



Lac Ste. Anne County, Box 219,
56521 RGE RD 65, Sangudo, AB T0E 2A0
Telephone: 1-866-880-5722 or
Fax: 1-780-785-2985

www.LSAC.ca

SUBDIVISION REFERRAL

NOTIFICATION of Email Correspondence

of Pages EMAILED: 11

Date: August 23, 2021

Re: PROPOSED SUBDIVISION
Legal: SE 34-55-01 W5M
Lac Ste. Anne County

FILE #: 025SUB2021

Attached is a copy of a subdivision application form and sketch proposing to subdivide the above land as shown. By this EMAIL we request you submit brief, relevant comments and supporting information, with regard to the subdivision application. Unless we have heard from you, **within 21 days**, we will process the proposal as though you have no objections.

Please email or fax your comments to the undersigned at your earliest convenience.



Email: Jane Holman,
Planning/Development Clerk
DevReferrals@Lsac.ca OR
FAX your response to (780) 785-2985

Email: Trina Sroka,
Planning/Development Clerk
DevReferrals@Lsac.ca OR
FAX your response to (780) 785-2985

If you have concerns or comments that you wish to discuss with staff, please contact the staff member as indicated below:

Matthew Ferris
Planning &
Development
Manager
780-785-3411
Ext.: 3603
mferris@Lsac.ca

Abdikani Elmi
Development
Officer
780-785-3411
Ext.: 3691
aelmi@lsac.ca



Lori Vanberg
Development
Officer
780-785-3411
Ext.: 3684
lvanberg@lsac.ca

Tanya Vanderwell
Development Officer
780-785-3411
Ext.: 3685
tvanderwell@Lsac.ca

SCANNED

AUG 16 2021



Subdivision Application

FOR OFFICE USE ONLY

File no.: 0259482021 Tax roll no.: 5501341001 Division: 2 Application date: July 29, 2021

This form is to be completed in full wherever applicable by the registered owner of the land that is the subject of the application, or by a person authorized to act on the registered owner's behalf.

Incomplete Applications will not be accepted. If an incomplete application is submitted by mail the application will be sent back for further information.

APPLICANT/AGENT INFORMATION

Full name of Applicant: Red Willow Planning

This information has been redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

Please note: By providing your email address above, you are hereby consenting to receiving correspondence (including decision) solely by email in relation to this application.

Full name of Landowner: Vivcor Holdings Inc.

This information has been redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

Full name of Landowner:

Mailing address:

City: Province: Postal code:

Tel: Cel: Email:

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of: Quarter: SE Section: 34 Township: 55 Range: 1 west of 5th meridian

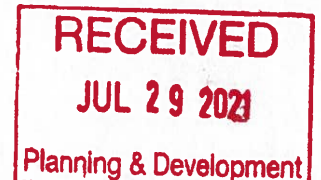
All/part of: Lot: Block: Plan: Subdivision/Hamlet:

Rural address: N/A Division: 01 02 03 04 05 06 07

Designated use of the land as classified under a Land Use Bylaw or a Zoning Bylaw or a Land Use Classification Guide where applicable: AG2

Box 219, Sangudo AB T0E 2A0
T 780.785.3411 TF 1.866.880.5722 F 780.785.2985 E DEVASSISTANT@LSAC.ca www.LSAC.ca

LSA-043004013-05282021



LOCATION OF LAND TO BE SUBDIVIDED

1. Is the land situated in the municipality of Lac Ste. Anne County? YES NO
2. Is the land situated immediately adjacent to the municipal boundary? YES NO
 If YES, the adjoining municipality is Summer Village of Sunrise Beach
3. Is the land situated within 0.99 miles (1.6 km) of the right-of-way of a highway? YES NO
 If YES, the highway no. is Highway 642
4. Is the land situated within 0.5 miles (0.8 km) of a (river, stream, watercourse, lake or other permanent body of water, or a canal, or a drainage ditch)? YES NO
 If YES, state its name Sandy Lake
5. Is the proposed parcel within 1.0 miles (1.5 km) of a sour gas facility? YES NO
6. Is the land you are developing on within 0.5 mile (0.8 km) of land that is or has been used as a municipal landfill for the disposal of garbage or refuse? YES NO
7. Is the land you are developing on within 0.5 mile (0.8 km) of land that is or has been used as a municipal sewage treatment facility or sewage lagoon? YES NO
8. Is the land you are developing on within 0.5 mile (0.8 km) of land that is or has been used as an intensive livestock operation (Swine, Chicken, Beef, etc.)? YES NO
9. Has the land had a history of flooding? YES NO

EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

1. Existing use of the land (crop, hay, etc.): Vacant and fallow
2. Proposed use of the land (crop, hay, pasture, residential, etc.): Pasture
3. The designated use of the land as classified under a Land Use Bylaw: AG2
4. Number of Parcel(s) being created: 1 Type of Parcel(s) being created: AG2
5. Area of Parent Parcel (acres): 147.2 Area of Proposed Parcel (acres): 120.23
59.60 ha 48.655 ha

PHYSICAL CHARACTERISTICS OF LAND BEING SUBDIVIDED

1. Describe the nature of the topography of the land (flat, rolling, steep, mixed etc.):
Hummocky with permanent and ephemeral wet areas
2. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.):
Trees, grasses, shrubs, emergent and submergent vegetation, wetland areas
3. Describe the kind of soil on the land (sandy, loam, clay etc.): sandy clay loam

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EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED

1. Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved: N/A

EXISTING BUILDINGS LOCATED ON THE PROPOSED PARCEL(S)

1. Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved: N/A

EXISTING BUILDINGS LOCATED ON THE REMAINDER OF THE QUARTER-SECTION

1. Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved: N/A

EXISTING WATER SUPPLY TYPE

- Well Cistern & Hauling Municipal Service
 Other (please specify) none

PROPOSED WATER SUPPLY TYPE

- Well Cistern & Hauling Municipal Service
 Other (please specify) none

REGULATORY REQUIREMENTS FOR SURFACE DEVELOPMENT IN PROXIMITY TO ABANDONED WELLS

New subdivision applications, except for lot line adjustments, must include documentation from the Energy Resources Conservation Board (ERCB) identifying the presence or absence of abandoned wells.

1. Obtain the information from ERCB's Abandoned Well Viewer available on the ERCB Website www.aer.ca
2. Abandoned well Information Included: YES NO

If NO, why not: _____

If an abandoned gas or oil well is identified on the land that is subject (the quarter section) of the subdivision application, the applicant must include a map that shows the actual well location as identified in the field, and the setback established in ERCB Directive 079 in relation to existing or proposed building sites.

For clarification on the information provided by the Abandoned Well Viewer, or if you do not have internet access, contact ERCB Customer Contact Centre by Telephone at 1.855.297.8311, or email inquires@aer.ca or contact Information Services by mail at ERCB, Suite 1000, 250 - 5 Street SW, Calgary, AB T2P 0R4.

Within 7 days of applying for subdivision, please flag (orange flagging tape preferred) where you plan to put new access approach(es) for each parcel, so that the approaches may be inspected by the County's Public Works department.

1. DUAL approaches are required for new proposals, unless there are extenuating circumstances.
2. Road widening of 5.18 metres (17.0 feet) will be taken on all Range and Township Roads on every application.
3. A survey plan is not required until a decision on the proposed application has been made and a decision letter with conditions has been issued.
4. To avoid unnecessary costs, do not have a surveyor complete the survey documentation prior to the decision from the Development Authority.

CONSENT TO REZONING OF THE PROPERTY

If my (our) application is approved, I, N/A (name of registered owner),
being the registered owner(s) of the presiding application, do so consent to the rezoning of

Quarter: _____ Section: _____ Township: _____ Range: _____ west of 5th meridian
to a more suitable district (i.e.: Country Residential). Further, if the property is under contract for sale I (we), will be
responsible to notify all potential buyers of the rezoning process, prior to the registration of said subdivision or after
registration of the subdivision plan and prior to bylaw approval.

Registered landowner signature

Registered landowner signature

Application date

TIME EXTENSION AGREEMENT

I, Red Willow Planning, agree to enter into an agreement with Lac Ste. Anne County to extend

This information has been Redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

Applicant signature

Applicant signature

2021-07-30

Application date

APPLICANT DECLARATION

I hereby make application for subdivision in accordance with the plans and supporting information submitted
herewith; I will meet all the following conditions and requirements listed below:

I hereby give my consent to allow any authorized person, pursuant to Section 542 of the *Municipal Government
Act*, the right to enter the land and/or building(s) with respect to this application or potential verification of permit
conditions arising from this application.

I hereby acknowledge that if this permit is issued I may be required to place a drainage easement on my property.

This information has been Redacted as per the Freedom of Information and Protection of Privacy Act (FOIP Act)

Applicant(s) signature

Registered landowner signature

2021-07-30

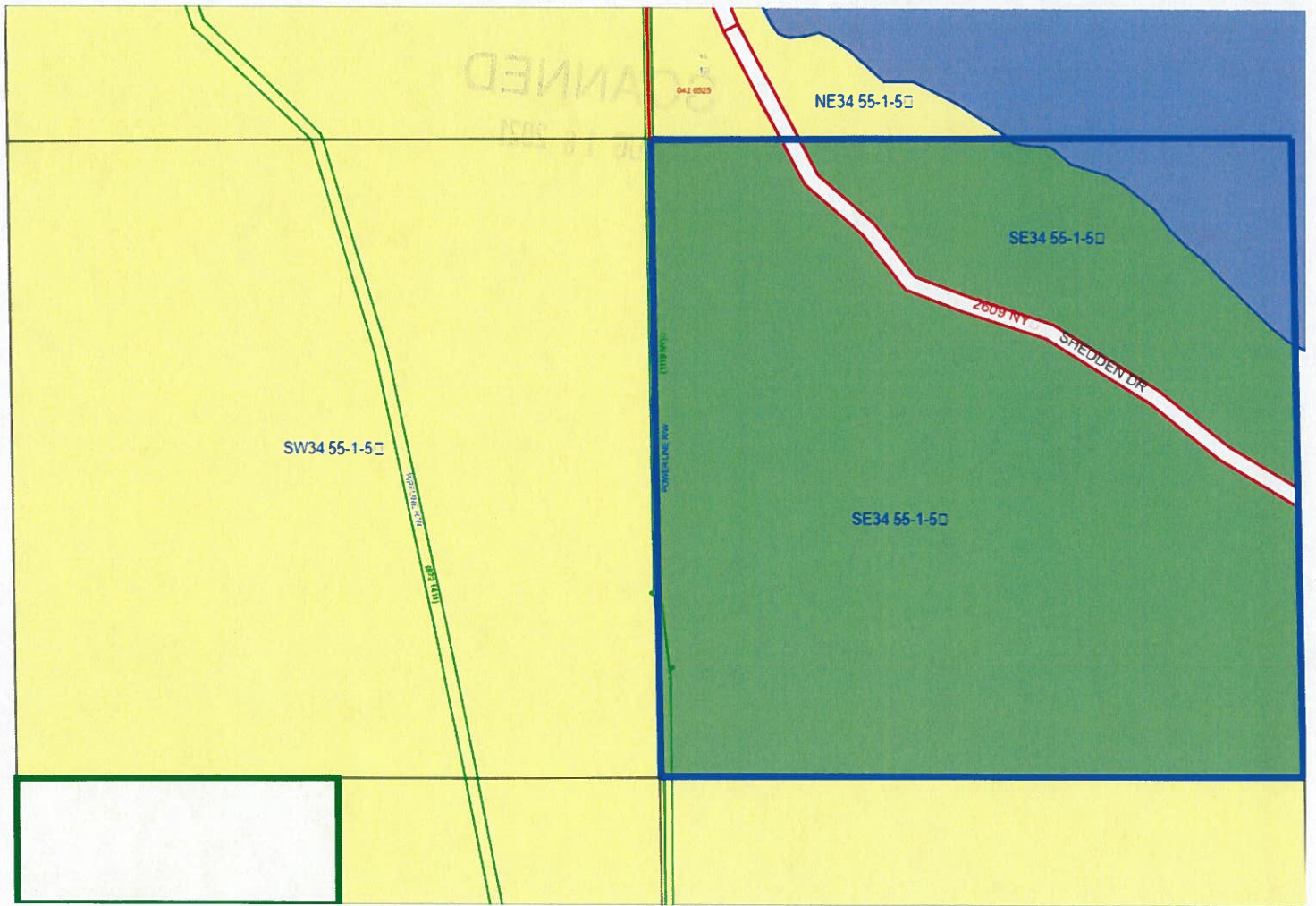
Application date

Please complete if there are multiple landowners:

- I, _____ AFFIRM THAT I AM THE REGISTERED OWNER (print)
- I, _____ AFFIRM THAT I AM THE REGISTERED OWNER (print)
- I, _____ AFFIRM THAT I AM THE REGISTERED OWNER (print)
- I, _____ AFFIRM THAT I AM THE REGISTERED OWNER (print)

Please note: The personal information provided will be used to process the Subdivision application and is collected
under the authority of Section 642 of the *Municipal Government Act*. Personal information provided may be recorded in
the minutes of the Municipal Planning Commission, or otherwise made public pursuant to the provisions of the *Freedom
of Information and Protection of Privacy (FOIP) Act*, including Sections 39 through 42 therein.

Any documentation/information (including personal information) required for processing an application will become
public once submitted to the Municipal Planning Commission or Development Authority for review and processing.





SCANNED

AUG 16 2021

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0022 865 936 5;1;55;34;SE 202 285 020

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 55
SECTION 34
ALL THAT PORTION OF THE SOUTH EAST QUARTER
NOT COVERED BY THE WATERS OF SANDY LAKE AT THE TIME OF
THE SURVEY OF THE SAID LAKE
AS SHOWN UPON A PLAN OF SURVEY OF THE SAID TOWNSHIP DATED
29 JULY AD 1899
CONTAINING 61.2 HECTARES (151.20 ACRES) MORE OR LESS
EXCEPTING THEREOUT
1.62 HECTARES (4 ACRES) MORE OR LESS
AS SHOWN ON ROAD PLAN 2609NY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: LAC STE. ANNE COUNTY / SUMMER VILLAGE OF SUNRISE BEACH

REFERENCE NUMBER: 172 247 686 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

202 285 020 23/12/2020 TRANSFER OF LAND \$220,000 \$220,000

OWNERS

VIVCOR HOLDINGS INC.
OF 421 COWAN POINT
SHERWOOD PARK
ALBERTA T8H 0E6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

3388OR 16/12/1965 UTILITY RIGHT OF WAY

(CONTINUED)

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
AS TO PORTION OR PLAN:1119NY
"CONTAINING 1.25 ACRES"

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 022197030)

(DATA UPDATED BY: CHANGE OF ADDRESS 092057659)

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 122365965)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 22 DAY OF JULY,
2021 AT 01:50 P.M.

ORDER NUMBER: 42220369

CUSTOMER FILE NUMBER:

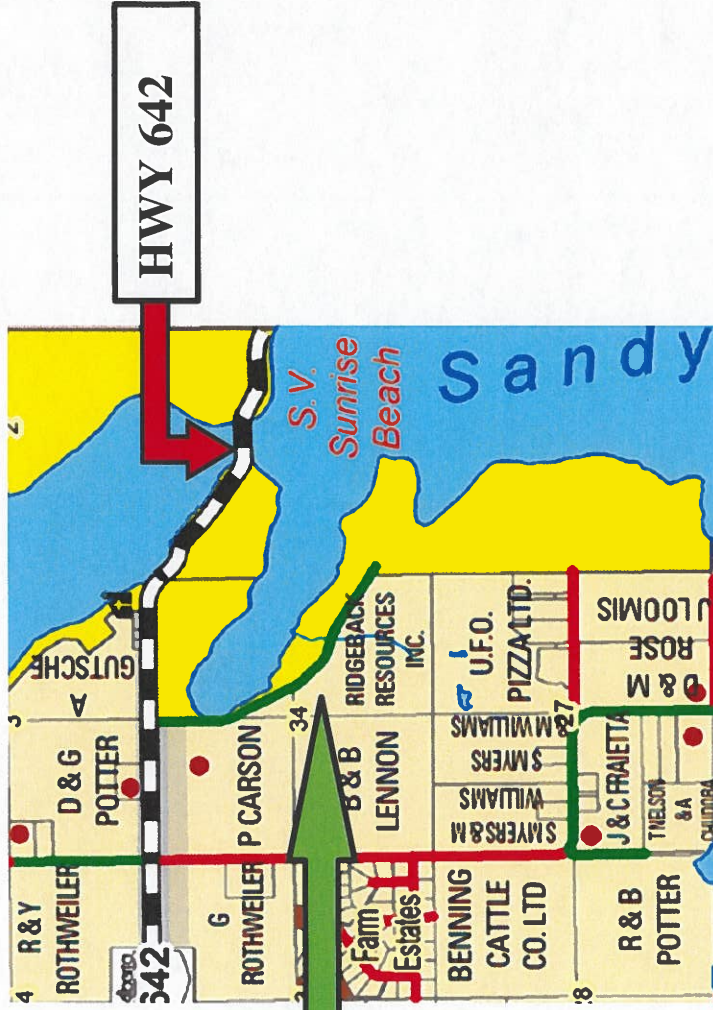


END OF CERTIFICATE

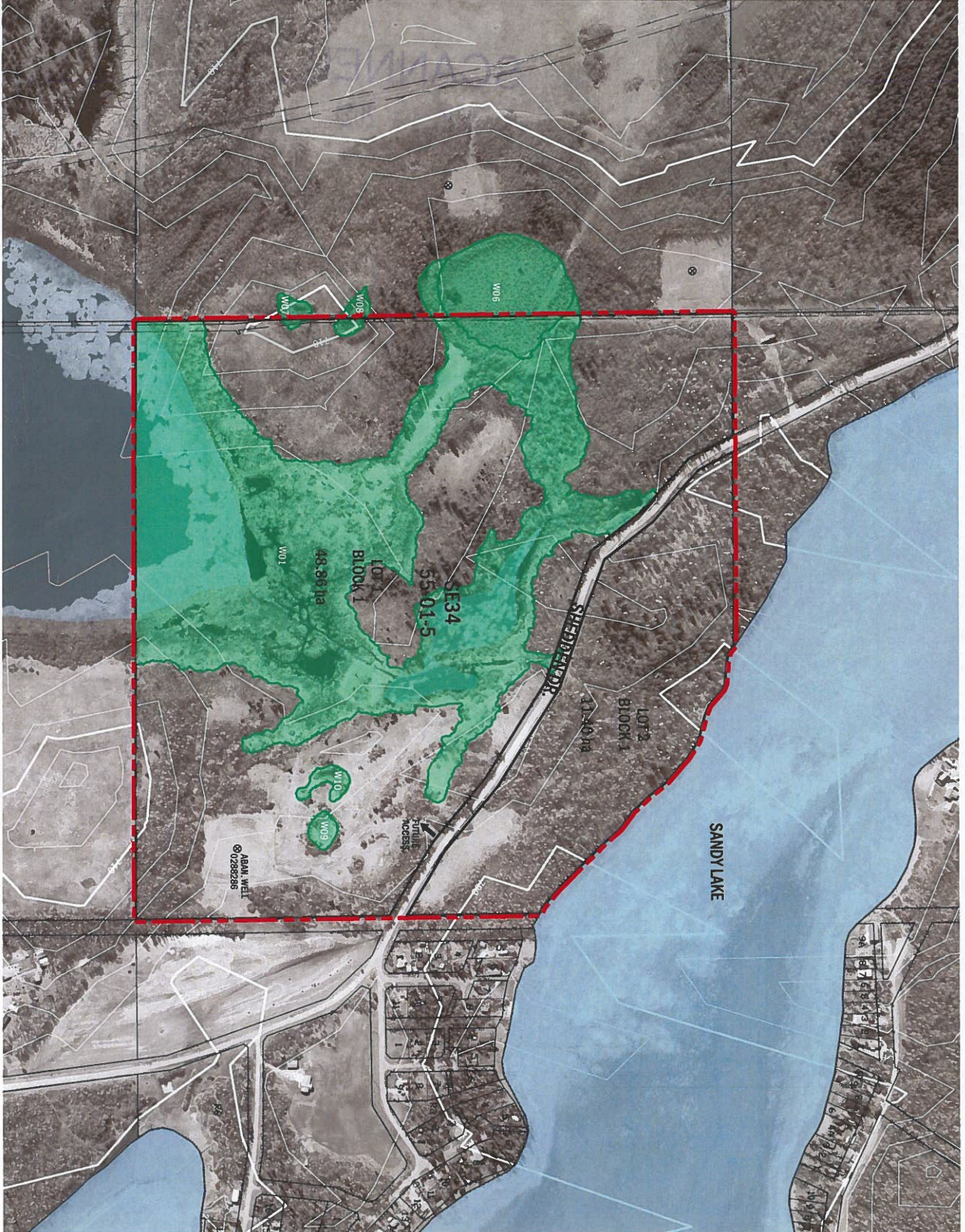
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

LOCATION SKETCH
LAC STE. ANNE COUNTY
SUBDIVISION APPLICATION 025SUB2021



025SUB2021
SE 34-55-01 W5M
Red Willow Planning

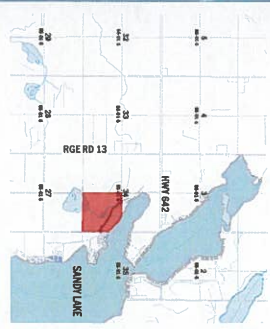


0255SUB2021 000

SE34-55-01-W5
Subdivision

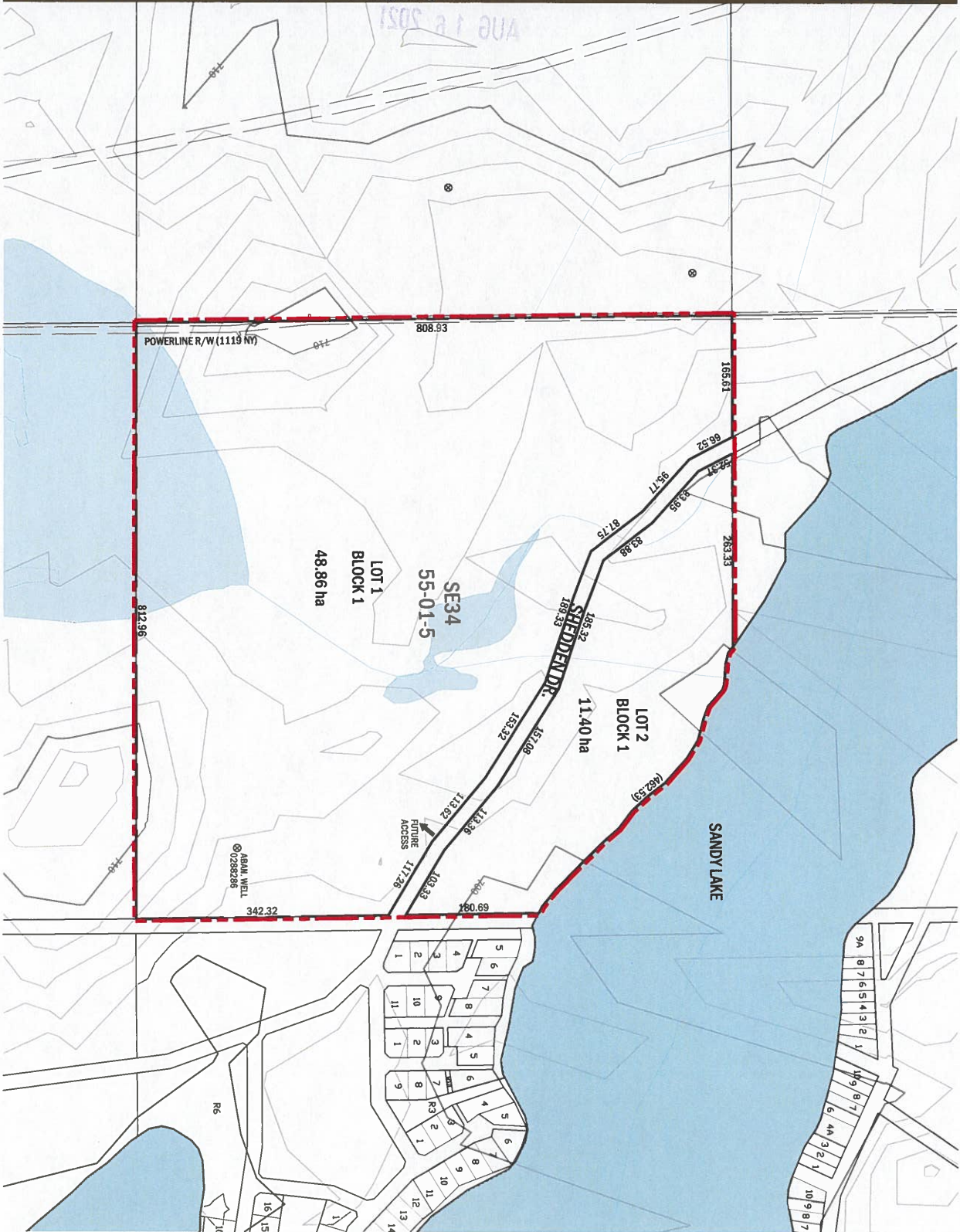
Base Map

Context



RWP
Lac Ste. Anne County
Issued for: Tentative Plan Review
Date: 2021 July 21



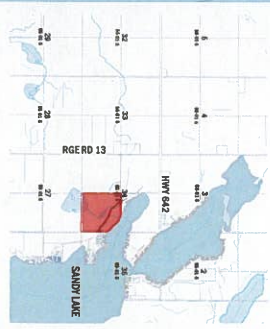


021SUB2021 001

SE34-55-01-W5
Subdivision

Tentative Plan

Context



Notes:

Subdivision includes area outlined by
--- and contains 61.88 ha

Total Road Area:	1.62 ha
Total Agricultural Area:	60.26 ha
Total Number of Lots:	2

RWP
Lac Ste. Anne County
Issued for: Tentative Plan Review
Date: 2021 July 21

