



# Sylvan Lake Watershed Stewardship Society

P.O. Box 9012 Sylvan Lake, Alberta T4S 1S6

Lacombe County Council and  
Chief Administrative Officer

December 21, 2005

Regarding: Westend Landing subdivision

Dear Reeve, Councilors and CAO;

The Sylvan Lake Watershed Stewardship Society writes to encourage council members to support the terms of the Lacombe County MDP, the terms and intent of the Sylvan Lake Management Plan: Update 2000, and particularly the recommendations contained in the AXYS Environmental report "Sylvan Lake Water Quality Assessment and Watershed Management Considerations" when considering the above captioned subdivision request. It is our expectation that, if approved, the subdivision plan and development agreement will conform to the requirements stated in these policy and guideline documents.

A specific concern to the Westend Landing proposal expressed by AXYS in conclusion to their study was the lack of provision for storm water detention. It states that without such infrastructure, nutrients associated with human activity on the property, or upland from it, will readily enter the lake. The AXYS recommendation also identified the need to protect the lakes' aquatic ecosystems and fish habitat from sediments carried by storm run off. The Society trusts that council will be guided by this scientific expert opinion and require that the subdivision plan, if approved, will include provisions for such detention ponds. Attached for council's reference are photographs of the area that illustrate the topographical conditions that cause apprehension.

The developer, when addressing council at your meeting of March 22<sup>nd</sup>, 2005, stated emphatically that there were no streams or creeks on the Westend Landing property. In addition, the developer's assertion to being lost on the property while escorting senior AXYS personnel does not inspire confidence as to whether the developer would be aware of any creeks or streams on the property. It is expected that council will consult with Alberta Environment to ensure that the fen complex and all creek beds on the property are fully delineated such that the recommended 30m no-development buffer zones can be properly implemented.

Respectfully yours,

A handwritten signature in blue ink, appearing to read 'Kent Williamson'.

Kent Williamson  
President

