



December 12, 2022

Summer Village of Sunrise Beach  
Box 1197  
Onoway, Alberta T0E 1V0

Re: Hummocky RV Development – Amended Letter

Further to your request for additional information and response to your letter of November 1<sup>st</sup>, 2022, with respect to the Hummocky Proposed RV Development - Redistricting Application Bylaw 22-2017-06-22 and Bylaw 08-2022 for a proposed ASP, including the submission by Ms. Jane Dauphinee dated September 12<sup>th</sup>, 2022, please see response below.

The Redistricting Bylaw addressed in the letter indicates the improper Redistricting Bylaw filing number which should be 22-2017-06-22. Please revise your records accordingly to reflect the correct filing number.

With respect to the requested requirements put forth in the letter by the Summer Village of Sunrise Beach (SVSB), Reeve Joe Blakeman responded immediately upon receipt of the submission. Reeve Blakeman discussed matters directly with the SVSB regarding their concerns and intended course of action noted within the addressed letter.

The Development Authority of Lac Ste. Anne County (LSAC) provides the following response to specific topics noted within the letter dated November 1<sup>st</sup>, 2022:

- 2.a) We understand your concerns with respect to the road(s) within your municipality. We will work with you and the landowner to ensure damages that are attributed to the landowners' use will be covered by them. To do this, LSAC will enter into two (2) road use agreements; with the SVSB and the other with the landowner. These agreements will bind the landowner to pay for any damages from execution of agreement. In addition, LSAC will provide assistance to the SVSB with a baseline road condition. Please have your staff coordinate with LSAC staff to complete as this is required prior to entering into agreements.
- 2.b) If necessary, a Storm Water Management Plan would be addressed by Alberta Environment as this requirement would be determined at the Provincial level.
- 2.c) LSAC does not believe that a geotechnical report is required for the proposed project, except for locations for potential municipal infrastructure. As such, a geotechnical report may only be provided within limited impacted areas upon the development permit stage(s).
- 2.d) Understanding that water and sewer services, and drainage are to be properly contained and maintained onsite as proposed by the developer, the County does not consider a



Groundwater Study to be deemed as a necessity. A Groundwater Study would not be required when a proposed development shows approved alternatives.

With respect to the Inter-Municipal Development Plan (IDP) comments noted in your letter, LSAC is happy to consider a future IDP. Please advise if you still want to proceed with an IDP and a proposed budget and cost-sharing model will be provided.

Regarding the comment on possible annexation, LSAC cannot advise you on this matter as it would be referred to the Land and Property Rights Tribunal (LPRT).

LSAC Council resolved (motion #486-2022) that the proposed Hummocky RV Development Public Hearing of November 24<sup>th</sup>, 2022, at 1:00 pm be postponed until the regular County Council meeting of February 9<sup>th</sup>, 2023, at 1:00 p.m. The Redistricting application and the Area Structure Plan (ASP) will be on the February 9<sup>th</sup>, 2023 meeting agenda for 2<sup>nd</sup> and 3<sup>rd</sup> readings, after the Public Hearing has been closed.

**We want to stress the importance of collaboration and that we will be working with your Council to mitigate any issues. We welcome any feedback from this amendment letter, in addition to any further questions or concerns.**

Should you have any additional concerns or questions, please direct them towards Reeve Joe Blakeman or our Director of Growth and Compliance, Matthew Ferris.

Regards,

A handwritten signature in blue ink, appearing to read 'Joe Blakeman', written over a horizontal line.

Joe Blakeman  
Reeve

CC: County Council  
Mike Primeau, County Manager  
Greg Edwards, GM of Operations  
Matthew Ferris, Growth & Compliance Director