

Lacombe Lake Dog Friendly Park – Easement Options Analysis

Option	Detail	Pro	Con	Cost
Option 1: Supply one-time reimbursement for plantings to 24 residential properties backing on to the west side of Lacombe Lake Park, if desired, for them to plant within their existing fence line.	<ul style="list-style-type: none"> Cost calculations based on one vine planting every three feet along resident fence lines backing on to the dog park site. 	<ul style="list-style-type: none"> Allows residents to decide if they would like to plant inside their fence. Some residents on the west border indicated that they were happy with the existing layout. The plantings will be an aesthetically pleasing option for residents to obscure the fence. This option will protect the swale to ensure that the drainage continues to function on the site. This option will ensure excellent sight lines are maintained within the park This option will not impact the existing park space within the dog park. 	<ul style="list-style-type: none"> This will establish a precedent that may be expected by other residents in the community backing on to park space. This may not satisfy the residents to the west of the park as this will not create a physical barrier behind their properties 	Capital: \$9,000 Operating: \$0/year
Option 2: Install a second fence on the east of the swale.	<ul style="list-style-type: none"> 4 foot chain link one metre inside of the east edge of the swale that will create a buffer for residents located on the west side of the park. This fence line will run approximately 360 meters along the swale line. This fence line will require two entrance for maintenance access. 	<ul style="list-style-type: none"> Would ensure a solid physical barrier between adjacent landowners and park users. 	<ul style="list-style-type: none"> Increased capital and operating costs. Poor aesthetic value and impacts to the public of decreasing the dog park size. The fence installed will only function to keep dogs away for the resident fence line and may not be seen as aesthetically pleasing by residents or park users. It may not be aesthetically pleasing to have a fence located inside a fence line with unusable park space between. The installation of a fence will influence the existing dog park by reducing the park size by approximately 0.1 Hectares. The response of the public to this plan is unknown without completing a public engagement exercise. 	Capital: \$29,000 Operating: \$1,200/year

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Option 3: Installation of a hedge on the east side of the swale.	<ul style="list-style-type: none"> • A hedge inside of the east edge of the swale that will create somewhat of a buffer for residents on the west side of the park. • The hedge will compose approx. 360 m2 of the park site • Gates access points will be required to allow maintenance staff and equipment to enter the area between the hedge and the residences to the west of the park. 	<ul style="list-style-type: none"> • Would create a partial barrier between adjacent land owners and park users. 	<ul style="list-style-type: none"> • The installation of the hedge will influence the existing dog park by reducing the park size by approximately 0.134 Hectares. • It may not be aesthetically pleasing to have a hedge located inside the fence line with dead unusable space between. • CPTED issues that could be potentially created. • Will take a number of years for the hedge to grow in and may never serve as a solid barrier to keep dogs away from resident's fences. There is risk that a hedge will never fully establish on such a busy site. • The response of the public to this plan is unknown without completing a public engagement exercise. • May cause a "channeling" of dogs between the hedge and fence line of adjacent landowners if dogs breach the hedge. 	Capital: \$72,000 Operating: \$13,000/year