



July 10, 2017

Public

County of Lacombe
RR#3
Lacombe, AB T4L 2N3

Attention: Cajun Paradis, Planner

RE: Concept Plan for RV Campground and Request to consider a Land Use District Change (portion of the Nursery Golf Course and Country Club) from “A” Agricultural District to “P-R” Recreational District – Amended Submission

Dear Madam:

WSP Canada Inc. (WSP) has prepared this submission on behalf of the Nursery Golf Course and Country Club (the “Owner”). This submission has been revised from its original content in order to address comments from your correspondence dated May 15, 2017. The following table identifies the changes that have been made.

Table 1 – Comments and Responses

#	Comment (May 15, 2017 Letter)	Response
1	Concept Plan shows 31 stalls, while the rezoning request was for 35 stalls	31 stalls is correct and the rezoning request has been updated to reflect this. The TIA includes an assumptions of 35 stalls to allow for a buffer in case of final adjustments to lot sizing and numbers.
2	Outline policy compliance in respect to the <i>Lacombe Intermunicipal Development Plan</i>	See new text in Planning Policy Overview section regarding the Lacombe Intermunicipal Development Plan.
3	Traffic impact assessment	Report has been updated per comments on report.
4	Hydrogeological assessment	The Hydrogeological Assessment report has been completed and is submitted with this document. Submission for the water license will proceed upon acceptance from the County regarding the results of this assessment.

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#	Comment (May 15, 2017 Letter)	Response
5	Stormwater management report	The stormwater report has been updated as requested, with the exception of the request for a wet pond. Section 2.1.1 has been added for background information as to why a dry pond has been chosen for this site. The storm report has not yet been submitted to Alberta Environment, pending acceptance from the County on the information presented.

INTRODUCTION

The Owner has been operating in Lacombe County since 1994 on 160 acres located at SW 7-41-26-W4 (the “property”). While the current land use fits under the Land Use Bylaw definition of “Recreation facilities, outdoor” the Owner wishes to diversify the business by offering the complementary use of a Recreational Vehicle Campground, with 31 seasonal camping spaces and an associated building to house washroom facilities for the campers and a seasonal caretaker suite.

Due to the number of camping lots planned, a Land Use District change to “P-R” Recreational is necessary to enable approval of the proposed development under the definition of a “Campground Major” in the Land Use Bylaw. This use is not allowed in the Agricultural Land Use District that current applies to the property. The proposed development will augment the commercial operations of the golf course, and more broadly, contribute to the attractiveness of Lacombe County as a tourist destination.

Plans are attached to this letter which explain the development:

- Location Plan
- Context Plan
- Concept Plan

Technical studies have also been provided which help explain feasibility and conceptual design related to the proposed development.

- Geotechnical Report, Parkland GEO, March 2016
- Geotechnical Investigation – Addendum #1 (Private Sewage System Suitability), Parkland GEO, March 2017
- Traffic Impact Assessment, WSP, May 2017
- Hydrogeological Assessment, WSP, June 2017
- Stormwater Management Plan, WSP, June 2017

A summary of these items, along with a brief land use policy overview are set forth below.

PROPOSED DEVELOPMENT

The proposed development is for 31 RV seasonal camping lots, and a washroom/shower facility which includes a caretaker suite. Each campsite will be 33 ft wide by 80 ft long (10 m by 24.3 m). They will include a 10 ft by 70 ft (3.05 m by 21.3 m) gravel parking pad, with landscaping strips to separate camp sites, a fire pit and a shade tree. The amenity building and caretaker suite is a 1,944 ft² single-storey building situated central to the development site.

EXISTING LAND USES AND DEVELOPMENT

The development site is on the south central portion of the property and is currently a bare grass field associated with the driving range. The site is located within the Nursery Golf Course and Country Club. Immediately to the west of the development site is a storage building, parking area, and the club house. An existing septic system is within the development site, and to the east are maintenance buildings. Further east and west are the golf course, including golf holes and related trails. The balance of the quarter section includes the golf course, trails, and natural areas (e.g. wetlands). Range Road 270 traverses the boundary of the quarter section on the west and a private gravel road provides access to the development site. To the south of the property and development site is an agricultural operation.

PLANNING POLICY OVERVIEW

The Municipal Development Plan (MDP) places the development site within the “Estate Residential (communal or municipal water and wastewater)” land use area. While this land use area is intended for multi-lot residential development, Section 6.0 of the MDP also sets forth the goal to encourage economic development. An objective is to “increase tourism by encouraging the private sector to develop tourist attractions, services, and infrastructure.” The proposed development directly supports this objective by enhancing the existing recreational use.

The Lacombe Intermunicipal Development Plan (IDP) represents an agreement between the County and the Town of Lacombe on how to go about coordinating planning activities in the vicinity of the Town. The site is within the IDP Notification Zone Boundary as shown on IDP Map 1. The site is not within the long term growth area, or any other specifically classified area shown on IDP Map 2. The site is not in a long term economic growth area as shown in IDP Map 3. As per section 6.1 of the IDP, the County will need to circulate this application to the Town for their comment.

The QEII North of Lacombe Area Structure Plan (ASP) identifies the site as being within the “Residential/Recreational” (R/R) land use area. The proposed development complies with the policies of this land use area. The following compliance table briefly outlines how the proposed redesignation from “A” to “P-R” meets the requirements of the ASP policies of the R/R land use area:

Table 2 - Residential / Recreational Policy Overview

ASP Policy	Compliance Statement
3.5.1 Recreational developments shall comply with the regulations set out under the Recreation “P-R” District of the County’s Land Use Bylaw.	The developer seeks redesignation to “P-R” in order to comply with this requirement.
3.5.2 Recreational development opportunities will be considered in conjunction with a residential development proposal for those lands identified in the Future Land Use Concept Map (Figure 2) as Residential/Recreational.	The proposed development is an expansion to an established recreational use (Nursery Golf Course and Country Club). As such a requirement for residential development is not proposed and not feasible.
3.5.3 Recreational development opportunities will be considered in conjunction with a commercial development proposal for those lands identified in the Future Land Use Concept Map (Figure 2) as Recreational/Commercial.	The recreational development opportunity is associated with a commercial use and meets this requirement.
3.5.4 Multi-lot recreational developments shall be serviced by communal water and wastewater systems.	Services are proposed to be communal water and wastewater systems.
3.5.5 Recreational developments shall provide a public trail system and other passive amenities for the public at the County’s discretion.	The RV campground will include amenities for patrons, however due to the private commercial nature of the use and association with the golf course, no public amenities are proposed.

GEOTECHNICAL REPORT

A geotechnical investigation was completed by Parkland Geotechnical. The geotechnical investigation drilled 5 boreholes in the vicinity of the proposed RV Park. In general, the soil conditions consisted of topsoil and clay, with one borehole (#2) encountering a layer of sand between the topsoil and clay. Groundwater levels on Dec 16, 2016 measured 4.0m to 6.0m below the surface. The geotechnical report indicates that the subsurface conditions are considered suitable for the proposed development.

A follow up report completed a preliminary look at the suitability for a private sewage treatment system. The report indicated that treatment mounds would be the more feasible option, versus septic tanks and conventional treatment fields. Pending final site investigations, it is expected that a treatment field/mound will be constructed to the northeast of the proposed RV Park, within an existing treed area. Trees would be removed as needed to support the field construction. Sewer hook-ups will be provided for each lot. The location is not shown on the Concept Plan and will be determined pending final site investigations.

TRAFFIC IMPACT ASSESSMENT

A Traffic Impact Assessment (TIA) was completed by WSP, to review the potential traffic impacts on the intersection of TWP Road 412 & Range Road 270, as well as the road segments for those roadways. No roadway improvements nor illumination upgrades are required as a result of this proposed development.

HYDROGEOLOGICAL ASSESSMENT

WSP completed a Hydrogeological Assessment Study in June 2017. The proposed RV park development is intended to be supplied by water from a new water well that was drilled in 2017. The following information was determined by the hydrogeological assessment:

- The well was drilled into the Upper Lacombe Member of the Paskapoo Formation. The well screens a confined sandstone aquifer.
- Water levels measured during the drawdown and recovery phases of the 2-hour pumping test indicated that the aquifer is capable of supplying groundwater at a considerably higher rate than is required for this proposed development.
- The local groundwater quality from the well conforms to the Guidelines for Canadian Drinking Water Quality (Health Canada, 2017).
- Development of the RV Park on the site will have no discernible impacts on surrounding well users or the aquifer.

Based on the information provided in this hydrogeological assessment, WSP believes that there is adequate water resources to supply the proposed development.

STORMWATER MANAGEMENT REPORT

WSP completed a Stormwater Management Report for the site. It was determined that the proposed RV park would require a storm pond capable of storing 500 cubic metres of water for the 1:100 year rain event. After discussions with the Owner, it was determined that the storm pond would be located within the treed area to the north of the proposed RV park, with tree removal to be completed as needed. An outlet pipe would be installed to drain water eastward towards the existing water body.

SHALLOW UTILITIES

An existing overhead power line is located along the south side of the golf course property. Power for the proposed lots would come from this overhead line. No other shallow utilities are anticipated to be used for this development.

BIO-PHYSICAL ASSESSMENT AND HISTORICAL RESOURCES

As the proposed development is located within the boundary of the existing driving range, neither a bio-physical assessment nor a historical resources review is expected to be required



for this proposed development. It is understood that a bird sweep may be required prior to beginning any construction, due to the proliferation of trees around the site.

CONCLUSION

We trust the above introduction to the development proposal and the accompanying Concept Plan and background reports serve to inform Lacombe County regarding the Owner's request for a redesignation. The Owner looks forward to discussing their plans with Council and proceeding to a Public Open. Please contact the undersigned at 403-269-7440 or ben.petch@wsp.com to discuss this application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ben Petch'.

for

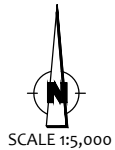
Ben Petch
Senior Planner

BP/cs
Encl.

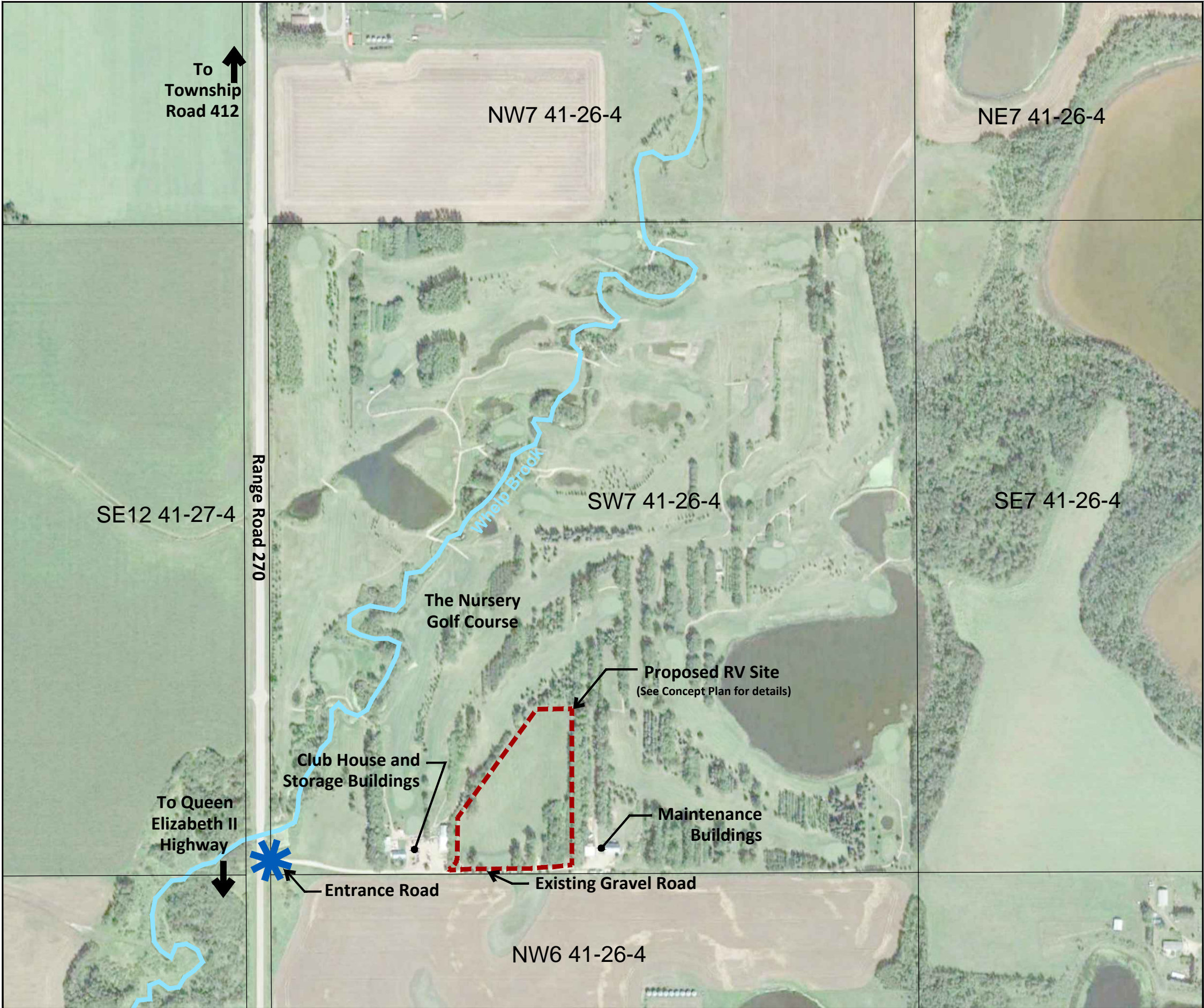
Location Plan
Context Plan
Concept Plan
Geotechnical Report and Addendum #1
Traffic Impact Assessment
Hydrogeological Assessment
Stormwater Management Report



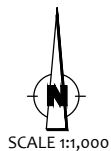
Nursery Golf Course RV Park Context Plan



LEGEND
■ ■ ■ Proposed Site Location

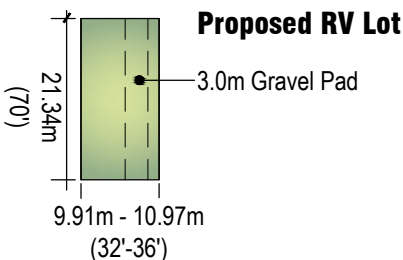


Nursery Golf Course RV Park Concept Plan



LEGEND

- Subject Site
- Direction of Traffic Flow
- Existing Fence
- Existing Overhead Power Line
- Existing Vegetation
- Proposed Gravel Road



Please Note: The Storm Water Management Facility will store 500 cu.m. pending final layout within the treed area. The final shape may be adjusted to minimize tree removal.

