



Summer Village of Sunrise Beach

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November 1st, 2022

Lac Ste. Anne County
Box 219
Sangudo, AB. T0E 2A0

Att: Reeve Joe Blakeman and Council Members

Dear Joe and Council:

**Re: Hummocky Proposed RV Development
– redistricting application bylaw 22-2017-01-22 and bylaw 08-2022 for
proposed ASP**

Further to previous correspondence, discussions and the public hearing, please be advised the Council of the Summer Village of Sunrise Beach requests the following considerations:

- review and consider in its entirety, the Summer Village's Public Hearing Submission as presented by Jane Dauphinee and specifically as noted on page 2 of this document defer 2nd and 3rd readings of the bylaws. The Summer Village requires:
2. a. **A report investigating the existing condition of the local roadways** in the Summer Village which identifies how the proposed development could impact these roadways and further what improvements to the local roadways will be required to ensure that there are no additional costs or safety concerns to Summer Village residents. Presently, the site is not connected to municipal or regional water and sanitary services. The report should consider additional water and sewage truck traffic in any analyses for the development.
 - b. **A Stormwater Management Plan** which identifies options regarding how the development will maintain stormwater (e.g. pond locations, drainage patterns) and discharge stormwater from the site through the Summer Village to the lake. Ultimately, if any of the facilities are located in the Summer Village, the design should be reviewed and approved by the Summer Village's engineer.

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- c. **A Geotechnical Report**, prepared by a professional engineer identifying and addressing environmental constraints that may be present within the plan area including areas identified as being affected by higher water table and including a map showing areas with a water table of less than 2.3 metres (7.55 feet) and less than 1.0 metres (3.28 feet)
- d. **A Site Specific Hydrogeological Study** to assess and minimize the risk of ground water contamination within the site resulting from the proposed development.
- e. **That a Collaborative Framework** be established with stakeholders.
- f. **Land Title** – halt further action on this project so Alberta Municipal Affairs and Alberta Land Titles can do an investigation to ensure proper procedures have been followed with respect to the previous title and the current title to these lands.

The Summer Village acknowledges that the current Intermunicipal Collaborative Framework (ICF) document states that an Intermunicipal Development Plan was not required at the time this ICF was negotiated. However, we believe it can be presumed that neither party at that time foresaw a future development that would impact this area such as this one. While the ICF was negotiated and executed in good faith, we believe this development has given rise to the need to enter into IDP negotiations, and hereby respectfully request same be initiated.

The Summer Village supports County administration in their recommendation that these lands not be changed to Direct Control, thereby limiting or eliminating the Summer Village's right to share concerns and/or appeal a decision, as well as the residents within our community. These lands would more appropriately fit in the County's Commercial Recreation (CREC) District.

Ensure that the Alexander First Nations has been consulted during this process.

Also, please advise how a potential process for annexation of these lands into the Summer Village may commence.

The Summer Village also requests that a road use agreement be negotiated and entered amongst the parties.

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Please forward all requested information (as noted in this letter as well as the attached public hearing submission report) to us within 7 business days of the date of this letter so we have time to review same and provide proper feedback. It is impossible to deal with all of these items at a public hearing, we therefore request and welcome the opportunity to sit down with County representatives and discuss this matter further (either before or after this information is received, or both). Given the many documents yet to be shared and assessed, we request this public hearing be postponed (or certainly not adjourned or closed on the 24th). Should reasonable efforts not be made to address our inquiries and objections, the Summer Village may exercise its rights under s.690 of the Municipal Government Act.

Thank you for your time and attention, we look forward to a continued good working relationship with the County on this, and all other matters of mutual interest.

Respectfully,



Jon Either
Mayor
Summer Village of Sunrise Beach

Encl

c.c. Council
Jane Dauphinee