

November 4, 2021

Lacombe County  
Planning and Development  
RR3  
Lacombe, Alberta T4L 2N3

DELIVERED VIA EMAIL TO CPARADIS@LACOMBECOUNTY.CA

Cajun:

**Re: PALM COVE STAGE 1 REDISTRICTING (A TO R-RCC) APPLICATION AND SUBDIVISION APPLICATION  
LOT 6, PLAN 012 4432 (6145 - 75 STREET NW)**

On behalf of Qualico Developments West Ltd., Davis Consulting Group hereby makes application to:

1. Redistrict a portion of the NW34 39-2-5 from A to R-RCC, as shown on the attached Redistricting Plan.
2. Subdivide a portion of the NW34 39-2-5 and SW34 39-2-5, pursuant to the attached Subdivision Application Form and Tentative Plan of Subdivision.

The application fees, in the amount of \$16,500 (\$1,500 advertising fee and the \$15,000 subdivision application fee) are being sent from Qualico Communities to your attention, via courier.

In support of the redistricting and subdivision applications and included herewith, we submit the following updated reports:

1. Palm Cove Engineering Design Brief - Stage 1 November 2021 (WSP)
2. Geotechnical Investigation - October 2008 (Parkland Geo) Appended to Engineering Design Brief
3. Palm Cove Biophysical Update Letter - November 2021 (Stantec)

The following previously completed reports have also been included herewith, for your convenience:

1. Groundwater Evaluation - May 2010 (Stantec)
2. Traffic Impact Assessment - July 2010 (WSP)
3. Historical Resources Act Requirements/Clearance - December 2009 (Alberta Culture and Community Spirit)

The proposed Palm Cove Stage 1 subdivision and development has been prepared to retain as much as possible from the prior Subdivision Approval granted by Lacombe County in 2011. The main road alignment

and width is consistent with the 2011 subdivision approval. The Stage 1 subdivision lot count remains at 59 but the lot sizing has been reduced from an average size of 0.40 acres to 0.25 acres. The reduction in lot sizing drastically reduced the footprint of Stage 1 which is now limited to the central and west-central portions of the site. Two new cul-de-sacs have been added to the west-central portion of the site, to take advantage of the proximity to the lake amenity areas and lake views. The proposed redistricting and subdivision applications are consistent with the policies of the Lacombe County Sylvan Lake Area Structure Plan (2017).

A proposed road cross-section is also included with this redistricting and subdivision application that incorporates Lacombe County design standards.

We look forward to recommencing the subdivision and redistricting processes with Lacombe County, in anticipation of development commencement in 2022. Please contact me if any other information is needed in support of this application.

Sincere Regards,

**DAVIS CONSULTING GROUP**



Chris Davis