

June 30, 2016

AL-Terra Project File: 5054-51

Lacombe County  
40403 Range Road 274  
T4L 2N3

**Attention: Cajun Paradis, Planner/Development Officer**

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**Re: Last Hill Golf Course and RV Park – NW21 39-3-W5M**

On behalf of the owners we are formally applying for rezoning of the above mentioned property to match the proposed use. In the past this parcel operated as the Last Hill Golf Course. It is the intension of the owners to continue the operation golf course, with the addition of 100 recreational vehicle (RV) seasonal campsites. The golf course will remain as it was before with the exception of a few holes have been removed to accommodate the proposed RV sites. The driving range will remain unaffected. The proposed land use will be P-R Recreation District.

The proposed RV stalls will be in the south west corner. Access will be from the same point of the golf course. A Traffic Impact Assessment (TIA) has been prepared as part of the development of the proposed RV units. This TIA has been submitted separately, but indicates that the development should have minimal impact on the existing transportation network.

Water servicing from the RV sites will come from a newly drilled water well that is being licensed for use for up to 160 units. Water distribution will be through underground water mains with a service stub at each site. Sanitary servicing will be a service stub at each site, draining through a common sanitary main to a large holding tank. This tank will be periodically sucked empty, depending on use and the number of units occupied. Storm water drainage from the RV sites is directed to an existing dugout/irrigation pond. This runoff will then be used for irrigation in order to reduce the demand for well water.

We have attached to this letter a copy of the land title and a site plan to illustrate the reasoning behind the proposed land use change. Also included is a completed appointment of agent form, authorizing AL-Terra to apply on behalf of the owners.

Fees, in the amount of \$2,500 (\$1,500 for advertising and \$1,000 for rezoning application), are also included with this submission.

Should you have any questions please contact us at your convenience.

Regards,



Gordon Jickling, P.Eng.  
Project Manager  
AL-Terra Engineering (Red Deer) Ltd.

cc: Bill and Carla MacLean  
Daniel Goldstrom

Enclosed (3)