



2 IRONHEAD GOLF COURSE AND SURROUNDING LANDS DEVELOPMENT

Q & A

Current as of: September 26, 2023

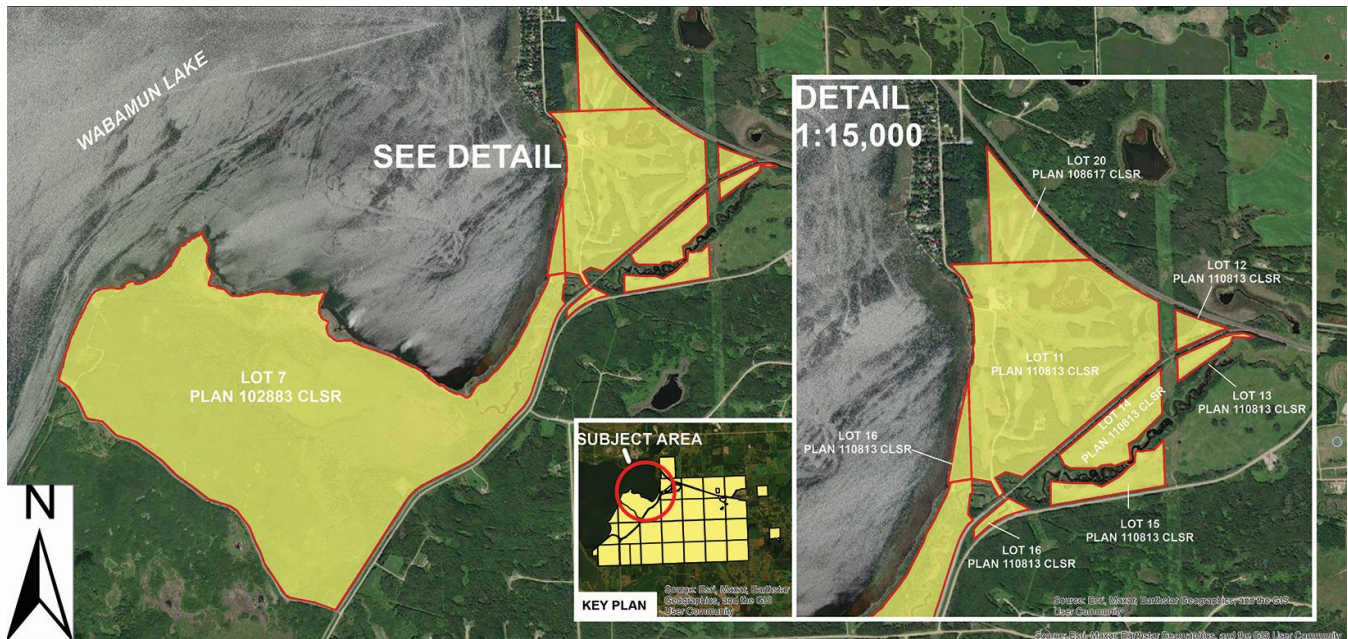
What are we voting on?

Members are being asked to decide on land designation for a 1,068-acre parcel including the Ironhead Golf Course and surrounding lakefront lands.

If Members approve the land designation, Paul First Nation is proposing to re-develop the golf course – which has not been operational in recent years – and develop new facilities to attract visitors.

Where are the lands located?

These lands are located on portions of Wabamun Indian Reserves No. 133A and No. 133B. Please see the following map for details:



What types of facilities is the Nation proposing to build on these lands?

The designation would allow for the lands to be developed for commercial, residential, retail, or recreational purposes.

With the support of our Members, Paul First Nation is considering a resort development on the shores of Lake Wabamun to include:

- Re-developed golf course
- Conference and convention centre
- Casino
- RV park and camping

Has Paul First Nation done a feasibility study?

We know that Paul First Nation is located within a highly desirable tourism area. With our prime location next to Lake Wabamun, and proximity to Edmonton and major transportation corridors, a multi-million-dollar resort development would provide opportunities for our Members to prosper for generations to come.

Economic benefits include:

- Significant job creation, and training and long-term career opportunities for Members
- More facilities and services for our community
- Attract visitors who will spend tourism dollars in our community
- Sustainable revenue generation for Paul First Nation

If our Members vote “yes” to this land designation, we will start site planning and create a development strategy. This will include conceptual engineering, cost estimates, and developing a business plan.

How much will this proposed project cost?

If Members approve the land designation, obtaining detailed cost estimates based on conceptual engineering will be one of our first orders of business.

We are proposing a multi-million-dollar resort development to expand services to the community, create significant job and training opportunities for Members, and generate revenue for the Nation.

We would pursue all available Federal and Provincial funding to ensure the feasibility and sustainability of these proposed projects.



How many years will it be before these facilities are ready to open?

It is too soon to predict when development will proceed. If the designation is approved, the Nation will continue to engage with community Members regarding next steps for these proposed projects.

What about the potential negative impacts to our lands and culture?

Members have identified economic development as a key need for our community.

Paul First Nation is committed to creating sustainable opportunities through responsible development to ensure a self-sufficient, prosperous, and independent community.

According to the Land Use Plan the Nation has developed in consultation with our Members, we are equally committed to honouring and protecting our history, culture, and natural environment for future generations.

What assurances do we have from an environmental management perspective?

Paul First Nation has developed a detailed Environmental Management Plan, which incorporates community feedback.

As stewards of our land, environmental assessments and monitoring are a priority in all land development activities the Nation participates in.

All proposed projects on our reserve lands must meet all environmental legislation and regulations.

FOR MORE INFORMATION

Please contact us by phone at **1-844-PaulFN1 (728-5361)** or
Email PFNlanddesignation@cmrconsulting.ca

“New land designation plans will provide opportunities for Members – creating jobs and capacity building while providing essential services that generate income for future generations.”

