

**Wilson's Beach Estates Development Proposal
 Issues and Concerns Raised at October 25, 2008 Public Open House
 (and other public input) and Applicants Response**

Issue / Concern Raised by Public	Response / How Addressed
<p>WATER (GROUND WATER / DOMESTIC WATER) / impact on Gull Lake? / impact of existing houses in the area? / Gull Lake Management Plan suggests only 15 water wells per quarter section / individual wells or communal? / how deep are wells?</p> <p>Continued...</p>	<p>There are no municipal water resources in the area.</p> <p>Alberta Environment will not allow our ground water to affect Gull Lake. The aquifer from which we draw water cannot flow into Gull Lake or come from Gull Lake. To achieve this we will have to go to a deeper aquifer - about 300 feet deep.</p> <p>The Phase One Water Study was conducted by Waterline Resources. This report is on line at the Lacombe County web site. At present there appears to be sufficient groundwater to supply the new development and not adversely affect the existing area wells. Further testing will be done by Waterline. The tests will verify that the aquifer from which we draw water is not connected to Gull Lake. Further, "draw" tests will be conducted to determine that sufficient water exists in the aquifer for Wilson's Beach Estates. Most of the existing wells in the area are to a depth of 100 to 200 feet. They are therefore from different aquifers than our water and will not be impacted or affected.</p> <p>A communal water system is required by Lacombe County. Two wells are more environmentally friendly in that only two pipes pierce the earth instead of 88. Also, the communal wells will be better maintained and the water will be treated. Individual wells do not tend to be maintained as reliably. Alberta Environment gives the approval for water diversion and will require that we supply the appropriate test results to verify that the existing wells will not be impacted before they issue a water license for our development.</p> <p>Water wells and water treatment facilities will be contained within Public Utility Lots.</p>

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<p>SEWAGE TREATMENT</p> <ul style="list-style-type: none"> / how will effluent impact Gull Lake? / will lagoons be used? / how deep are drainage lines? / is alum used to treat phosphates? / how to enforce no phosphates in soap? / how will effluent affect neighbors' water wells? / what did the DeGraff's project do about sewage? / can neighbors tie into your wastewater treatment system? <p>Continued...</p>	<p>Alberta Environment requires that bacteria and pathogens largely be removed from the sewage effluent (unlike regular septic systems). Also, they have recently upgraded their standards and they now require that most of the nutrients (nitrates and phosphates) also be removed. Only .1 milligram of nitrates per litre is allowed in the effluent, and .05 milligram of phosphates per litre. Alberta Environment has determined that these levels will not have an impact on the lake.</p> <p>Lacombe County bylaws currently require that new sub-divisions in Residential Lake Areas (R-RLA), no matter the size of the lots, must have communal waste water systems. If lagoons are used as the treatment method there must be a 300 metre setback from the lagoon(s) to the houses. Thus, nearly a full quarter section of land is required for the setback alone. Rather than lagoons, an "advanced waste water" system would be used. The system would use chemical and mechanical means to treat the effluent to the above mentioned Alberta Environment standards. Alum or ferrous chloride is added to the effluent to largely remove the phosphate. The ferrous causes the phosphates to coagulate and ferrous phosphate is formed. It precipitates to the bottom of the effluent. The ferrous phosphate is then collected and hauled to a certified landfill.</p> <p>The relatively "clean" effluent would then be dispersed by underground pressurized and perforated tubes buried about 6 inches deep. The effluent would not impact the existing neighbors water wells in that it is so clean (particularly compared to existing septic systems); our dispersal fields are distant from neighbors; and the water wells aquifers are protected by layers of clay above. Further, the "clean" discharge is further filtered by the ground. EcoMark Engineering is our lead sewage consultant.</p> <p>Communal sewage treatment facilities, should there be any, will be within Public Utility Lots.</p>

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<p>SEWAGE...continued</p>	<p>It must be pointed out that Lacombe county currently does not allow composting or greywater systems and that County Council would have to agree to this system, as would the Provincial Department of Municipal Affairs.</p> <p>We ourselves are not yet convinced that this is the way to try and go, but we are gathering more information to look at the environmental, economic, marketing, and maintenance pros and cons of the composing system versus the communal system.</p> <p>The DeGraff's project has received temporary permission (for three years) to use sewage storage tanks for the first phase of its development. Before the next phase can begin they must have a permanent treatment solution, which is not yet determined.</p> <p>With regards neighbors tying into our wastewater system, that is not practical except for any new development of the Wiesser property.</p>
<p>TRAFFIC IMPACT / impact on existing intersections, Alberta Transportation / road widening / project loop road / new intersections, two on Township Road 41-2, one on Range Road 28-2 / north access road to project and impact on Range Road 28-2 / pedestrian safety on range road.</p> <p>Continued...</p>	<p>A. D. Williams Engineering Inc. has completed a Traffic Impact Assessment for the Wilson's Beach Estates development. It is available for review on line at the Lacombe County website. Lacombe County requires that traffic studies in the Gull Lake area use a 3.5% annual overall background traffic growth rate. That is to take into account the anticipated increase in road traffic, without factoring in individual new developments.</p> <p>The intersection of Highway 792 and Township Road 41-2 will require a left hand turn lane on its south leg at the completion of the Wilson's Beach Estates development. In 2022 the background increases in traffic, combined with our development, will require a right hand turn lane for the west leg. By 2032 delineated lighting will be required to illuminate cross street traffic. A. D. Williams has been in</p>

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<p>TRAFFIC...Continued</p> <p>/ will increased traffic use affect the quality of the range road? / will there be a walking trail on the west side of the range road? / will there be speed bumps along the range road?</p> <p>Continued...</p>	<p>touch with Alberta Transportation with regards this intersection.</p> <p>The intersection of Township Road 41-2 and Range Road 28-2 will not require any changes.</p> <p>The Township Road right-of-way will eventually be widened from its current 20.12 metres to 30.48 metres. To begin this widening we will dedicate 5.18 metres along our south property line (the north side of the township road) to Lacombe County. When the quarter section to our south is developed they will dedicate an additional 5.18 metres along their northern property line, thus increasing the right-of-way to 30.48 metres. Similar dedications will occur from the two quarter sections to the east along the township road.</p> <p>To widen the right-of-way of Range Road 28-2 we will dedicate 10.36 metres along the entirety of our westerly property line (the easterly side of the range road), as no dedication is possible from the west side of the range road as the Wilson's Beach subdivision lots are already developed with no setback from the range road.</p> <p>Wilson's Beach Estates has been designed with a loop road, with both access points being on the township road. Both entries will have westerly right hand turn lanes designed in conjunction with pull out lanes for mail pickup at the mail boxes. It is anticipated that the vast majority (almost all) of the project's traffic will use these two access points, as Lincoln Road is the direction from which traffic will come, and go to - except visits to the north along the lake when the north access road will be used.</p> <p>A north access point has been added just south of Wilson's Creek. It is to act as an emergency access point should the two main entries be blocked. It also allows our projects traffic to go north without impacting the houses in the Wilson's Beach subdivision. Little south bound traffic is expected from this access point, as using the</p>

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<p>TRAFFIC...Continued</p>	<p>internal loop road is more direct.</p> <p>If the north access road was eliminated we feel that more of our development's traffic would use the range road, particularly if the residents used the Wilson's Beach public access and boat ramp to Gull Lake. We do not feel much traffic from our development will use the range road in front of the Wilson's Beach sub-division, and therefore our traffic will not adversely affect the quality of the existing road.</p> <p>Some residents of the Wilson's Beach sub-division expressed concerns about the safety of pedestrians, particularly children using school buses, on the west side of Range Road 28-2. Can speed bumps be added to slow down traffic? Can a walking trail be added on the west side of the road? We will be allowing for a trail on the east side of the road. It is beyond our purview to address this existing condition. However, we are more than willing to participate with the county and the sub-division homeowners to try and find solutions for their concerns.</p>
<p>STORM WATER MANAGEMENT / runoff to the west along the township road will be difficult - the road may be realigned for a future park / placement of homes must assure runoff indirection of storm water plan / post development peak runoff may be higher than pre-development. Pooling must not occur along roads</p> <p>Continued...</p>	<p>A. D. Williams Engineering Inc. has conducted a Storm Water Management Study for the Wilson's Beach Estates development. It is available online at the Lacombe County web site.</p> <p>The study shows that storm water can drain to the west along the north side of the township road. That alignment will change with the development of the future park. That leads me to think that we might abandon that alternative and take the water north through a culvert under the rise along the range road.</p> <p>Further details for the grading plan will be developed during working drawings. A.D. Williams states that homes will need to be placed in accordance with the lot grading</p>

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<p>STORM WATER ... Continued</p> <p>/ will grading cause any problems on adjacent land?</p> <p>/ what is classification of ephemeral ponds?</p> <p>/ does Wilson's Creek flood?</p> <p>/ will your site drainage flood our basements or impact the Wilson's Beach subdivision?</p> <p>/ Maintenance of the storm water system</p> <p>Continued...</p>	<p>plan. A home would need to be positioned at a high point on the lot. If it is not a split lot, then the home would have to be built up accordingly. The three options for home placement on types of grading are as follows: MSL – Mono slope lot. LVL – Level Lot (split lot). RWO – Rear Yard Walkout (<i>* not likely in this development</i>). Essentially, grading will have to occur on lots that do not naturally control the drainage in accordance with the design of the subdivision.</p> <p>A.D. Williams states that the typical time line to submit a storm water management study to Alberta Environment is approximately six months prior to construction. Dependent on the type of development and Alberta Environment’s viewpoint, an application under the Water Act for licenses and/or approvals as well as an application under the Environmental Protection and Enhancement Act (APEA) may be required. Upon review of the report, Alberta Environment will address the pre and post run-off rates and determine if this small increase is considered significant or not, and thus which applications are required. Should Alberta Environment consider the post run-off rate significantly high, then the proposed solution will be to enlarge the size of the ponds (not the depth). The pond depths are currently as deep as is practical. To reduce the flow, more area would be required, which likely means additional PUL (Public Utility Lot) space. Minimum design standards will ensure that no ponding is present. Should the County decide not to work with the proposed plan and minor deviation, a major grading operation will need to take place. During the detailed design phase, the dirt balance and grading of the site will be illustrated. Detention ponds will be contained within Public Utility Lots.</p> <p>I understand that water from the neighboring land is not to enter our property. We will work cooperatively with the neighbor to the east to ensure that our swales do not cause them any drainage problems. This will occur during the working drawings and site grading stages. By way of example, we may have to dig a very shallow trench for them along their side of our joint property line.</p>

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<p>STORM WATER ... Continued</p>	<p>We are open to any reasonable solution for these ephemeral wet lands. As we are dedicating a large amount of municipal reserve in this area, we do not wish to lose any more developable land. We will discuss this issue with Alberta Environment as well as with Lacombe County.</p> <p>There is no history of Wilson's Creek flooding. Its water source is a slough a couple of miles to the north-east and a very small catchment area.</p> <p>With regards flooding of the Wilson's Beach sub-division neighbors' basements or lots, our storm water cannot, by law, go onto a neighbor's property. Also, our ditch and drainage system will be designed to carry water to detention ponds that will empty into Wilson's Creek.</p> <p>The storm water drainage system is designed by the developer to country and provincial standards. The ditches, culverts, detention ponds, etc. become county property and Lacombe County will be responsible for their maintenance.</p>
<p>ENVIRONMENTAL CONCERNS / environmental Report / biophysical Report/Assessment / wetlands / creek / woods-protective screen for neighbors / review by provincial and/or federal agencies? / are there any historical assets on site? Continued...</p>	<p>A Phase One Environmental Site Assessment was performed by EXH Engineering Services Ltd. It is available for review on the Lacombe County web site.</p> <p>The EXH report concludes that the site is low in terms of environmental risks and no further studies are recommended. There is an old outhouse on the homestead, and any remaining raw sewage will have to be removed. Two existing water wells on the homestead must be decommissioned prior to development. There may be some spillage of paint and hydrocarbons in the old maintenance shop, but they should have minimal impact. There is minor oil spillage around the gas well, normal for a well site, and given setback requirements any impacts will be minimal. Wilson's Creek will have to be protected per provincial and county guidelines.</p>

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<p>ENVIRONMENTAL ...Continued</p> <p>Continued...</p>	<p>A Biophysical Assessment has been conducted by EcoMark Ltd. It is available for review on the Lacombe County web site.</p> <p>No endangered species of flora, fauna, or animals were found on the site, or using the site. However, Wilson's Creek was found to have favorable vegetative features in the riparian area and that area is to be protected by setbacks. Provincial law requires a 6 metre setback on each side. Lacombe County requires a 30 metre setback. The Lacombe standards prevail and such an Environmental Reserve has been planned.</p> <p>The Class II Wetlands (ephemeral/seasonal ponds) are not sustainable habitat and are often cultivated over. The report recommends that we work with Alberta Environment to try and use our storm water detention ponds to partially replace the ephemeral ponds. Failing that, we will compensate Ducks Unlimited who will replace the wet lands in different areas.</p> <p>The loss of the wooded area should not negatively impact the ecological integrity of the surrounding area. However, the total removal of the woods would open up the development to the views of the neighbors in the Wilson's Beach sub-division. A wooded area will remain in the 10 metre road allowance (at least until the range road is widened). Additionally, a 5 metre municipal reserve is being added next to the township road. A portion of that will be used as a trail system, but trees will remain.</p> <p>In addition, we are willing to place an environmental easement inside the most westerly portion of the lots backing onto the range road. The easement would require any trees that are cut or knocked down to be replaced. The easement will be 15 feet wide (5 metres). The easement will be in favor of the Wilson's Creek sub-division homeowners.</p> <p>With regards jurisdictional reviews, we must consult with Canada Fisheries as fish</p>

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<p>ENVIRONMENTAL ...Continued</p>	<p>from Gull Lake swim upstream in Wilson's Creek. Also, our storm water plan may need to be approved under the Water Act. Alberta Environment must approve the water wells, the storm water plan, and any communal sewage system. If individual composting sewage is used the Department of Municipal Affairs must sign off.</p> <p>The Province of Alberta has determined that there is not anything of historical significance on the site.</p>
<p>ZONING / SITE PLAN / to what zoning is the land being changed? / what factors determined the site plan? / why should the county approve the smaller lot sizes? / will there be access from your site to future development on the neighboring quarter sections? / will motorized vehicles be allowed on your trails?</p> <p>Continued...</p>	<p>The proposed site plan can be seen on line at the Lacombe County web site.</p> <p>The site is currently zoned for agriculture. An application has been filed to rezone the property to Residential Lake Area (R-RLA). The site is generally within the area of the Gull Lake Management Plan designated for future residential development.</p> <p>Wilson's Creek is the most important factor affecting the design of the site. It is an environmental feature to be preserved. A 30 metre setback (environmental reserve) on each side of the creek protects its ecosystem.</p> <p>A looped road system gives two means of ingress and egress for residents, visitors, and emergency vehicles. The access points are on Township Road 41-2, those being the closest possible points to the main traffic arterial, Lincoln Road. A secondary access point at the northwestern corner of the side acts as a "safety valve" and allows traffic to travel to the north without impacting the neighbors in the Wilson's Beach sub-division. Roadways have also been dedicated for Wilson's Beach Estates to eventually tie into the potential developments on the quarter sections to the north and to the east.</p> <p>The required municipal reserves have been designed to form a network of trails. Some</p>

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<p>HOUSE DESIGN/CONTROLS</p> <p>/ will mobile homes or trailers be allowed?</p> <p>/ will the owners be full time residents or seasonal?</p> <p>/ what is the minimum size of the houses?</p> <p>/ will there be any multi-family buildings?</p> <p>/ will there be model homes?</p> <p>/ who are the potential builders of the houses?</p> <p>/ will you have design controls?</p> <p>/ is there a deadline for people to build on their lot?</p> <p>/ what is the time table for the development?</p> <p>/ given your high water table, will the houses have basements?</p> <p>Continued...</p>	<p>Mobile homes or trailers (as homes) are not allowed by Lacombe County.</p> <p>We anticipate that the buyers will be a combination of full time residents and recreational users. We have no idea what the combination will be.</p> <p>Lacombe County does not allow houses smaller in size than 900 square feet. Before we market the lots/houses we will consider a larger minimum size.</p> <p>The R-RLA zoning does not allow multi-family buildings.</p> <p>We will have model homes, but we do not know how many.</p> <p>At this time we plan on building the houses ourselves.</p> <p>If we do sell lots we will sell the lots with house plans that must be built. We intend to tightly control the quality of the design and construction of the houses. We wish to have all of the houses be of one family, each one different and interesting, but with the same "DNA." They will be semi-custom designs. We do not want the houses to be a hodge-podge of different styles and materials.</p> <p>We are exploring making the houses as environmentally conscious as possible. By possible we mean meeting the test of EEMM - environmental, economical, marketable, and maintainable.</p> <p>If we do sell lots, we will only sell them with plans from which to build a house. We therefore assume the houses will be built sooner, rather than later. We are not sure that it is legal to put a time constraint on building. We do not intend to encourage speculative buyers.</p>

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<p>HOUSE DESIGN/CONTROLS... Continued</p>	<p>It is difficult to predict a development time table in this time of economic uncertainty. Our current guess is that we would begin construction of site improvements in the spring of 2010 and have the first homes on the market in the spring of 2011.</p> <p>As to how long it will take to complete the project, we have no idea. That is simply a function of the housing market. However, we do intend to offer a "superior" product (house / home).</p> <p>We do not yet know if the houses will have basements. That will depend on the recommendations of a structural engineer when we get to designing the houses.</p>
<p>UTILITIES / SERVICES / GAS WELLS & PIPELINES / is there adequate utility service to your site? / what are the plans for increased police patrols because of your development? / what about increased school busing? / what about garbage pick up? / what gas wells and pipelines are on site? Have you talked with the owners/managers? / what are the plans for utility services on your site?</p> <p>Continued...</p>	<p>A. D. Williams, our lead engineer, has verified that adequate gas, electrical, and telephone capacity are already in location to service the development.</p> <p>We have not discussed increased police patrols with the RCMP.</p> <p>We do not know how many children will be living in the development. We have not discussed increased school busing with school authorities.</p> <p>We have not discussed garbage pick up.</p> <p>ATCO has a gas pipeline running east-west close to the southern edge of the site. Close to the intersection of Township Road 41-2 and Range Road 28-2 it swings north-westerly close to our west property line. This line services the Wilson's Beach sub-division. ATCO has a 7.5 meter easement on each side of the pipeline. This pipeline will be in the backyards of the houses backing onto the range road.</p>

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<p>UTILITIES / SERVICES / GAS WELLS & PIPELINES...Continued</p> <p>Continued...</p>	<p>There are two gas pipelines running north-south about 100 metres west of our east property line. EXORO, the owner, has a 30 metre wide easement for these pipelines. These pipelines will be adjacent to the east side of our easterly access road, in the front yards of the east row of houses</p> <p>EXORO is also the owner of the gas well located in the northeast quadrant of the site. No residential development is allowed within a 100 metre radius of this well. EXORO has a lease measuring 110 metres by 110 metres within the 100 metre radius. Their well is at the center of their leased land. We are currently in discussions with the engineering department of EXORO to determine how to secure the gas well site. We hope to put an attractive demountable building over the well that will allow servicing of the well. An attractive security fence will also likely be needed.</p> <p>They also have a lease for a riser (junction box) where the well gas line connects to the north-south pipeline. It will also be attractively disguised. Additionally they have a leased roadway into the site. We are negotiating with them to use our road to service their well.</p> <p>With regards our utilities service, we will have at least two services. The first are the "shallow" utilities: gas, electric, and telephone. The other is the water service. A third for communal sewage may be required.</p> <p>Lacombe County does not allow the utilities to be placed under the roads, or in the ditches. They require a "public utility easement" to place the trunk lines on the property of the homeowners. Given our low density we are still exploring whether it is more effective to have trunk lines on each side of the road(s). Alternately we would have one trunk line with lateral lines going under the road(s) to the houses across the street.</p>

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<p>ACCESS TO AND USE OF GULL LAKE AND ITS SHORES</p> <ul style="list-style-type: none"> / how will your residents access the lake? / what about increased use of boat ramps, from your project and other future growth? / what about parking close to the lake? / all terrain vehicles (ATV) are a real problem. They use the trails to the lake, they chew up the lakeshore and the trails. / the county has put an ATV trail next to my house. Will you work with the county to address the problem of ATV access to the lake and along the shore? / trails to lake are county, shoreline is federal. How will the feds be involved? / people move to this area for the lake. How will litter and boat use be affected? / how will increased use/population impact washrooms, parking, boat launch, RR 28-2? / are more accesses to the lake required? / are you willing to work with the County and local residents to establish a sustainability plan? 	<p>These issues are clearly the most important of any to our neighbors, the residents of the Wilson's Beach sub-division and of New Saratoga.</p> <p>Our development's residents will access the lake via existing public access points.</p> <p>Beyond that, these questions, issues, and concerns are beyond our control and go to the question of continued growth in the use of Gull Lake due to general population growth and implementation of the Gull Lake Management Plan. Our project is acting as catalyst to bring attention, and the need for action, to these growing issues.</p> <p>We are more than willing to work with the residents of the Wilson's Beach sub-division, the New Saratoga homeowners, Lacombe County, the Province of Alberta, and the Government of Canada to further identify the issues and problems, and to search for solutions.</p>
THE END	