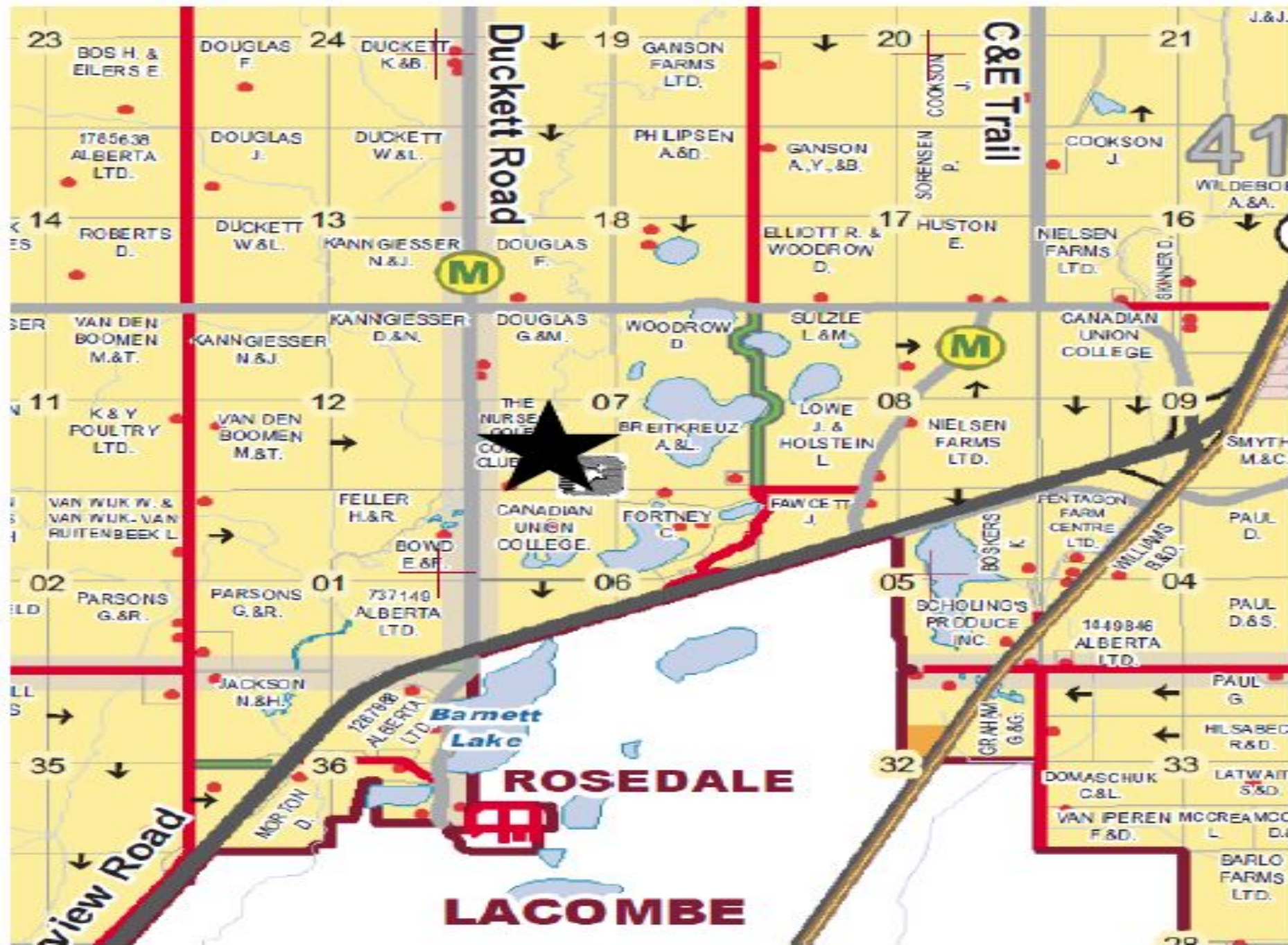
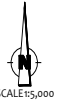




RV Park Rezoning Application



Nursery Golf Course RV Park Context Plan



LEGEND

■ ■ ■ Proposed Site Location





- About the Nursery Golf & CC
- RV expansion concept
 - Site area
 - Site plan
 - Individual site layout
- Re zoning
 - Traffic Impact
 - Water licensing
 - Waste water
 - Drainage/storm water
 - Geotechnical



The Nursery Golf and Country Club Inc. Owned and operated by Wolfgang and Ingrid Hainzmann The Nursery has been operating in Lacombe County Since Aug 1994. as a full service Golf Club serving Lacombe, Lacombe County, and the Central Alberta golfing market.

We are located on 160 acres located at SW 7-41-26 w4

We are currently zoned as an Agricultural A. District.

The Nursery Golf & CC would like to propose expanding our operations to include a recreational vehicle park for 30-35 units dependant on final plan layout. In order to proceed with this expansion, under the present criteria of the Lacombe County planning and development department, we will be required to rezone from an agricultural A. district to a Recreational P-R district.



RV PARK EXPANSION CONCEPT

- Proposed Site
- Site Plan
- Lot Plan

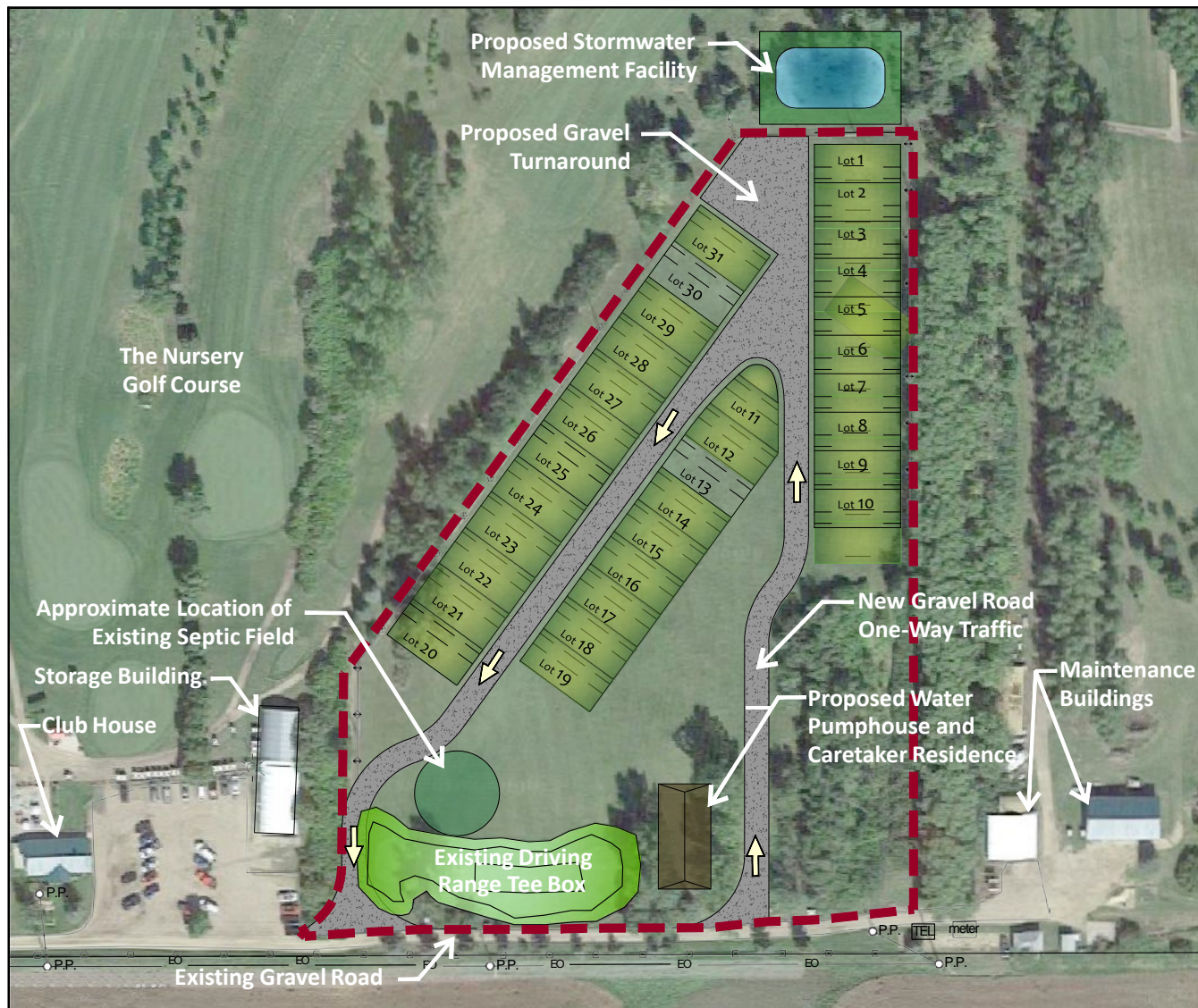
Nursery Golf Course RV Park Context Plan



LEGEND

■ ■ ■ Proposed Site Location

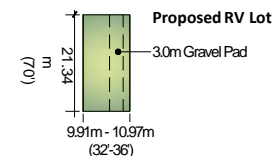




Nursery Golf Course RV Park Concept Plan

LEGEND

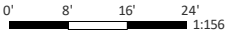
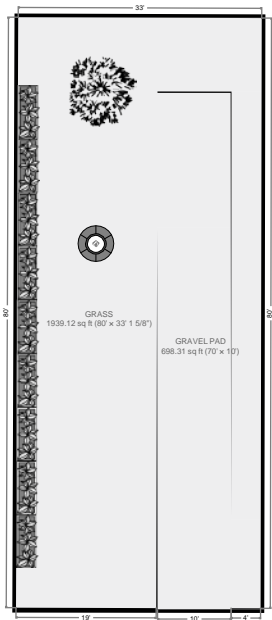
- Subject Site
- ← Direction of Traffic Flow
- Existing Fence
- Existing Overhead Power Line
- Existing Vegetation
- Proposed Gravel Road



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.



Ground Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPHIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Plan 2

2017-03-18

287 sq ft

1 Floor

0 Bedroom

0 Bathroom



REZONING

- Traffic Impact Assessment
 - Water licensing
 - Waste Water
- Drainage/Storm water
 - Geotechnical

Traffic Impact Assessment:

Impact assessment completed by WSP Canada Inc. shows; as the Nursery Golf Course already see's high levels of traffic flow and the present road infrastructure of RR 41-2 off of highway #2/2a and Township Road 27-0 were only recently upgraded (2012), that the addition of a 30/35 site RV park will have no measurable impact on regular traffic or road usage.

Groundwater Evaluation:

A desk top ground water Investigation was prepared by
WSP Canada Inc.

A new well was drilled and pump tested by J C Drilling &
Welding on March 27, 2017

Standard new well Water testing was carried out on new well
on May 29, 2017 Central Labs of Red Deer, Alberta showing that
the new well meets all requirements as a potable water source we
will also, during months of operation, as is standard with our
present well; perform a standard monthly routine test, with
Alberta Health, the same as we are required to do on our present
well at the clubhouse facility

An application for licence will been submitted to Alberta
Environment to draw 2059 m³/year to support needs of
campground and new building facilities

Waste water and sewage:

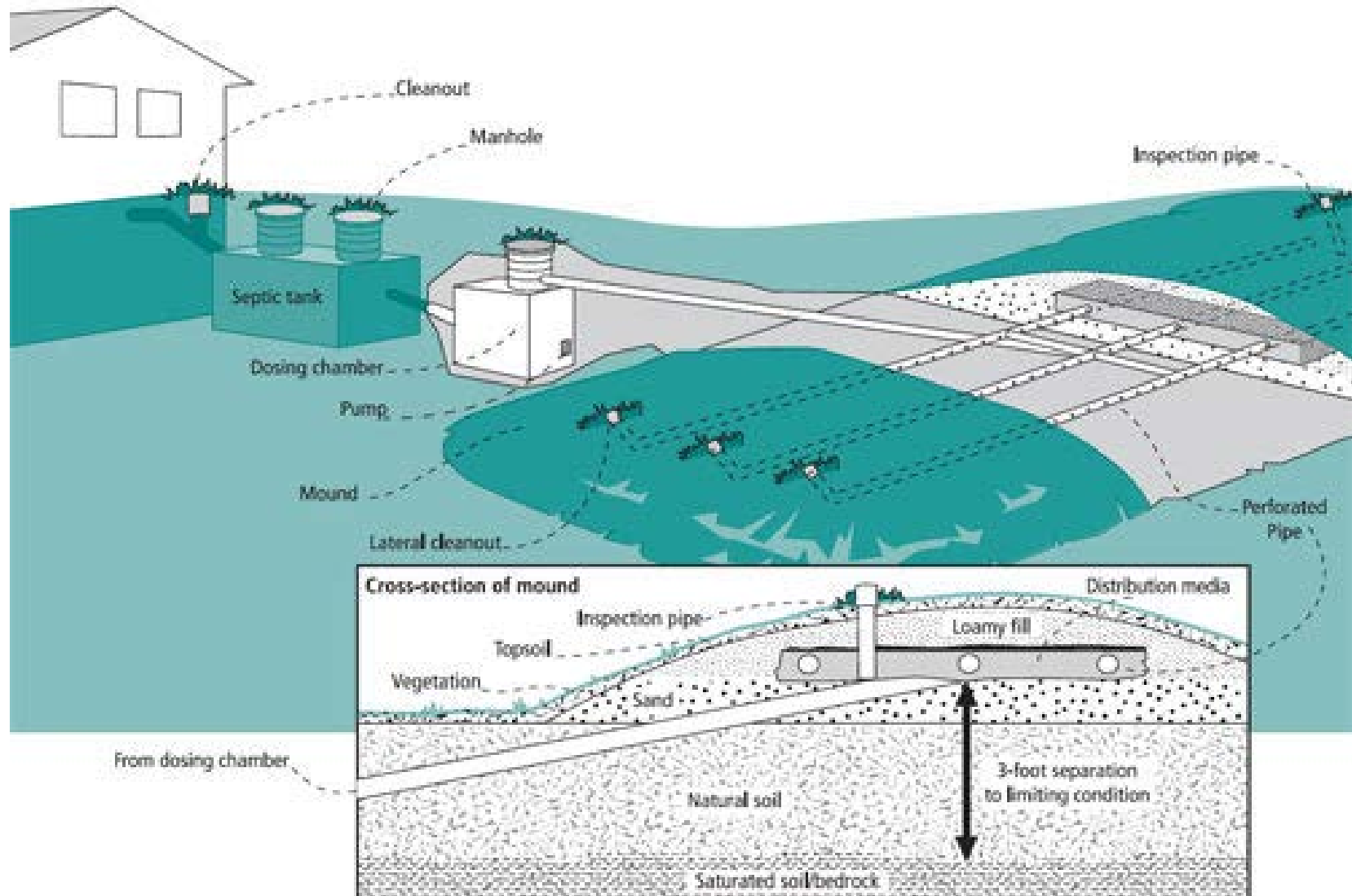
The addition of a new sewage tank & field system a “Minnesota Evaporative Mound system” has been prepared and will be implemented by Brothers Trenching Lacombe to meet standards set forward by Lacombe County.

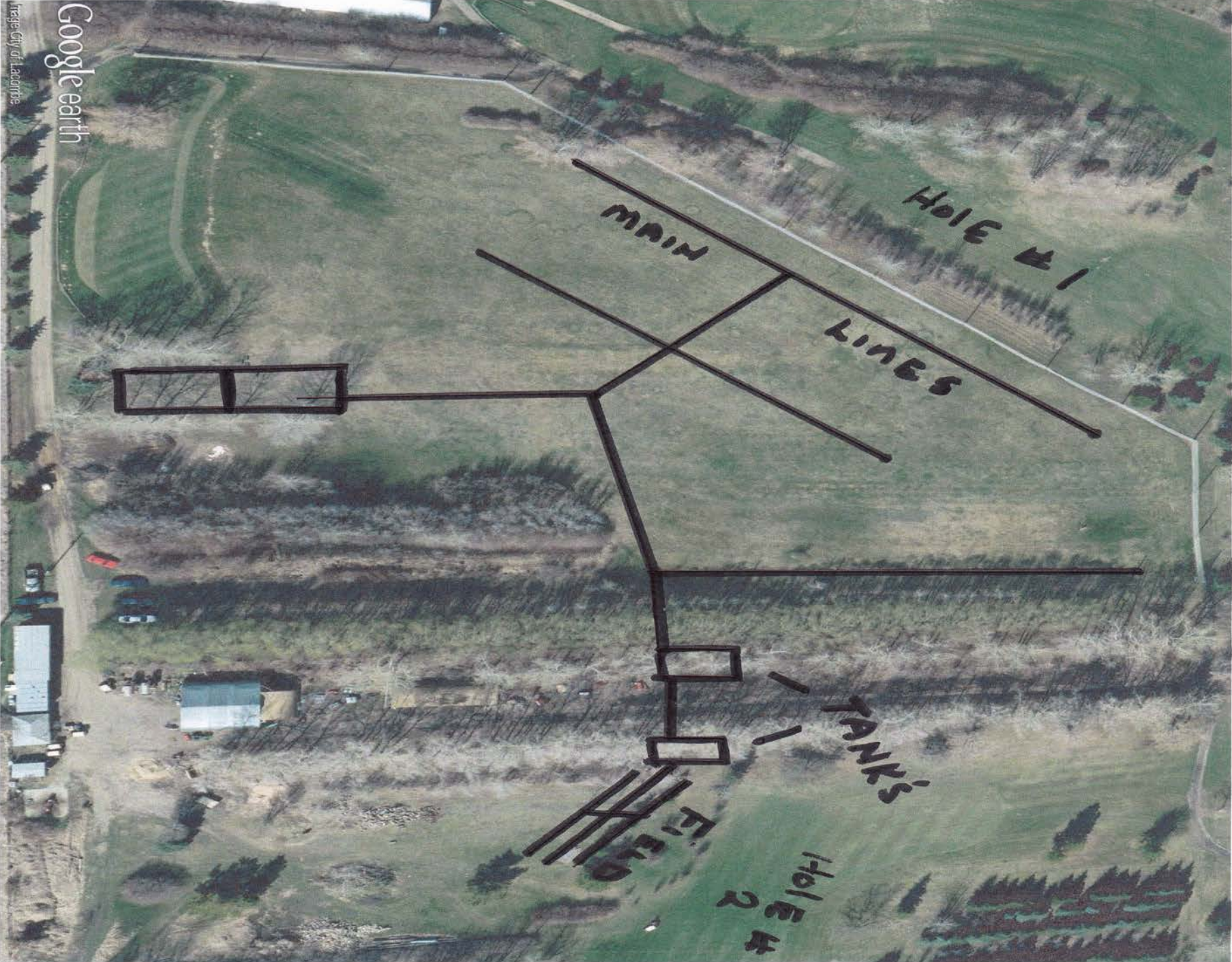
Basis of system:

High strength effluent coming from campers goes through aeration chamber, reducing BOD and TSS from around 600mg/L to 150mg/L. This cleaner effluent is pumped to sewer mound where washed sand layer acts as secondary treatment agent and reduces BOD and TSS even further to about 10-25mg/L

We also consider the Orenco Advan Tex system with geoflow subsurface drip system similar to the installation recently installed at Summerland Leisure Park, however after conferring with Jim Wigmore of Brothers Trenching this system at present is excessive for our needs but would be the next step should we look at expanding in the future.

Septic Mound





General site Drainage:

FIGURE 1.3 - EXISTING SUB-CATCHMENTS

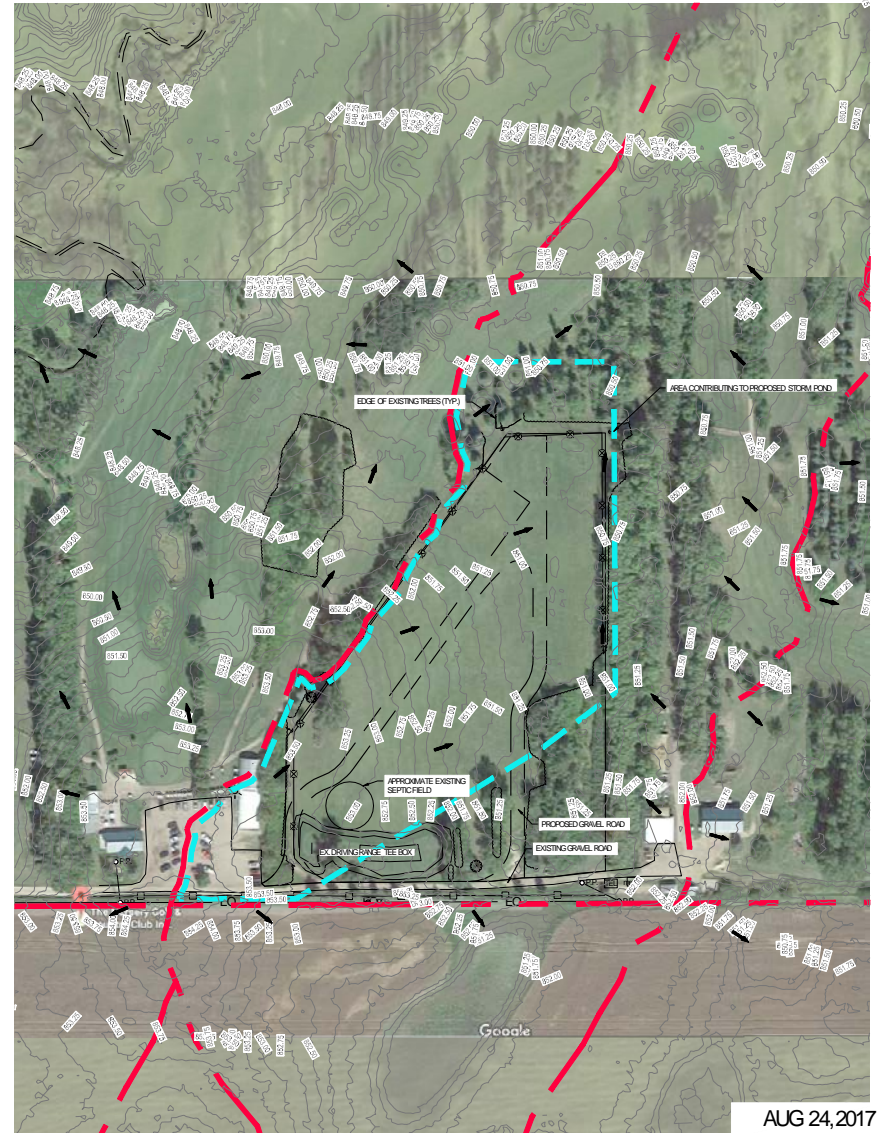


FIGURE 1.4 - CONCEPTUAL RV PARK LAYOUT



Geotechnical Investigation:

A geotechnical investigation was prepared by WSP Canada Inc and shows that there are no issues that would restrict the construction of the RV Park or required facilities and infrastructure

Public Open House

Thursday October 19, 2017

At The Nursery Golf & CC
41101 RR 27-0 Lacombe County



Take Exit 431 off QEII continue following off ramp onto overpass proceed onto township
road 41-2 continue 6 km on twn 41-2 to intersection of twn 41-2 and RR 27-0
Turn Left onto RR 27-0 proceed 1.6km to entrance of Course
Meeting in main proshop

We invite you to a Public Open House to discuss The Nursery Golf & CC plan to rezone approximately
160 acres of land to Recreational District "PR", located at SW 7-41-26-W4M, within Lacombe County.
The property is currently zoned as Agricultural 'A' District under the County's Land Use Bylaw,
and is home to The Nursery Golf & CC.

The development proposal is to rezone the property to Recreational District 'PR'
to facilitate the addition of a 31 site fully serviced RV Park.
Please join us to provide input on the proposed development. We welcome your feedback
and look forward to meeting you.

A copy of the draft development
concept plan together with supporting technical studies is available for viewing on the County's website at:
www.lacombecounty.com

If you are unable to attend or wish to provide additional comments, or require further information, please don't hesitate
to contact:

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