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Lakeview Estates at Lac La Nonne Area Structure Plan

Lot 1 Block 1 Plan 102-2082

& Plan 142-0619

Within

NE 18-57-2-W5

County of Barrhead No. 11

June 8, 2021

File #8050300

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1 Background information

1.1 Introduction

In response to the demand for recreational development that is readily accessible to Edmonton and other urban municipalities, the proponent of the *Lakeview Estates at Lac La Nonne Area Structure Plan* is proposing to develop a staged subdivision to meet this need. The subdivision will provide to its residents a lake front recreational development for four season use on Lac La Nonne. The subject parcel is approximately 60 minutes north west of Edmonton on Moonlight Bay on the east side of Lac La Nonne in *Barrhead County No. 11*. The proposed development will consist of individually owned lots. The total plan area is approximately 18.1 ha (45 acres) and is districted for the proposed use (Residential Recreation-RR).

1.2 Purpose

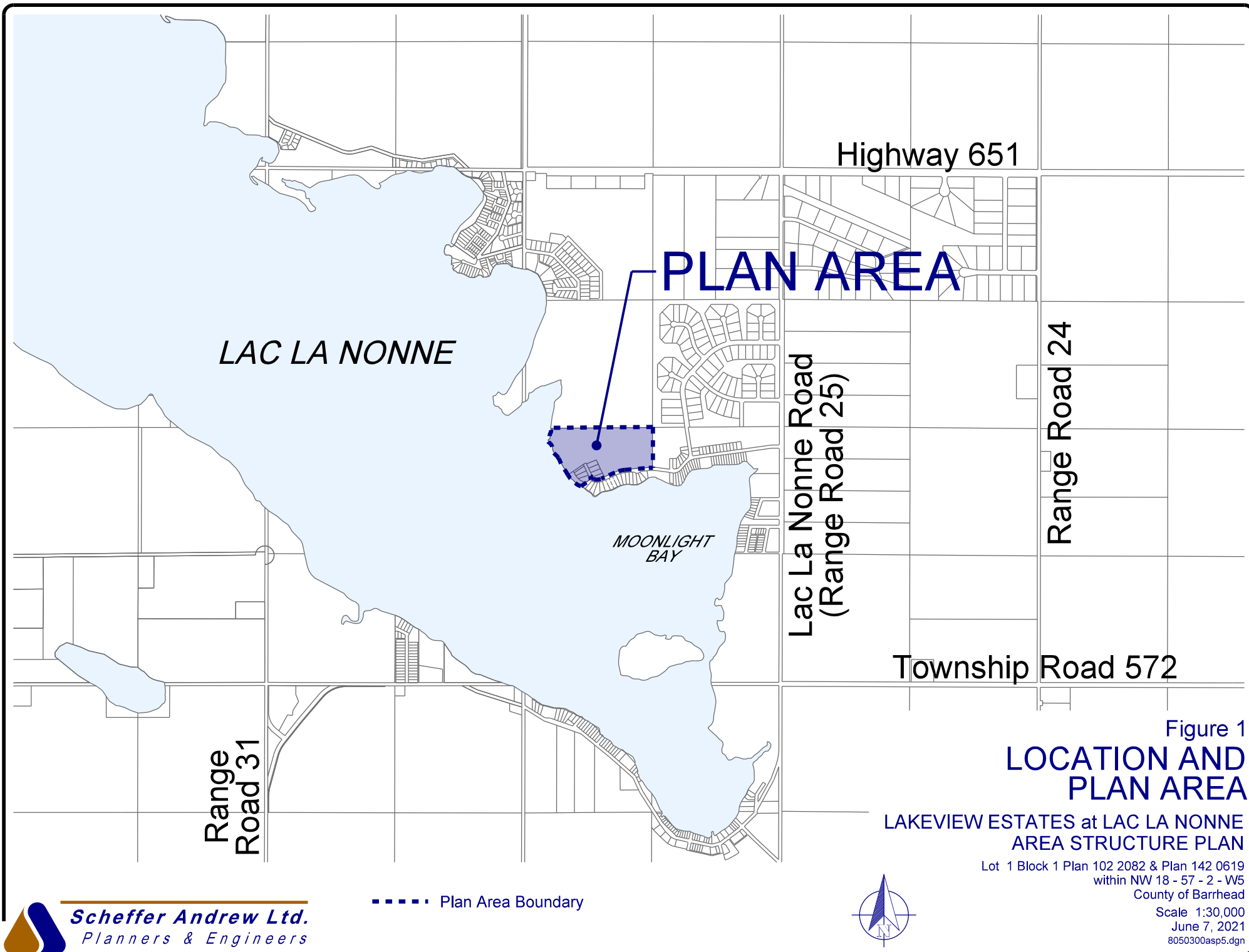
The *Lakeview Estates at Lac La Nonne Area Structure Plan (ASP)* provides an overview of the land use concept including open space, describes the subject area, servicing requirements needed to support the proposed development including environmental protection for the lake. This ASP will support future subdivision applications.

1.3 Plan Area and Location

The plan area, within the NE 18-57-2-W5, is located along the eastern shore of Lac La Nonne in Moonlight Bay in Barrhead County No. 11 (Barrhead County) southwest of the intersection of Highway 651 and Range Road 25 (Lac La Nonne Road). The plan area can be accessed via Duncan Road, which intersects Range Road 25 to the east of the plan area. Figure 1 **Location and Plan Area** depicts the location of the parcel.

1.4 Ownership

This Area Structure Plan has been prepared on behalf of *RTD Property Development Inc.*, the registered owner of the original plan area of 18.1 ha. The first stage of development of six lots was registered in 2014 and two of these lots have been transferred to new ownership. There are no registrations on the parent title that would encumber future development. There is a temporary turnaround registered on the parcel which can be discharged by the Municipality when a new turnaround is constructed to support future stages.



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2 Policy Context

2.1 Upper Athabasca Regional Plan (UARP)

The development plan for Lakeview Estates at Lac La Nonne falls within the boundary of the Upper Athabasca Regional Plan yet to be developed by the Alberta Government (UARP). The UARP will be prepared under the *Land Use Framework* which is guided by the *Alberta Land Stewardship Act*. The proposed ASP will incorporate the intent of the Land Use Framework including efficient use of land to reduce the human footprint and conservation and stewardship on private and public land.

2.2 Municipal Development Plan

The proposed *Lakeview Estates at Lac La Nonne Area Structure Plan* is consistent with the *Barrhead County Municipal Development Plan Bylaw No. 4-2010 (MDP)*.

Under Section 3.4 Lakeshore Country Residential Development

The proponent is proposing a fee simple residential development adjacent to Lac La Nonne with a subdivision design incorporating environmental protection and municipal reserves that is compliance with this section. Lake quality will be maintained and environmental degradation minimized with a storm water management system designed to Provincial standards to cleanse all water entering the lake from the site and no wells or on-site sewage disposal systems allowed.

Under Section 4.1 Reserves and Conservation Easements

The bed and shore of Lac La Nonne, as environmentally sensitive land, will be protected by a 30.0m environmental reserve. All other environmentally significant areas identified in the biophysical assessment will be recognized within the Plan area and will also be protected by an environmental reserve.

All open space owing under the *Municipal Government Act* within the Plan area will be dedicated as land and sited so as to provide trail systems/open spaces to benefit all County residents and provide connectivity for wildlife.

2.3 Lac La Nonne Intermunicipal Development Plan

The proposed ASP is consistent with the development guidelines within the *Lac La Nonne Intermunicipal Development Plan (IDP)* between the Summer Village of Birch Cove and Lac Ste. Anne and Barrhead County. The proponent is proposing residential recreation development in an area designated for that use in the IDP. The subject parcel consists of marginally productive farmland and, due to lake proximity, has a high recreational and scenic value. Consistent with the IDP, the bed and shore of the lake will be protected by an Environmental Reserve and water released from the site will not be detrimental to the environmental quality of the lake or lake shore.

2.4 Area Structure Plan

The subject parcels are not included in an approved area structure plan. This ASP is being prepared for Council's consideration and approval to support future subdivision applications.

2.5 Land Use Bylaw

The subject parcels are currently districted RR – Residential Recreational, in *Barrhead County Land Use Bylaw No. 5-2010*, which provides opportunities for multi-lot recreational residential development for developable parcels adjacent to *Lac La Nonne* and *Thunder Lake*. The proposed future lots for the fee simple development will have a minimum area of 0.2 ha (0.5 acres). A subdivision approval is required prior to implementation of the proposed use.

3 Site Analysis

3.1 Site Description

The topography at the site is undulating with a maximum elevation difference of 6 to 7 metres. The land on the property and surrounding land slopes from the east and northeast, downward toward the southwest and the shore of the lake. A rise extends inland through the west boundary of the site with two knobs of land, one near the northwest and other near the southwest part of the property. There are low marshy areas in the north central area, southwest corner east of the bend of Duncan Road into the parcel and along the east boundary.

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The subject lands are heavily treed with trees cleared during the first stage of development in order to accommodate the extension of Duncan Road to the north parcel boundary and the building sites for the first stage of development. The majority of the site is vegetated with a mixed wood deciduous forest with well drained soils.

The east shore of *Lac La Nonne* defines the western boundary of the plan area. There is a transition of vegetation types from the water's edge with bulrushes on muddy shores to reed grass transitioning to upland grasses and to the deciduous forest.

Along the west side and centre of the site the deciduous forest is dominated by mature trembling aspen. Balsam poplar is found particularly in lower wetter locations and all of the forest has an understory of shrubs and trees. The north central and east low area contains a thicket vegetated by willows around the periphery. The center of this thicket is vegetated with sedges and marsh reed grass. The lower area in the southwest part of the property also contains a small thicket again with willows on the periphery and marsh reed grass in the center.

There is approximately 1250 m (4100 feet) of shore line of *Lac La Nonne* adjacent to the subject lands. The original township survey established the bed and shore of the lake in 1903. The bed and shore of *Lac La Nonne* within the titled area was subsequently surveyed by L. Chad Finner, A.L.S. on August 26, 2008, along with the top of bank. The determination of the change in the bed and shore was accepted by the Provincial Government and was registered in 2010 as Plan 102-2082.

An **Air Photograph** for the plan area is depicted in Figure 2 and was flown in the summer of 2014. Figure 3 indicates the **Topography** of the plan area.

3.2 Land Use Context

The lands directly north of the subject parcel are undeveloped and is a treed site similar to the subject lands. To the northeast and east are existing country residential development. Southeast and south of the site are existing recreational residential lots with both full time and seasonal use. The parcel is bounded by *Lac La Nonne* to the west. The proposed residential use is compatible with the existing residential uses surrounding the parcel.

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Lac La Nonne

----- Plan Boundary

BLOCK R4

SW 1/4 Sec 19 - 57 - 2 - W5

Lot 1 Block 1
Plan 102 2082

Plan 142 0619

SUBDIVISION PLAN 3161 TR
BLOCK 12

Duncan Road

Lot R1, Block 4
Plan 772 1956

Lot 14, Block 10
Plan 172 3327

Figure 3

TOPOGRAPHY

LAKEVIEW ESTATES at LAC LA NONNE
AREA STRUCTURE PLAN

Lot 1 Block 1 Plan 102 2082 & Plan 142 0619
within NW 18 - 57 - 2 - W5
County of Barrhead

Scale 1:3000
June 7, 2021
8050300asp5.dgn



3.3 Biophysical Assessment

A **Biophysical Impact Assessment** was prepared by *Green Plan Ltd.* dated May 2021 for the Area Structure Plan area. This report identifies significant and sensitive environmental natural features in the Plan area and makes recommendations what mitigation and monitoring measures are necessary to achieve sustainability of the site. It also provides details on the diversity of upland vegetation in terms of the range of tree cover and general structure (vertical and spatial complexity) and the wetland features. The range of biological diversity on the subject lands provides a viable habitat for many forms of wildlife including ungulates, amphibians and migratory birds.

Specifically, this report identified environmental effects that may occur from lake shore development and provided recommendations for mitigation from these potential effects on both the aquatic and terrestrial ecosystem. In addition to protection of the riparian area adjacent to the lake via an Environmental Reserve, examples of additional recommendations include maintaining protection of low areas which contain wetland vegetation communities, recommended seasonal timing for the removal of trees, and ensuring that silt or nutrients into Lac La Nonne due to surface runoff or sanitary treatment is restricted. A copy of this report will be submitted under separate cover.

3.4 Geotechnical Assessment

A **Geotechnical Site Investigation Report** for the site was prepared by *Hagstrom Geotechnical Services Ltd.* dated October 20, 2008..and provides an assessment on the parcel subsurface conditions and provides recommendations for the development of municipal infrastructure and homes. The subsurface conditions of the titled area are favourable in most areas for the proposed development.

The geotechnical report provides an assessment of groundwater conditions. **Figure 4** indicates the areas of high water table at the time of the drilling. The report does not preclude construction of homes in areas of high ground water table and recommends additional testing by the home owner to support home construction. Specifically, it is recommended that at least two test holes be drilled by a qualified geotechnical professional at each home location to confirm the soil and groundwater conditions. This qualified professional may make additional home site specific recommendations.

The geotechnical report will be submitted under separate cover to the municipality.

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3.5 Resource Extraction

A land development package dated June 2008 was received from the Energy Resources Conversation Board (ERCB). A review of the package indicates that there are no constraints to development on the quarter section or on adjacent lands from resource development that would affect residential development. A review of the Abadata website on February 16, 2021 confirms the same conclusions as the ERCB package. There are no abandoned well sites on the subject lands or in close proximity. **Appendix A** contains a map generated from the *Alberta Energy Regulator* website on “Alberta Abandoned Well Locations” dated February 16, 2021 indicating the location of abandoned wells in the map area.

3.6 Phase I Environmental Site Assessment

Wood Environment & Infrastructure Solutions were engaged to prepare a *Phase I Environmental Site Assessment* to identify actual or potential environmental contamination of the subject lands that may have resulted from previous land use, construction, management or operation of the property. This document, dated May 2018, identified no concerns on the site that would require additional investigation. A copy of the report will be submitted under separate cover.

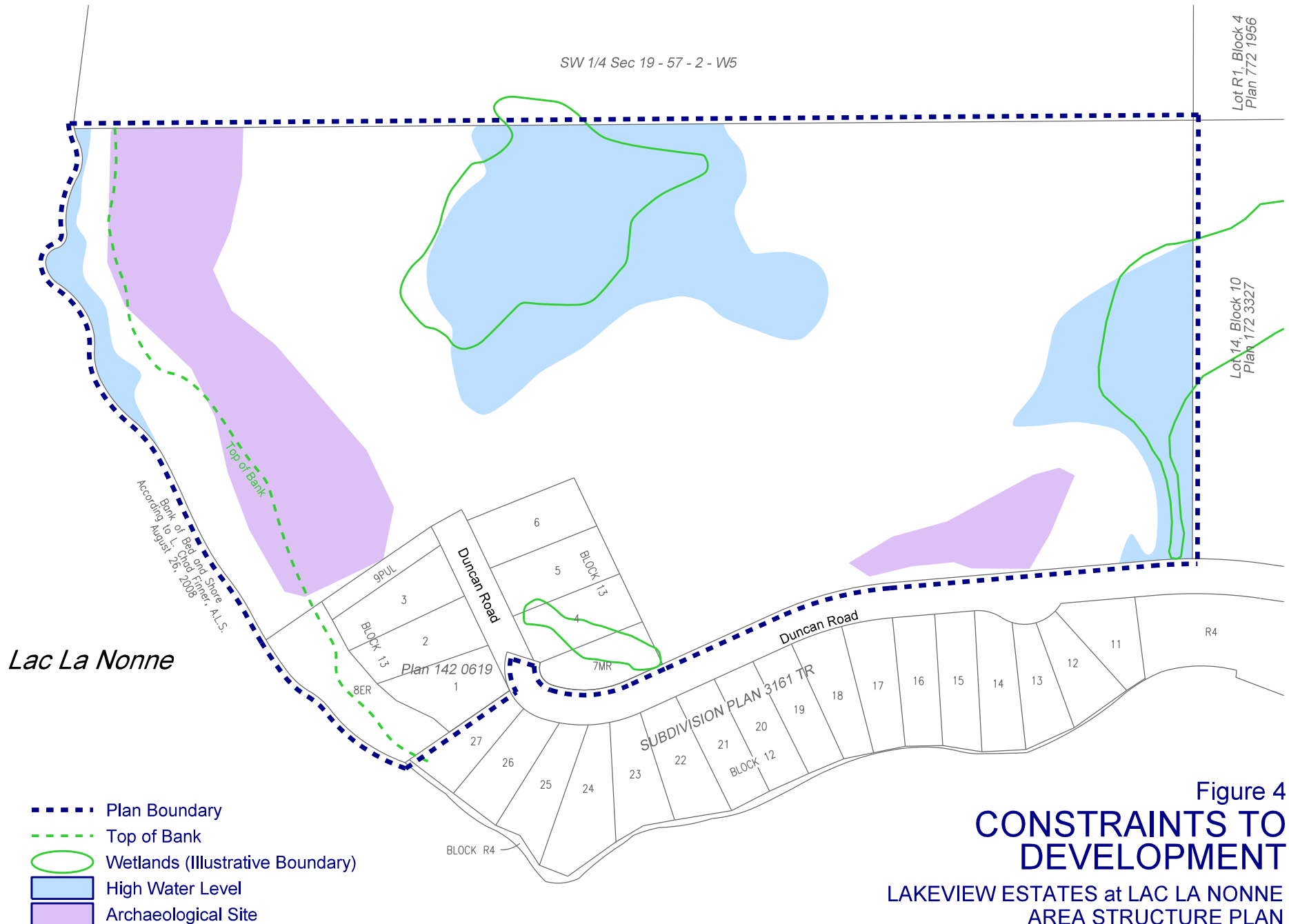
3.7 Historical Resources

The ***Historic Resources Act Clearance*** letter with conditions from *Alberta Culture Heritage Division* was received December 2, 2009 for the first stage of subdivision within the plan area. To support this clearance request, *Alberta Western Heritage, Inc.* was engaged by the developer to prepare a *Historical Resource Impact Assessment* of the parcel. Two archaeological sites were discovered during the heritage assessment and additional testing was completed to ascertain the extent of the sites. The report is dated April 2009 and will be submitted under separate cover. The first stage of development did not encroach into the archaeological sites thus partial clearance for the parcel was given.

In order to obtain clearance for the balance of the parcel, *AMEC Environment & Infrastructure* was contracted by the client to conduct a detailed field study on the site immediately adjacent to the lake. The report, *Historic Resource Impact Assessment* dated January 2015 will be submitted under separate cover to the municipality.

The ***Historic Resources Act Clearance*** letter with conditions from *Alberta Culture Heritage Division* was received September 1, 2015. Development on the balance of the site is allowed under this Provincial Act, except for the area in the south east portion of the parcel which is to be excluded from development. This site was not examined further in a field study similar to the site on the west portion of the parcel which was examined in detail. When subdivided, this excluded area will be protected by a non-credit Municipal Reserve lot. Figure 4 ***Constraints to Development*** delineates the identified archaeological sites. Copies of the Clearance Letters are included in **Appendix B**.

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4 Development Concept

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4.1 Overall Concept

Figure 5 depicts the **Development Concept** for *Lakeview Estates at Lac La Nonne*. The logical extension of Duncan Road in conjunction with avoidance of the central and east wetland is the guiding factor of the development concept along with provision of green space adjacent to as many lots as possible and to provide buffering to existing development to the south.

There are two roads proposed with residential recreational development on both sides. The westerly road is an extension of Duncan Road and will currently dead-end until such time the lands to the north are developed. This road is in the Stage 1 and 2 development. The future development (unknown timeline) to the north will provide the connection between Duncan Road and the Idle Hours Road. The Stage 5 lot will be held off the market on the east side of Duncan Road to provide room for the development of a temporary turnaround until such time the landowners to the north chose to develop and extend Duncan Road. The second proposed road is a cul-de-sac heading east north of Stage 1, basically in parallel to Duncan Road to the south. Stages 3 and 4 are located within the cul-de-sac with a central park area. Drainage will be conveyed in the roadside ditches and culverts to the two sedimentation bays to provide water quality enhancement prior to discharge into Lac La Nonne.

All lots are to be developed will be as per the current Land Use Bylaw for the district which maintains a minimum lot area of 0.2 ha (0.5 acres). It is anticipated that there will in the range of 37 lots developed in the five stages. The majority of lots are backing onto green space which is a combination of Environmental (ER) and Municipal Reserve (MR).

Stage 1 and 2 development design is guided by the provision of lake front lots on the west side of Duncan Road and lots fronting Duncan Road on the east side. Two MR parcels are being dedicated in Stage 2. To the east of Stage 2, the central wetland area is being preserved in Stage 3. For the proposed stage 3 and 4 development, a green buffer has been provided between existing lots to the south and the proposed development. A central green area (MR) has also been provided in the cul-de-sac to provide additional privacy for lots fronting each other. The majority of the perimeter of the Stage 3 and 4 development will be surrounded by land left in its natural stage (combination of MR and ER).

The Stage 5 lot will be marketed at such time as when the temporary turnaround can be removed from Duncan Road. This will occur when the parcel to the north develops and extends Duncan Road accordingly into their development area and provides either a connection to the Idle Hours Road or constructs another temporary turnaround within its plan area.

A combination of Environmental Reserve (ER) and Municipal Reserve (MR) will be dedicated within the plan area to protect areas of environmental (central and east wetland), historical (archaeological) concern, provide buffering to existing development to the east and south and to provide public park space and green space in close proximity to as many lots as possible. It is anticipated that there will no formal park space development except for the possibility of a trail developed from the public road to the lakeshore to provide easy access for residents in the Stage 2. All Municipal Reserve owing under the Municipal Government Act will be dedicated as land and there will also be non-credit Municipal Reserve dedication for the Stage 1 Municipal Reserve parcel and the proposed MR parcel to protect the archaeological site in the Stage 4 development. This parcel on the development concept has been identified with a *. It is anticipated that approximately 40% of the site will be left in its natural state.

The dedication of an Environmental Reserve lots at the time of plan registration for Stage 1 and 2 will maintain the riparian area adjacent to Lac La Nonne. The width of the Environmental Reserve will be a minimum of 30.0m from the legally defined bed and shore. An additional 6.0 setback from the legal surveyed top of bank will also be protected within the Environmental Reserve.

4.2 Site Usage

The statistics for capacity projections and proposed projections for the land use concept are as follows. Density of development is assuming 2.8 persons per unit. This is a conceptual density subject to the review and approval of future subdivision applications by Barrhead County. It is anticipated that the majority of the residents will be not be utilizing these homes for full time use.

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Designated Site Usage	Stage 1 Area (ha)	Stage 2 Area (ha)	Stage 3 Area (ha)	Stage 4 Area (ha)	Stage 5 Area (ha)	Total Area 18.05	% of Total Area
Municipal Reserve	0.00	0.63 *	0.63	0.64	0.00	1.91	10.6%
Municipal Reserve (non-credit)	0.16			0.68	0.00	0.84	4.6%
Environmental Reserve	0.35	1.32	2.11	0.81	0.00	4.59	25.4%
Road	0.18	0.53	0.68	0.46	0.00	1.85	10.2%
Public Utility Lots	0.09	0.06	0.09	0.00	0.00	0.24	1.3%
Residential Lots	1.19	2.44	2.46	2.28	0.26	8.63	47.8%
Total Area	1.97	4.98	5.97	4.87	0.26	18.05	100.0%
MR obligation (ha) by stage	0.16	0.37	0.39	0.41	0.03	1.35	
Proposed number of residential lots	6	11	11	9	1	37	

*stage 2 dedicating additional 0.16MR for stage 1 and 0.026 for stage 5

Table 1: Designated Site Usage by Stage

Stage	Number of Units	Population
1	6	17
2	11	31
3	10	28
4	9	26
5	1	3
Total	37	105

Table 2: Population by Stage

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Designated site usage	Percentage of total site	Area
Municipal Reserve	15.2%	2.75 ha
Environmental Reserve	25.4%	4.59 ha
Road	10.2%	1.85 ha
Public Utility Lots	1.3%	0.24 ha
Residential Lots	47.8%	8.63 ha
Total	100.0%	18.05 ha

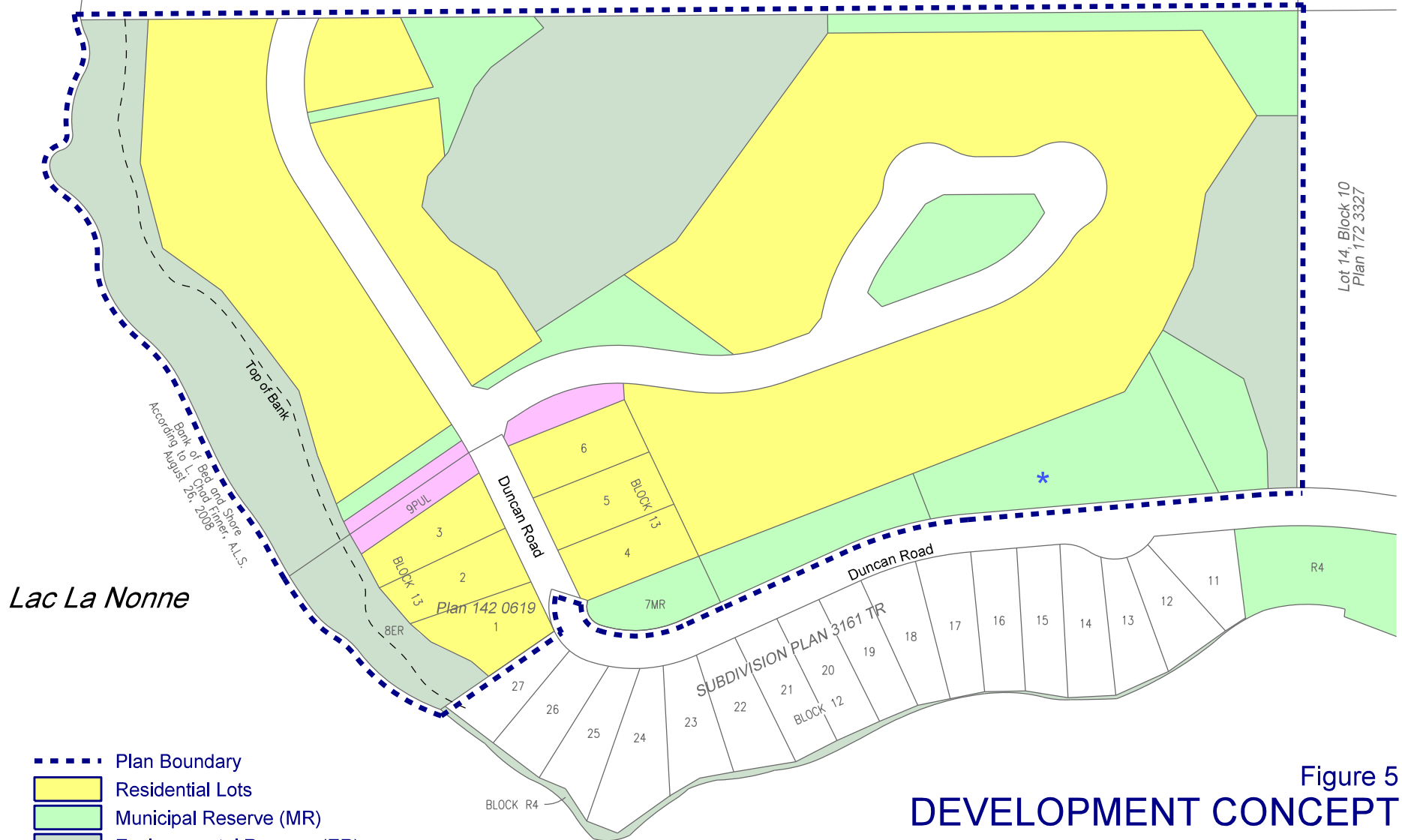
Table 3: Designated site usage

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SW 1/4 Sec 19 - 57 - 2 - W5

Lot R1, Block 4
Plan 772 1956

Lot 14, Block 10
Plan 172 3327



- Plan Boundary
- Residential Lots
- Municipal Reserve (MR)
- Environmental Reserve (ER)
- Public Utility Lot (PUL)

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Figure 5
DEVELOPMENT CONCEPT
LAKEVIEW ESTATES at LAC LA NONNE
AREA STRUCTURE PLAN

Lot 1 Block 1 Plan 102 2082 & Plan 142 0619
within NW 18 - 57 - 2 - W5
County of Barrhead

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4.3 Environmental Protection

Environmental stewardship of land tends to be enhanced when there is ownership of the land. Future owners of the lots within this ASP are investing into a lifestyle based upon the surrounding physical environment. Thus, maintaining or improving the ecosystems both onsite and offsite will be of paramount concern including the quality of water entering Lac La Nonne.

a) Septic handling

As per the *Alberta Private Sewage Systems Standard of Practice 2009*, a holding tank and pump out system is only permitted within 90 metres of the lake shore. Beyond 90 metres a soil based treatment system is permitted. A caveat will be registered on title indicating that a soil base treatment system is NOT permitted and that only a holding tank with pump out by vacuum truck be allowed within the plan area. This will ensure that there is no possibility of leaching of sanitary effluent into the water table and lake.

b) Control of surface runoff

By utilizing low impact development for storm water management there will be an improvement of the water quality of the surface runoff that will be discharged into the lake via the storm water management facility from the site. This will also include improvement of water quality in offsite surface water flowing through the plan area via treatment in the sedimentation bays.

c) Tree Removal

Minimizing the removal of trees in the development is crucial as the intent of the development is to provide ownership of lots in a natural environment. Removal of natural vegetation will be mitigated and reduced to only what is required to provide a suitable building pocket. It is noted that adherence to FireSmart principles may require additional tree removal in order to protect the built form.

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5 Infrastructure

5.1 Access and Circulation

The overall transportation and circulation patterns for the ASP area are shown on Figure 6 **Transportation Network**. Initial legal and physical access to the site will be via Duncan Road, accessed off of Lac La Nonne Road (Range Road 25) which is to the east. The Range Road then provides a connection either north to Highway 651 or south on the County rural road network.

Stage 1 and 2 will be developed on both sides of the extension of Duncan Road to the north boundary of the plan area. The existing temporary turnaround for Stage 1 will be removed after the construction of the Stage 2 temporary turnaround at the north boundary of the plan area. Stages 3 and 4 are accessed by an internal cul-de-sac to the eastern portion of the plan area north of Stage 1.

A temporary turnaround is proposed to remain on the north end of Duncan Road until such time the road is continued to the north and tied into the road in Idle Hours Resort. Stage 5 contains the lot that will be registered with the removal of the temporary turnaround. This road connection will only occur if the landowners to the north chose to develop. It is noted that east of the subject site, there is an undeveloped legal road right of way connecting Duncan Road to the Moonlight Bay Estates development which would provide an alternative road connection to Duncan Road. The timing of the development of this alternative road connection is at the discretion of the municipality.

A *Traffic Impact Assessment Report* was not required by the municipality to support the ASP and the second stage of development (estimated 11 lots) as the projected timeline for the full development of the plan area is unknown. At the time of each subdivision application, Barrhead County may require a *Traffic Impact Assessment* to support the proposed subdivision application.

The internal roads will be hard surfaced as per *Barrhead County* requirements. The cross section will meet all regulations of the County for rural developments. A trail connection may be provided from the county road west thru a Municipal Reserve strip to the lake shore.

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5.2 Stormwater Management System

Sedimentation bays (sediment traps) are proposed within the development area to manage runoff from residential lots. A series of ditches and culverts will convey runoff to the sedimentation bays and ultimately to the lake. Some upgrades to existing ditches may be necessary. The bays will provide sediment removal from stormwater runoff during a 1:5 year storm before discharge to the lake.

The first stage sedimentation bay will require upgrades to properly manage sedimentation removal from future stages of development. These upgrades include increased capacity/size and adjusted shape to serve a larger area and will be constructed with the Stage 2 development. A second sedimentation bay may be added when needed as development progresses in the plan area. The Public Utility Lot for the future sedimentation bay will be registered with the Stage 3 development. Existing low areas A and B are expected to remain undeveloped and drainage patterns feeding the areas not anticipated to change with development. Figure 7 ***Proposed Stormwater Management Plan*** shows how overland surface drainage will be routed to manage the minor and major storm runoff for the proposed development.

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5.3 Waste Water

Waste water will be contained in individual holding tanks on each titled residential lot. The installation of the holding tank will be at the time of the development of the lot by the future owner. Removal of the waste water will be via a vacuum pump truck and transported to the nearest offsite treatment facility. All tanks will comply with *Alberta Environment and Sustainable Resource Development*, Safety Codes and Barrhead County standards.

5.4 Water Servicing

A ***Preliminary Groundwater Potential Study*** prepared by *Hagstrom Geotechnical Services Ltd.*, dated December 19, 2008 reviewed the potential availability of groundwater for residential development on the parcel. The report concluded that the bedrock aquifer could support about six additional lots and that cisterns for hauled water should be utilized for additional lots. Stage 2 and onwards development will require a caveat registered on each residential title with respect to notifying future landowners that the owner would be in contravention of Provincial Regulations if a well was to be dug.

5.5 Shallow Utilities

A power service will be provided to each unit via a buried power line and street lights will illuminate the public road. Telephone service and gas will be provided to the property line of each lot at the time of the construction of each stage.

5.6 Onsite Fire Protection

The proposed development will follow the *FireSmart Guidebook for Community Protection* issued by the Province of Alberta in February 2013. The Guidebook outlines best practices and proactive measures that can be taken to reduce the risk of fire damage to settlement areas, where there is an interface between forested natural areas, and areas that have been developed for human occupation. This will include onsite vegetation management for fuel removal and fuel reduction. The Guidebook recommends that landscaping provides a 10m space immediately surrounding homes that is fuel free and that thinning and pruning trees to reduce wild fire risk in the area that is between 10-30m from the buildings.

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5.7 Community Services

The closest municipality to the plan area with services is the *Town of Barrhead*. Emergency services including fire, disaster and emergency medical services (EMS) are based in the Town. Police services will also be from the Barrhead Detachment of the R.C.M.P

As this is anticipated to be a recreational development with no continuous occupancy, there was no analysis of local school population generation for County schools.

6 Public Input

A public open house was held at Dunstable School approximately 8 km from the site on the afternoon of Saturday, March 24, 2018 to inform residents of the preparation of the proposed Area Structure Plan. Notification of the open house with contact information and purpose was advertised for two consecutive weeks in the *Barrhead Leader* and mailed out to landowners by Scheffer Andrew Ltd. within a radius as provided by Barrhead County staff on March 2, 2018. Based on the sign-in sheet, 37 people were in attendance. There were 11 questionnaires received of which one included 20 signatures requesting the relocation of the stage 3 and 4 road intersection with Duncan Road from the south to the west and 8 inquiries via phone and email. A summary of the comments from the Open House is in **Appendix C**.

Feedback was requested on the Proposed Development Concept, Servicing and Storm Water Management, Transportation, Environmental Comments and general comments. The feedback was reviewed and in response to concerns the following changes were made to the proposed layout. The road network was revised so that the connection of stages 3 and 4 to Duncan Road occurred on the west leg of Duncan Road between proposed Stages 1 and 2 instead of connecting directly south adjacent to pre-existing development, and the buffer between Stage 3 and 4 and existing residences to the south was increased.

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7 Implementation

7.1 Development Sequence

Staging is indicated in Figure 8 **Development Sequence**. All stages may be developed concurrently, in singular or plural depending on market conditions and logical extension of the road infrastructure.

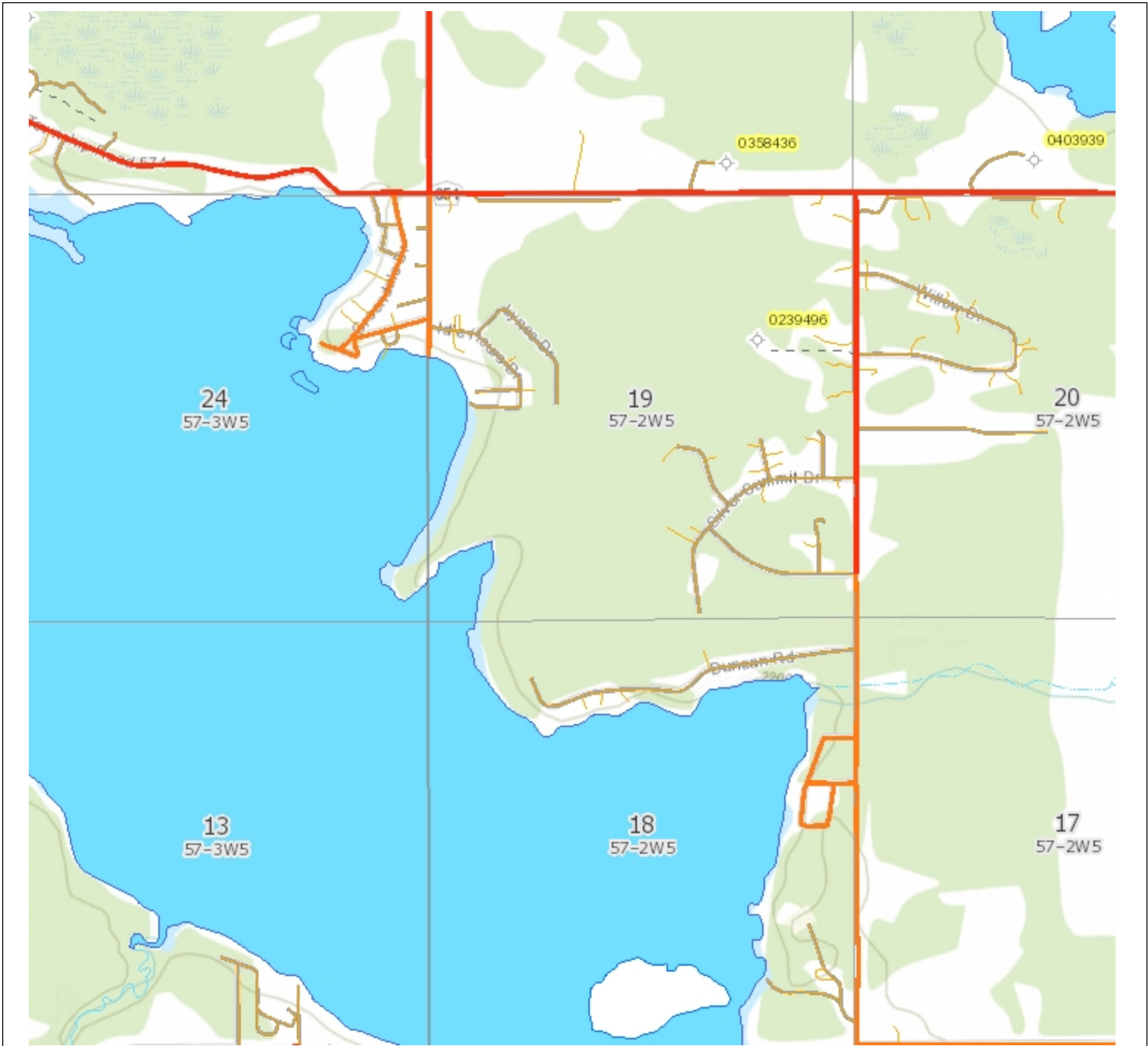
At the time of this document preparation, it is unknown on what the uptake for new residential lots adjacent to Lac La Nonne will be. Therefore it is anticipated that given the residential nature on the proposed development and adjoining lands, that this document will not be rescinded by Council in totality in any given time frame. At the discretion of the developer, amendments to the approved ASP may be brought forward to Barrhead County Council for their consideration.


7.1 Approval Process

Approval of the *Lakeview Estates at Lac La Nonne Area Structure Plan* is required to support future subdivision applications within the plan area. All applications shall meet requirements as set out in the *Barrhead County Land Use Bylaw* and other statutory documents.

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Appendix A: Abandoned Well Map



Abandoned Well Map	Base Data provided by: Government of Alberta	
	Author Scheffer Andrew Ltd.	Printing Date: 2/16/2021
Legend ◊ Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer — Road Paved — Road Gravel — Road Other — Driveway - - Winter Road or Truck Trail — Unimproved or Unclassified Road Rail Line + Rail Line	Date Date (if applicable)	
	The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: http://www.aer.ca/copyright-disclaimer .	Scale: 36,111.91 0.55 Kilometers 0 Projection and Datum: WGS84 Web Mercator Auxiliary Sphere
		

Appendix B: HRIA Clearance Letters

December 2, 2009

Project File: 4835-08-149

Ms. Aime Stewart
Scheffer Andrew Ltd.
12204 – 145 Street NW
Edmonton, Alberta
T5L 4V7

Dear Ms. Stewart:

SUBJECT: RTD PROPERTY DEVELOPMENT INC.
PROPOSED SUBDIVISION
PART OF NW 18-57-2-W5M & ROAD PLAN 3161 TR
HISTORICAL RESOURCES ACT REQUIREMENTS

Staff of the Historic Resources Management Branch (HRMB) of Alberta Culture and Community Spirit have received a copy of the captioned subdivision application from Municipal Planning Services (Alberta) Ltd. This application is for a portion of a larger Area Structure Plan/subdivision development proposal that was the subject of an Historic Resources Impact Assessment (HRIA) conducted under Permit 2009-093 on behalf of RTD Property Development Inc.

Two new archaeological sites (FIPn-4 & 5) were recorded in the course of that HRIA. Both of these sites are considered to have archaeological significance (HRV 4) and RTD Property Development Inc. was advised that the sites had to be either avoided or additional studies at the sites would be required prior to development occurring.

Staff of the HRMB have reviewed the potential for the currently proposed development to impact historic resources and have concluded that neither of these sites will be affected by this proposal. Therefore *Historical Resources Act* clearance is granted for this project as outlined in the subdivision application on the understanding that archaeological sites FIPn-4 and 5 will not be impacted by development. Should either of these sites be threatened by future development, additional studies will be required prior to development proceeding.

HISTORICAL RESOURCES ACT REQUIREMENTS

Reporting the discovery of historic resources: Pursuant to Section 31 of the *Historical Resources Act*, should any additional archaeological resources, palaeontological resources, Aboriginal traditional use sites and/or historic period sites be encountered during any activities associated with land surface disturbance operations, the Historic Resources Management Branch must be contacted immediately. It may then be necessary to issue further instructions regarding the documentation of these resources.

...cont.



Ms. Aime Stewart
December 2, 2009
Page 2

Should you require additional information or have any questions concerning the above, please contact me at (780) 431-2330, (8820 - 112 Street, Edmonton, Alberta, T6G 2P8), fax (780) 422-3106 or by e-mail at barry.newton@gov.ab.ca.

On behalf of the Historic Resources Management Branch, I would like to thank you and officials of RTD Property Development Inc. for your cooperation in our endeavour to conserve Alberta's past.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Barry Newton', with a stylized, flowing script.

Barry Newton
Land Use Planner

cc: Shelly Cole, Municipal Planning Services (Alberta) Ltd.

Via e-mail: DenisS@EdmontonTrailer.com

September 01, 2015

Project File: 4835-08-0149-002
OPaC HR Appl #: 006527939
Permit File: 2014-109

Mr. Denis St. Andre
RTD Property Development Inc.
2700, 10155-102 St
Edmonton AB
T5J 4GB

Dear Mr. St. Andre:

**SUBJECT: HISTORICAL RESOURCES ACT (HRA) APPROVAL
RTD PROPERTY DEVELOPMENT INC.
HISTORIC RESOURCE IMPACT ASSESSMENT OF RTD PROPERTY
DEVELOPMENT INC. LAC LA NONNE SUBDIVISION
RESIDENTIAL SUBDIVISION**

Acting on behalf of RTD Property Development Inc. (Proponent) and in accordance with Section 37(2)(a)(b) of the *Historical Resources Act*, AMEC Environment and Infrastructure:

- carried out the required Stage 1 studies at archaeological site FIPn-5 for the Historic Resource Impact Assessment of RTD Property Development Inc. Lac La Nonne Subdivision (Project); and,
- provided Alberta Culture and Tourism with copies of the final report summarizing the HRIA, *Historic Resource Impact Assessment of RTD Property Development Inc. Subdivision Lac La Nonne Mitigation of Archaeological Site FIPn-5 Final Report for Permit 14-190 Township 57, Range 2, W5M Lac La Nonne, Alberta* (Archaeology Permit: 2014-190).

HISTORIC RESOURCES IMPACT ASSESSMENT

Terms of Reference

The terms of reference for the HRIA were outlined in Schedule "B" of my letter dated September 17, 2009. These requirements included avoidance or additional studies at archaeological sites FIPn-4 and FIPn-5.

ARCHAEOLOGICAL RESEARCH PERMIT NO. 2014-190

Under Archaeological Research Permit No. 2014-190, AMEC Environment and Infrastructure conducted the required Stage 1 studies at archaeological site FIPn-5. Additionally, the consultant has indicated in the report that archaeological site FIPn-4 will be placed in an Environmental Reserve Easement to ensure avoidance as outlined in the attached Schedule "C".

HISTORICAL RESOURCES ACT (HRA) APPROVAL

Based upon the results of the HRIA studies, *Historical Resources Act* approval is granted to the Proponent for the Project, as illustrated on the attached plan, on the understanding that site FIPn-4 will be avoided.

Terms and Conditions of Approval

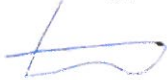
The Proponent must comply with standard conditions applicable to all land surface disturbance activities in the Province. The Proponent must also confirm that site FIPn-4 has been placed in an Environmental Reserve Easement. Should this site be threatened by future development, additional studies will be required prior to development proceeding.

Section 31 of the *Historical Resources Act* requires the Proponent and their agent to report the discovery of any archaeological resources, palaeontological resources, historic period sites and/or Aboriginal traditional use site(s) of a type considered to be historic resources under the *Historical Resources Act*, the Proponent may be ordered to undertake further salvage, preservative or protective measures or take any other actions that the Minister responsible for the *Historical Resources Act* considers necessary.

Should you require additional information or have any questions concerning this approval, contact Barry Newton, Land Use Planner, at 780-431-2330 (toll-free 310-0000) or barry.newton@gov.ab.ca.

I would like to thank representatives of RTD Property Development Inc. for their cooperation in our endeavour to document the Province's historic resources.

Sincerely,



David Link, PhD
Assistant Deputy Minister

Attachments

Historic Resources Application

Activity Administration

Date Received: April 24, 2015

HRA Number: 4835-08-0149-002

Project Category: Subdivisions (4835)

Application Purpose: ☒ Requesting HRA Approval / Requirements

Lands Affected ☒ All New Lands

Project Type: ☒ Residential Subdivision ESRI Shapefiles are attached (yes/no) yes

Project Name: HISTORIC RESOURCE IMPACT ASSESSMENT OF RTD PROPERTY DEVELOPMENT INC.

Additional Name(s):

Key Contact: Mr Aidan Burford	Affiliation: AMEC Environment and Infrastructure
Address: 5681 70 Street	City / Province: Edmonton, AB
Postal Code: T6B 3P6	Phone: (780) 989-4546
E-mail: aidan.burford@amec.com	Fax: () -
	Your File Number:

Proponent: RTD Property Development Inc.	Contact Name: Denis St Andre
Address: 2700, 10155-102 St	City / Province: Edmonton, AB
Postal Code: T5J 4GB	Phone: (780) 962-8195
E-mail: DenisS@EdmontonTrailer.com	Fax: (780) 962-8604

Proposed Development Area					Land Ownership			
MER	RGE	TWP	SEC	LSD List	FRH	SA	CU	CT
5	2	57	18	13,14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Historical Resources Impact Assessment:For archaeological resources:Has a HRIA been conducted? ☒ Yes ☐ No

Permit Number (if applicable): 14-190

For palaeontological resource:Has a HRIA been conducted? ☐ Yes ☒ No

Permit Number (if applicable):

Historical Resources Act approval is granted for the activities described on this application and its attached plan(s)/sketch(es) subject to the conditions specified in the attached document(s).



Chris Robinson
Acting Assistant Deputy Minister

September 03, 2015

Date

HISTORICAL RESOURCES ACT APPROVAL

**RTD PROPERTY DEVELOPMENT INC.
HISTORIC RESOURCE IMPACT ASSESSMENT OF RTD PROPERTY
DEVELOPMENT INC. LAC LA NONNE SUBDIVISION
RESIDENTIAL SUBDIVISION**

HRA REQUIREMENTS PROJECT FILE: 4835-08-0149-002

(Schedule "C")

For the purposes of this Schedule RTD Property Development Inc. shall be referred to as the "Proponent" and Historic Resource Impact Assessment of RTD Property Development Inc. Lac La Nonne Subdivision shall be referred to as the "Project".

Avoidance or further studies are required for any potentially impacted historic resources during the conduct of the Project. Part I provides the Proponent with *Historical Resources Act* approval for components of the Project while Part II outlines the conditions attached to this approval.

I. HISTORICAL RESOURCES ACT APPROVAL

Historical Resources Act approval is granted to the Proponent for the Project, as illustrated on the attached plan.

II. TERMS AND CONDITIONS OF APPROVAL

The Proponent is granted *Historical Resources Act* approval to proceed with this Project on the understanding that avoidance of archaeological site FIPn-4 will occur, as outlined below.

1.0 ARCHAEOLOGICAL RESOURCES

The potential for the Project to affect archaeological resources is high.

1.1 Contacting the Archaeological Survey

For further information regarding the acquisition of a Permit to Excavate Archaeological Resources and/or archaeological consultants obligations under Alberta Regulation 254/2002, please contact Martina Purdon, Head, Regulatory Approvals & Information Management at 780-431-2331 (toll-free 310-0000) or martina.purdon@gov.ab.ca

September 3, 2015

1.2 Avoidance

The consultant has indicated that archaeological site FIPn-4 is to be placed in an Environmental Reserve Easement to ensure avoidance. The Proponent is required to confirm that the site will be placed in an Environmental Reserve Easement. HRA approval of the project is granted subject to this confirmation as outlined in Table 1.0 below.

2.0 STANDARD CONDITIONS UNDER THE *HISTORICAL RESOURCES ACT*

The Proponent must comply with standard conditions under the *Historical Resources Act*, which are applicable to all land surface disturbance activities in the Province. Standard conditions require applicants to report the discovery of historic resources. These requirements are stated in Attachment 1, *Standard Requirements under the Historical Resources Act, Reporting the Discovery of Historic Resources*.

3.0 FURTHER SALVAGE, PRESERVATIVE OR PROTECTIVE MEASURES

Upon reporting the discovery of archaeological resources, palaeontological resources, historic period sites and/or Aboriginal Traditional Use Site(s) of a type described in Attachment 2, the Proponent may be ordered to undertake further salvage, preservative or protective measures or take any other actions that the Minister responsible for the *Historical Resources Act* considers necessary.

4.0 COMPLIANCE IS MANDATORY

These conditions shall be considered directions of the Minister of Alberta Culture and Tourism under the *Act*. The Proponent and agents acting on behalf of the Proponent are required to become knowledgeable of the conditions. Failure to abide by the conditions will result in *Historical Resources Act* approval not being granted, or delayed.

ATTACHMENT 1

STANDARD REQUIREMENTS UNDER THE *HISTORICAL RESOURCES ACT* REPORTING THE DISCOVERY OF HISTORIC RESOURCES

Pursuant to Section 31 of the *Historical Resources Act*, Proponents are required to report the discovery of historic resources. These requirements are applicable to all activities in the Province. This bulletin provides Proponents and their agents with instructions for contacting the Heritage Division of Alberta Culture.

1.0 ARCHAEOLOGICAL RESOURCES

1.1 Reporting the discovery of archaeological resources

During the conduct of developments, Proponents and/or their agents may become aware of and/or encounter archaeological resources. The discovery of archaeological resources is to be reported to Martina Purdon, Head, Archaeological Information and Regulatory Approvals at 780-431-2331 (toll-free 310-0000), or e-mail martina.purdon@gov.ab.ca.

2.0 PALAEOONTOLOGICAL RESOURCES

2.1 Reporting the discovery of palaeontological resources

During the conduct of developments, Proponents and/or their agents may encounter palaeontological resources. The discovery of palaeontological resources is to be reported to Dan Spivak, Head, Resource Management, Royal Tyrrell Museum of Palaeontology at 403-820-6210 (toll-free 310-0000), or e-mail dan.spivak@gov.ab.ca.

3.0 HISTORIC PERIOD SITES

3.1 Reporting the discovery of historic period sites

During the conduct of developments, Proponents and/or their agents may become aware of and/or encounter historic period sites. The discovery of historic period sites is to be reported to Martina Purdon, Head, Archaeological Information and Regulatory Approvals at 780-431-2331 (toll-free 310-0000), or e-mail martina.purdon@gov.ab.ca. Please note that some historic period sites may also be considered Aboriginal Traditional Use Sites.

...continued

ATTACHMENT 1

REPORTING THE DISCOVERY OF HISTORIC RESOURCES

4.0 ABORIGINAL TRADITIONAL USE SITES

4.1 Reporting the discovery of Aboriginal traditional use sites

During the conduct of consultation processes and/or activities associated with developments, Proponents and/or their agents may become aware of and/or encounter Aboriginal Traditional Use Sites which Alberta Culture may consider as historic resources under the *Historical Resources Act*. A listing of Aboriginal Traditional Use Sites considered as historic resources under the *Historical Resources Act* is provided in Attachment 2. The discovery of any Aboriginal Traditional Use Site that is of a type described in Attachment 2 is to be reported to Valerie Knaga, Director, Aboriginal Heritage Section at 780-431-2371 (toll-free 310-0000), or e-mail valerie.k.knaga@gov.ab.ca.

4.2 Aboriginal traditional use sites and Alberta Culture's Consultation Guidelines

Under the circumstance described in Condition 4.1 *Reporting the discovery of Aboriginal traditional use sites*, Proponents must comply with Part V *Tourism, Parks, Recreation and Culture Guidelines for First Nations Consultation on Resource Development and Land Management* (Alberta Culture's Consultation Guidelines) of *Alberta's First Nations Consultation Guidelines on Land Management and Resource Development*.

5.0 FURTHER SALVAGE, PRESERVATIVE OR PROTECTIVE MEASURES

Based upon the results of reporting of the discovery of archaeological resources, palaeontological resources, historic period sites and/or Aboriginal Traditional Use Site(s), Proponents may be ordered to undertake further salvage, preservative or protective measures or take any other actions that the Minister responsible for the *Historical Resources Act* considers necessary.

This bulletin may be cited as:

Standard Requirements under the Historical Resources Act, Reporting the discovery of historic resources. Land Use Planning, Archaeological Survey, Historic Resources Management Branch, Heritage Division, Alberta Culture, Edmonton, Alberta.

Dated: July 2013

ATTACHMENT 2

ABORIGINAL TRADITIONAL USE SITES

Aboriginal Traditional Use Sites considered by Alberta Culture and Tourism as historic resources under the *Historical Resources Act* may include:

Historic cabin remains;
Historic cabin (unoccupied);
Cultural or historical community camp site;
Ceremonial site/Spiritual site;
Gravesite(s);
Historic settlement/Homestead;
Historic site;
Oral history site;
Ceremonial plant or mineral gathering site;
Historical Trail Features; and,
Sweat/Thirst/Fasting Lodge Sites

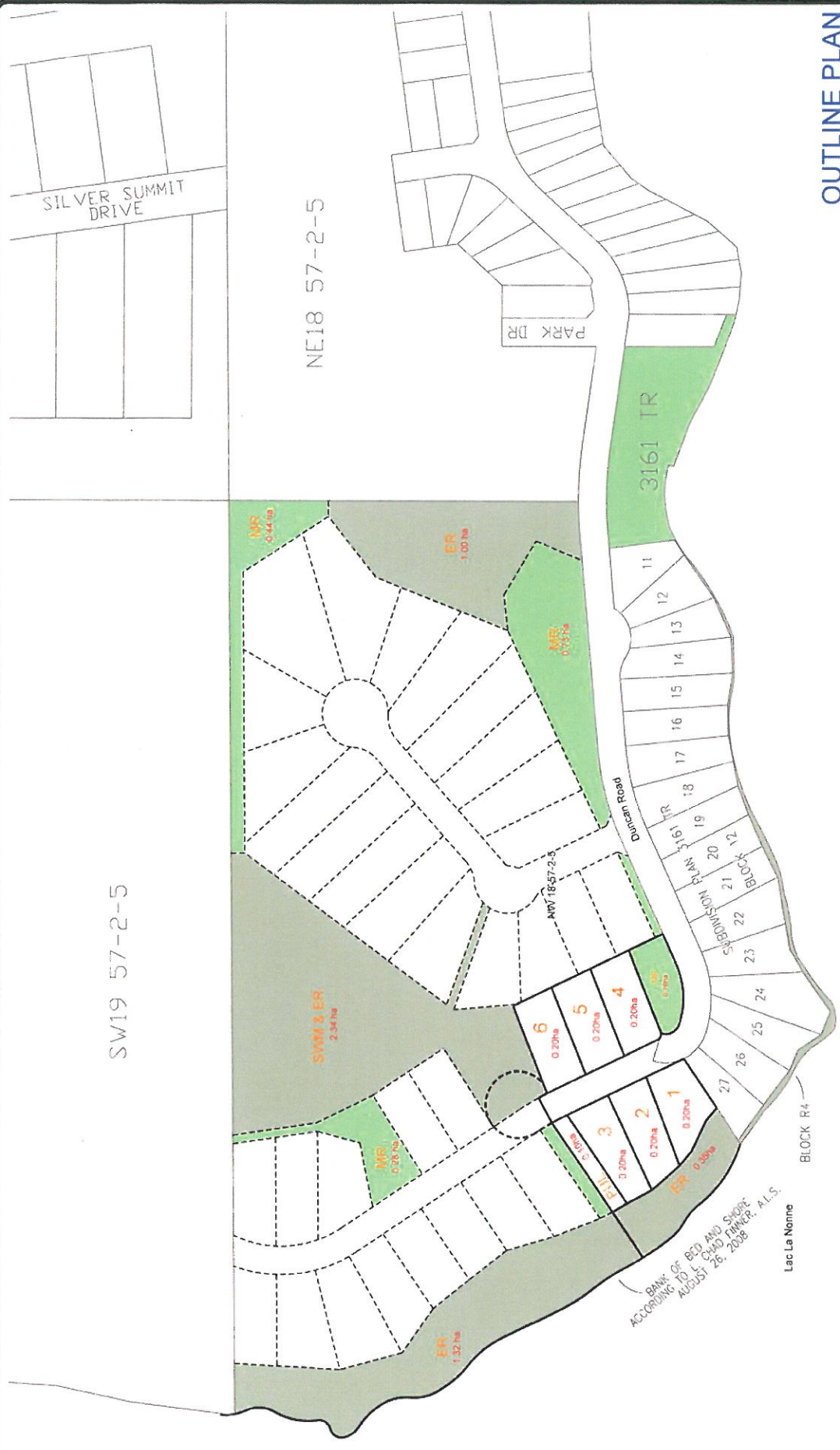
SCHEDULE C

4835-08-0149-002

RTD PROPERTY DEVELOPMENT INC. HISTORIC RESOURCE IMPACT ASSESSMENT OF RTD PROPERTY DEVELOPMENT INC. HISTORICAL RESOURCES ACT REQUIREMENTS/APPROVAL (PROJECT FILE: 4835-08-0149-002; PERMIT FILE: 14-190)

TABLE 1.0

SITE	HRV	LEGAL DESCRIPTION	SITE DESCRIPTION	REQUIREMENTS/APPROVAL
FIPn-4	4	LSD 14-18-57-2-W5M	Prehistoric subsurface campsite/scatter >10	The consultant has indicated that the site will be placed in an Environmental Reserve Easement to ensure long term avoidance. The Proponent is required to provide confirmation that the site has been placed in an Environmental Reserve Easement. HRA approval for the project is granted on the understanding that this requirement will be met. Any future development in the vicinity of this site will require further studies.
FIPn-5	0	LSD 13-18-57-2-W5M LDS 4-19-57-2-W5M	Prehistoric subsurface campsite/scatter >10	HRA APPROVAL GRANTED for the assessed Project footprint. There are no further HRA requirements for this site and development may proceed in the site area.



OUTLINE PLAN

Portion of NW 18-57-2-5
County of Barrhead

Scale 1:4000
March 11, 2010
805010069.dgn



Scheffer Andrew Ltd.
Planners & Engineers

Appendix C: Open House Summary



Lakeview Estates at Lac La Nonne Proposed Area Structure Plan Open House

March 24, 2018 Open House

Summary of Comments and Responses

Number of Persons in Attendance (according to the sign-in sheet): 37

Number of Survey Responses: 11

1. PROPOSED DEVELOPMENT CONCEPT

- *"I am completely opposed to Stage 3 & 4. I believe this development is too large for this area."*
- *"We want to make sure that the developers and future owners of the sites are well informed about the **current** condition of Lac la Nonne relative to the health of the water. This development has been in the works since at least 2009 and conditions have dramatically altered in that period. We highly recommend that they spend time there in mid to late July and August so they understand the smell and the presence of blue green algae especially during those prime recreation months. Any development, no matter how carefully done, will increase existing problems and will NOT improve the quality of the already challenged ecosystem of Lac La Nonne. It would be a shame for the developer and future owners to purchase property only to see decreasing values for property and ever increasing environmental issues. Consultation with realtors and residents will increase awareness of the declining property values, increasing taxes, and markedly reduced services (e.g., fire; the once a year garbage pickup no longer exists, and hours for the landfills are very limited). One feels that the county is most interested in potential revenues as opposed to provision of services to landowners in this area or improving the ecosystem of this lovely area."*
- *"I would suggest @ 1/2 acre your lot sizes are on the small size. I would like to see the lots be at least 1 acre. I did not see anything in the information you sent to me regarding the deforestation of the top of the hill. If the trees are removed from the bank and the top of the hill, then there could be significant erosion issues down the road."*
- *"We feel you should be fencing the perimeter of your development where it borders our land. As we own right to the water line, we would like to see a chain link fence at least 8 ft high that runs along the property line between our properties right to the water's edge."*
- *"We have historically had serious problems with trespassers on our land and by increasing the population bordering our property that raises our concerns with increased trespassing incidents."*
- *"We have some environmentally sensitive areas and nesting habitats for native species and the increased activity in the area may adversely affect them."*



2. SERVICING & STORM WATER MANAGEMENT

- *"No wells, cisterns only. Better drainage"*
- *"How will positioning of roadways affect storm water runoff, will it accelerate or decelerate water flow speeds towards the lake? What criteria is used to determine use of cistern or drilled wells?"*
- *"County of Barrhead lagoon cannot handle what is being disposed of now. What plan is in place to increase the size of the existing lagoon to accommodate the additional residences?"*
- *"Allowing 6 lots to have wells needs to be carefully considered. I assume that these will likely be the first 6 lots. Perhaps there could be a communal well or have wells only available to year round residents of the development who actually need a well. As a recreational user of our property, we (and a neighbour) have intentionally decided NOT to drill a well. We care about the environment."*
- *"More details are needed relative to how the sediment basins will work and how contaminants such as fertilizers/ weed control products will not run into the environmental reserves or into the lake. Perhaps this development could ban fertilizers and other contaminants."*
- *"I am concerned with the increased pollutants in the water runoff. The amount of runoff should not change but the environment which it runs off does change. Soil and fertilizers will be carried by the water to the lake impacting the water quality even more. Catch basins may collect some sediment but not fertilizer. How is this going to be controlled and monitored in this new development?"*
- *"Your proposal mentions the use of cisterns for both drinking and waste water management. I tried to view these units on line and could find information on cisterns used for fresh water but nothing for waste water. My concern with waste water is that it will drain down into our bay and will contaminate it. There is no drainage from the bottom of the bay and the prevailing winds blow into the bay which would mean very high concentrations of effluent. We would like be assured that any systems put into the development would not allow for drainage of waste water that would filter into the bay. Again my concern with water runoff is if the lots on the water side clear cut the trees & scrub to the edge leaving nothing to catch the rain. Ultimately this will lead to more sediment to filter into the water."*

3. TRANSPORTATION

- *"The increased heavy traffic on the current road (Duncan) will further impact the poor quality of the road. What is the County doing to improve or prevent further deterioration? The future roads indicated on development plans may never happen leaving only one escape route."*
- *"Width of road & traffic volumes. Also access & exit routes in case of emergencies/fire etc."*
- *"We are strongly opposed to any connections between Duncan Road and other developments. That option needs to be removed from plans even though it is likely there in an effort to demonstrate that not all traffic (including septic and water trucks and a marked increase in traffic) will have to use a poorly constructed road. Duncan Road is used by so many residents for walking their dogs and children and walking/cycling for exercise. It also serves a crime prevention function as there is only one exit (unless you swipe a boat) and residents become familiar with each other's vehicles and who is a stranger. We are concerned with damage to the existing road during the construction phase and then ultimately due to the increased vehicle traffic going to the development."*
- *"The present road will not be able to sustain all of the traffic - width only allows for basically 1 vehicle (many pedestrians are active along the road). We feel it will not be able to sustain the heavy vehicles (pump out trucks, water trucks) that will be utilized more frequently with the new development. The road will definitely not sustain with the construction that will take place."*
- *"Roads need to be fixed & new road created at end of road (phase 2) for emergency egress. Roads must be paved properly to handle extra traffic, heavy trucks, sewer & septic trucks, water trucks. Needs to be done prior to any new construction. Proposed road near the entrance (RR25) is/would be useless!! Developer needs to be responsible for road construction not existing owners tax dollars!!"*
- *"The roadway approach to phase 3 / 4 does not need to impact existing development if it is moved past the phase 1 development. Also much safer during construction for kids and residents – keep all construction equipment away from existing development. (see note on front page map). Also increased traffic concerns with water trucks, sewage trucks etc. Excess municipal bylaw enforcement/road bans. Roadway (existing asphalt) will be destroyed. Not built for this size/usage." (Residents in agreement to the notes shown -signed by 20 residents)*
- *We are aware that there is a petition to redirect the planned road for Phase 3 & 4. We are opposed to the change as it would result in all of the traffic for all phases rather than only phase 1 & 2 funneling down to the end of the road. If necessary, we can petition to keep the planned road as it was presented. Will that be necessary?*
- *"Duncan Road needs to be completely remade. We need proper drainage and the road needs to have weight & speed limits placed on it."*

- *“Concerned with increased traffic flow on narrow roads creating potential safety hazards for existing lot owners in peak summer season. The proposed roads add a colorful splash to the pictures but realistically what are the chances of them actually being built?”*
- *“Your information showing a proposed road connecting your development to Idlehours Drive is of concern, as that road would appear to be crossing our land and we have not given permission to anyone for such a development. Nor do we intend to have our property used as a short cut for the 2 developments.”*
- *“Your Transportation plan has a purple line to the water’s edge titled Trail Connection, as there is no trail there I don’t understand what that is supposed to represent. We have no intention of granting unauthorized access to our property.”*
- *“You also make no mention of docks or boat mooring / docking off of the property. What are your plans for those activities?”*

4. Environmental Comments

- *“The “clear cut” that they have done on stage 1 is sickening – they have removed trees & shrubs that have been used for years for wildlife.”*
- *“There is currently a large problem with blue-green algae, weeds and pollution in Lac La Nonne. Appropriate measures must be implemented and maintained to ensure that the water quality does not deteriorate further.”*
- *“Will there be checks & balances put in place after this development takes place & construction on homes completed to ensure the wetlands remain intact along with the sedimentation basins?”*
- *“The lake is spring fed. It is unclear if the environmental studies will include determination if the lake and watershed can support the size of this additional development.”*
- *“We were pleased that there is now some token recognition of environmentally sensitive lands bordering the development and within the development area. We are very concerned about areas near/within the development which are the breeding grounds for frogs and other amphibians. Based on our experience observing wildlife, some of these areas are missing from the identified reserves and it is strongly encouraged that these areas to be identified based on existing patterns of breeding and access to the lake. We do not mow a portion of the ditch near our cabin entrance in order to provide habitat for frogs/toads and one would like to see consideration of the natural habitat included in guidelines for owners within the development.”*
- *“Statements regarding 30.0m minimum environmental reserve need to be more clearly defined in regards to fluctuation of water levels. What stipulations are in place to prevent lot owners from changing lot elevation and therefore affecting runoff patterns and flow to the lake.”*

- *"Drainage – lack thereof! Concerns that phase 2 lakeside owners will try develop lake front land so they have boat/lake access. Need to have strict laws on developing front lots. Concerned the lake can sustain any more lots / lake traffic."*
- *"Drainage to the lake. We have concerns with the present water way (public utility area) and how Phase 1 has proven to drain toward the front lake properties. This needs to be fixed. All sites must have a collection tank for their wastewater, including any outhouses."*
- *"This development will disturb the fragile eco system that is present on our land and for that reason all precautions need to be taken by the developer to ensure that no future harm comes the area."*

5. GENERAL COMMENTS

- *"I am not opposed to the development in general terms however I am concerned about its effect on the lake in terms of water quality as well as recreational quality for existing landowners."*
- *"I would appreciate a reply regarding the concerns listed above" (signed by 2 existing land owners)*
- *"These plans appear to be based on the future development of the north quarter. There is nothing in the plan to address the potential possibility that this land may not be developed."*
- *"There must be some steps included within the plan to prevent trespass on neighboring private property."*
- *"I don't oppose the phases, however I have concerns over the volume of traffic, quads, ATV's & heavy trucks / equipment on the road. Council needs to look at what our tax dollars are being spent on as fixing the existing road with gravel/tar is not sufficient. Also concerns over traffic that comes down the road looking for lake access. Unfortunately, I think council will approve the project regardless of what existing owners request due to tax dollars!"*
- *"Property Value to be maintained. We would like some insurance that the present caveats set for the subdivision are upheld. No camp ground area, no mobile homes, no motorhomes, no garage development without home but a development to be maintained as per specs of 1400 square foot homes & more. We do not want this to end up being a Bolduc Subdivision and nothing but a party in our backyard."*
- *"We are pleased that access to the lake will be maintained through a trail though this may need to be widened to allow wildlife access as well. Naturally we would prefer that this development be much smaller and that it demonstrate cutting edge knowledge for minimizing impact on the environment both natural and social. However, our property has been in the family for enough years (since the 1980s) that we have seen how leadership on this front does not come from the County of Barrhead or the Subdivision Authority and that seeking input is really a matter of ticking off a box. Our input will likely have no impact on the future direction of the development but we thank you for making it possible to at least document our concerns."*

- *"If possible an expansion for more green area, we hate to lose the beauty of nature surrounding us."*
- *"We own right to the water's edge. We would need to have your development fully fenced to prevent trespassers from accessing our land either along the shore or along the property line. There seems to be an assumption by land users that they have the right to trespass on our land without permission and this is not the case. We are happy to work with anyone who would like to come onto our property for a specific reason ie: berry picking or perhaps taking photos. We do NOT permit hunting, the use of ATVs, Side By Sides, Motorcycles or Snowmobiles on our land as they are destroying the natural habitat."*
- *We understand why the property owners adjacent to phase 3 & 4 are concerned. We are in lot 27 and believe nobody has been impacted by this development more than we have. Perhaps a solution would be to have more green space along Duncan Road so that development of the back lots won't be as intrusive to the long-time lake front property owners. The developer electing to 'clear cut' lots 4-6 rather than taking out only those trees necessary to build in lot 5 really has everyone on the road concerned and upset. Lot 4 was a natural marsh area that hosted numerous frogs and toads where water fowl nested in the spring. If the developer does the same thing for the rest of the lots as the development progresses rather than allow the buyers to clear as the lots are sold there will continue to be animosity and hostility. Gradual change typically meets with less resistance. For 50 years the owners along Duncan Road have enjoyed a more natural setting and a quiet road with a dead end that did not promote a lot of traffic.*
- *Most residents understand and believe the developer has the right to move forward and 'make money' on his investment but naturally no one wants their 'backyard' impacted by the change. We believe the planned development and road for all 4 phases as presented on March 24, 2018 is a good compromise for all if a wider green space is added along Duncan Road.*