Lot
- Stormwater Management Facility
- Historical Resource Setback
- Nature Trail
- Abandoned Well Site
- Public Parking Area
- Drainage Swale
- Seating Node: Bench & Refuse Bins
- Gathering Space
- Outline Plan Boundary

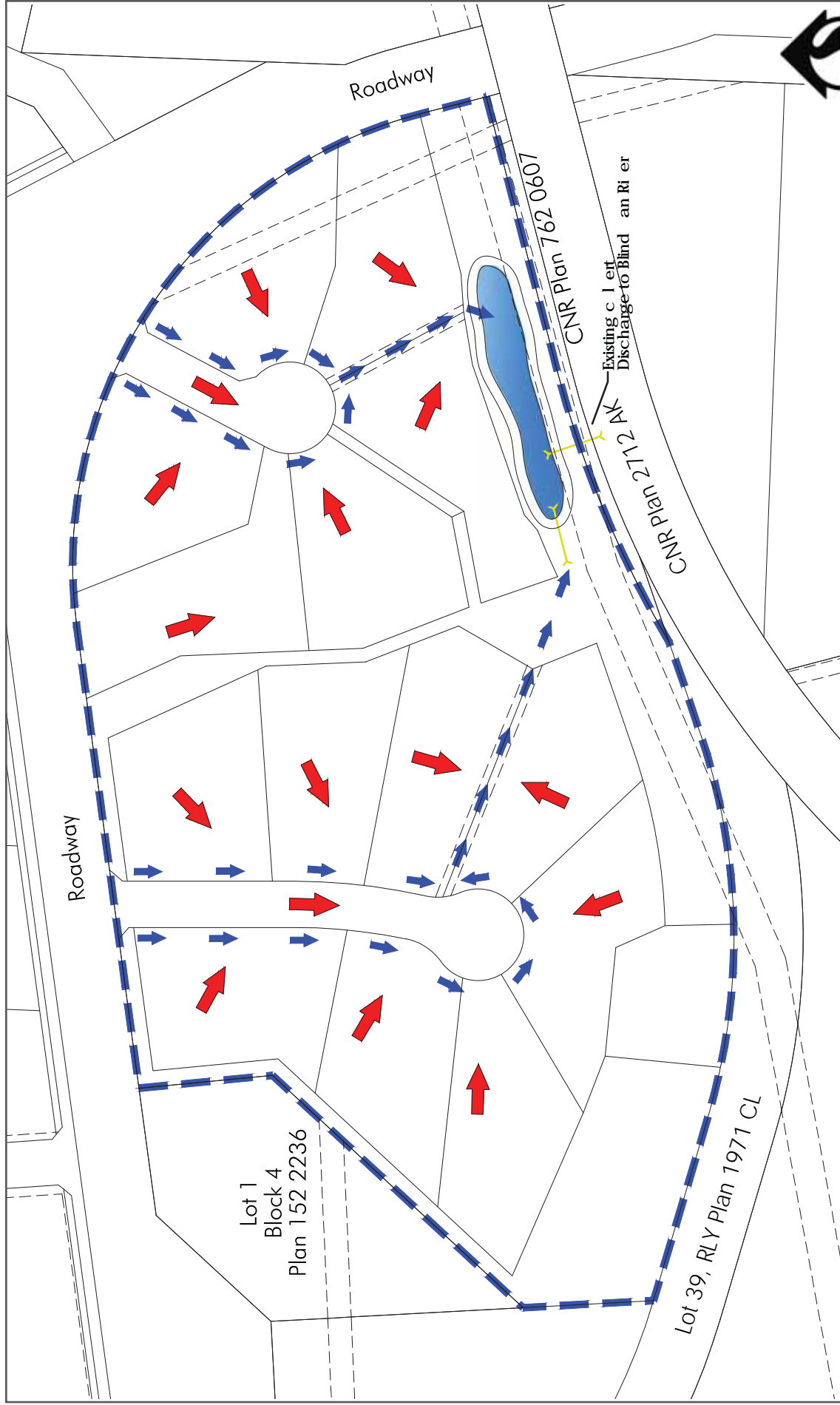
FIGURE 7 - Open Space Network
Sandhill Estates Outline Plan



LEGEND

- 20.12m Country Residential Subdivision Roadway
- Outline Plan Boundary

FIGURE 8 - Transportation Concept
Sandhill Estates Outline Plan



LEGEND

- Overland Drainage Direction
- Linear On-Site Storage Ditches
- Drainage Swale
- Inlet/Outlet Culverts
- Stormwater Management Facility
- Outline Plan Boundary

FIGURE 9 - Stormwater Servicing
Sandhill Estates Outline Plan

Appendix D – Completed Feedback Forms

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?

☒ 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 EVEN REASONABLE
NEEDS TO MEET PRESENT 4-5 ACRE
GUIDELINE 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?

☒ 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?

☒ Do Not Agree

☐ Neutral

☐ Agree

☐ Strongly Agree

Comments:

FINE AS IS

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:

DENSITY OUT OF PROPORTION
OF WHAT IS HERE @ PRESENT

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

Sandhill Estates Outline Plan

PUBLIC INFORMATION SESSION – February 7, 2017

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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 do not support these lot sizes. There would be a significant amount of traffic, construction, and volume of people in the area. 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?

☒ Do Not Agree ___ Neutral ___ Agree ___ Strongly Agree

Comments:

At the open house it is evident this development is not welcome.

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:

large park

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.

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Sandhill Estates Outline Plan

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☒ 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 density.
Burbank has minimum 2.5 acres & maximum 5 acres lots and we would like to keep 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?

☒ Do Not Support

☐ Neutral

☐ Support

☐ Strongly 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?

☒ Do Not Agree

☐ Neutral

☐ Agree

☐ Strongly Agree

Comments:

The green space is beside the railroad tracks which makes it less attractive for people who want

Sandhill Estates Outline Plan

PUBLIC INFORMATION SESSION — February 7, 2017

to use it for enjoyment. (picnic, 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?

Comments:

*or revise
Do not change the country residential zoning
we would prefer to keep the lot sizes
25 acre lots*

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:

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. Concerns 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

Contact

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Sandhill Estates Outline Plan

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☒ 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.

Density should be the size of already existing lots in 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?

☐ Do Not Agree

☒ Neutral

☐ Agree

☐ Strongly Agree

Comments:

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:

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:

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

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?

☒ 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.

lot size should be consistent with
Burbank estates (min 3 AC min)

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:

My understanding is was not supposed
to be more development on south side
of Burbank Rd. Even so, lot size is small
Density too high in proposed development

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:

like ER + MR in plan but
that's not the point.

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:

forage sites should be min (3 Acres)
want to know more about water table
How will my well (180ft) be affected
over time.

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:

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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?

☐ 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 adequately provide
enough space for septic 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 Support

☐ Neutral

☐ Support

☐ Strongly Support

Comments:

Residential lots are only 1/3 of
required size. So the natural area
should remain exactly as it is. Agricultural
No more access off Burbank 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 Agree

☒ Neutral

☐ Agree

☐ Strongly Agree

Comments:

As long as only 3 acre lots are the
minimum.

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:

- We have an excellent neighborhood already without adding high density housing. We will argue to maintain density as it is now.

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:

- We strongly oppose lots less than 3 acres, high density (detrimental to our wells & aquifers)
- Will vigorously oppose any new access off Burbank Road.

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:

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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?

- ☒ 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 DO NOT AGREE. IT WILL RUIN
THIS COMMUNITY. I DO NOT WANT
CITY FEEL IN A ~~RURAL~~ 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

Comments:

TOO MANY LOTS!

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:

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:

NONE. DO NOT AGREE WITH THE PROPOSAL AS IT IS PRESENTED

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:

LOTS SHOULD STAY WITHIN THE CURRENT COUNTY RULES 3-5 ACRE LOTS ONLY
~~DO NOT PUT ACRE~~

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: _____

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gordon.lau@stantec.com

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

Sandhill Estates Outline Plan

PUBLIC INFORMATION SESSION — February 7, 2017

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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 too small and the increase in population density is too large to be able to handle the sewage water etc.

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:

Burbank is perfect the way it is 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 Agree ___ Neutral ___ Agree ___ Strongly Agree

Comments:

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:

No increase in noise or traffic

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:

Would not like to see development
of lots 73 acres to reduce impact on
environment, roads utilities

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:

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Sandhill Estates Outline Plan

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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, 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:

More Houses = more traffic = I could
go on and on.

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?

☒ Strongly

☐ Do Not Agree

☐ Neutral

☐ Agree

☐ Strongly Agree

Comments:

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:

If you want a village
Blackfoot is right there.
Not here

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:

Not Welcome in Barbanks

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 M _____

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

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Sandhill Estates Outline Plan

PUBLIC INFORMATION SESSION — February 7, 2017

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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.

- Keep within current acreage size 4.5.
- water & sewage need to be piped into city services
- recreation facilities not necessary for subdivision (do not want extra population visiting)

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:

Too populated for this existing 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 Agree

☒ Neutral

☐ Agree

☐ Strongly Agree

Comments:

Without recreational space (playground, parking lot, etc).

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:

I believe it is best to leave the natural area as natural as possible.

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: _____

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Sandhill Estates Outline Plan

PUBLIC INFORMATION SESSION – February 7, 2017

Feedback Form

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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 am OK with development
but the size of the lot is too small
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 Support

☒ Neutral

☐ Support

☐ Strongly 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 Agree

☐ Neutral

☐ Agree

☐ Strongly Agree

Comments:

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:

I do like a walking Trail
that is ~~g~~ semi-private using
public right away.

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:

Please make all effort to increase
lot size & make sure water supply.

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 _____

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Sandhill Estates Outline Plan

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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.

TO SMALL STORIED SPACE WITH THE ORIGINAL LOMA
PLAN 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 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?

☒ Do Not Agree

☐ Neutral

☐ Agree

☐ Strongly Agree

Comments:

STAYED STICK TO THE ORIGINAL BURBANK PLAN.

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:

SHOULD HAVE MIN ACREAGE SIZE OF 3.7 ACRES

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:

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gordon.lau@stantec.com

From: [REDACTED]
To: [Lau, Gordon; pduke@lacombecounty.com](mailto:pduke@lacombecounty.com)
Cc: [Darcy Gabert \(gabertdl@albertahighspeed.net\); bshepherd@lacombecounty.com](mailto:gabertdl@albertahighspeed.net)
Subject: Emailing: [REDACTED] - 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,
[REDACTED]

Sandhill Estates Outline Plan

PUBLIC INFORMATION SESSION – February 7, 2017

Feedback Form

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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 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 TO 15 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.

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:

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.

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:

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.

Sandhill Estates Outline Plan

PUBLIC INFORMATION SESSION – February 7, 2017

#4 CONT'D. 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.

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 AREAS NOT WITHIN RESIDENTIAL AREAS WHERE PRIVACY IS INVADEN. 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!

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:

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.

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: _____

YES, THE LIGHTS FROM YOUR WEST PROPOSED ROADWAY WILL SHINE RIGHT INTO MY HOUSE.

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

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IN THE LAND USE BYLAW, IN SECTION 4, PAGE 20, IT STATES THE LOCAL PLAN SHALL BE RECOGNIZE IN PLACE OF AN AREA STRUCTURE PLAN

THIS AREA IS NOT A "NEW" OR GREENSTICK DEVELOPMENT AREA. WHEN THE COUNTY 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.

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.

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?

☒ 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
this area.
will decrease value of all existing acreages

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:

too many trees will be removed
Wildlife 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?

☒ Do Not Agree ☐ Neutral ☐ Agree ☐ Strongly Agree

Comments:

The green space proposed w. 11 not even
come close to compensate for this plan

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:

NONE, go to ~~separate~~
these proposed amenities likely won't even be
big enough for the houses planned

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:

With increase of this magnitude a lot more
TRAFFIC will become dangerous to walk on Road,
MORE garbage in ditch, more exposure to thieves,
wildlife disruption, this will totally Ruin Country Living Feel
PLEASE Keep Lot sizes to 4-5 ACRES & LEAVE ALL TREES

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 M _____

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

Sandhill Estates Outline Plan

PUBLIC INFORMATION SESSION — February 7, 2017

Feedback Form

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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.

unacceptable - Burbank lot sizes
are to be 3½+ acres as stipulated

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:

again to many homes is
such a small area

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:

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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 of the Amenities Planned
will benefit the community as
we all have our own natural areas
trails etc

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 all of us in Burnbank 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
running this beautiful subdivision.

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

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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 ridiculous 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

Comments:

This whole natural grassland will be changed ~~forever~~ once the bulldozers start working. you can't get the native features back once destroyed.

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:

~~It's~~ It's not an open space network with condensed tiny lot's.

The extra vehicle traffic will fill in any voids of space!

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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 already have natural space in our "Large Lots."
It also exists in Rimbank Park.
What Sandhill proposes is for them only!! Don't try
and put words in our mouth.

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:

We have voiced this as a community together. The
condensed lot's are not welcome & not what type
of Subdivision we bought into.

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

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Name

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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.

Lot size needs adjustment at least double the size to be similar to the rest of the Burbank 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:

As per plan more detail is required to define what will remain as natural area

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:

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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 above listed amenities would likely benefit the new community rather than the Burbank area at large.

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:

The two access roads into Burbank road are not suitable. Access must be limited to one only.

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

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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.

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

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:

The natural features of Burbank are
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

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:

No matter what you do there are too many
lots for this area. Too many.

Sandhill Estates Outline Plan

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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:

I am against this saturated community
being imposed on the Burbank Community
3 acre lots are better for 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 & quiet disrupted, scenic view disrupted,
increased taxes. Our 'country living' will be lost
in all of the congestion. Resale 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: _____

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☒ 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.

TO MANY LOTS - IT LOOKS CROWDED & MORE LIKE A
VILLAGE THAN AN ACREAGE. SHOULD BE AROUND THE
3 ACRE SIZE

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:

NOT REALLY, AS PEOPLE BUILDING AGAINST THE HILLS
WILL DESTROY THE TREES TO SOME EXTENT

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:

WE DON'T NEED EXTRA PLAY GROUNDS OR PARKING, AS
THAT INVITES TROUBLE FROM OUTSIDERS.

Sandhill Estates Outline Plan

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THE WALKING AREAS WOULD BE NICE, BUT AGAIN
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 OUTSIDE
THE COMMUNITY. YOU WOULD FIND MORE BREAK-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:

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

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

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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?

☒ Do Not Support ☐ Neutral ☐ Support ☐ Strongly Support

Comments:

Not 2-4 lots

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:

Sandhill Estates Outline Plan

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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:

With 14 lots it needs to be
on Town (Blackfolds) water + sewage

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:

Will mean a lot more traffic, people
& dogs (running loose)

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

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Name: _____

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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.

We are very opposed 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?

☒ Do Not Support ☐ Neutral ☐ Support ☐ Strongly Support

Comments:

A sub-division of this size will ruin the scenic,
peaceful area. Significant disruption to the land,
ruining the natural habitat. Its against the Burbank Area Local
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

Comments:

There should be no more than 3 to 4 lots
subdivided in this area.

Sandhill Estates Outline Plan

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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 do not want to see this sub-division approved at all, but if approved there must be better planning • Less lots!

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:

We are concerned about extra traffic, safe place for our children to play or ride their bikes;
Extremely concerned about water supply, drainage issues and protection of the river valley environment!

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

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Name: _____

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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 think the lots are too small for private water / sewer systems.

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?

☐ Do Not Agree

☒ Neutral

☐ Agree

☐ Strongly Agree

Comments:

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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:

I would like to know why this development can have private water/sewer, when every other development is required to have communal services

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

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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.

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)
 - 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,

- 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?

☒ 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.

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 municipal reserves policy 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'.
 - 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?

☒ 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 its 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.

Page 1 of 2

Sandhill Estates Outline Plan PUBLIC INFORMATION SESSION –

February 7, 2017

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:

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
 - 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.**
 - Stantec Consulting should be able to show that they adequately understand the groundwater supply and how it 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

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?

☒ 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 development should be in accordance with all the other acreages size wise

This amount of housing density means excess drilling of wells - basements - and under ground laying of lines will disturb a delicate water table in this area. That many sewer manholes cannot guaranty 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 natural features?

☒ Do Not Support ☐ Neutral ☐ Support ☐ Strongly Support

Comments:

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

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:

There should be the same amount of green space as each of the existing acreages

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:

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.

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 letter please 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:

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

Appendix E – Submitted Letters

From: [REDACTED]
To: bshepherd@lacombecounty.com; [Lau, Gordon](#); pduke@lacombecounty.com
Cc: dfreitag@lacombecounty.com; kboras@lacombecounty.com
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.

[REDACTED]

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, [REDACTED] 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 [REDACTED] 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,

[REDACTED]

[REDACTED]

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!

[REDACTED]

Completed by:

Burbank Meadows [REDACTED] Burbank Road

From: [REDACTED]
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
[REDACTED]

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: [REDACTED]
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.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Lau, Gordon; pduke@lacombecounty.com](mailto:pduke@lacombecounty.com)
Cc: [REDACTED]
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 [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?

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.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

January 24, 2017

Stantec: Attention; Mr. Gordon Law

To Whom It May Concern

As an adjacent landowner, living at [REDACTED], 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.

[REDACTED]
[REDACTED]
[REDACTED]



January 13, 2016
File: 112899003

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

Dear Landowners,

Reference: Sandhill Estate Outline Plan

2842107 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.

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

Regards,

stantec Consulting Ltd.

Gordon Lau, RPP MCIP, ENV SP
Associate, Practice Leader
Phone: 403-341-3320
Email: gordon.lau@stantec.com

*We have no objections to
this application*

