



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

APPROVED

NOTIFICATION of Email Correspondence

of Pages EMAILED: 8

Date: October 21, 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



Craig Goldsmith
Development
Officer
780-785-3411
Ext.: 3684
cgoldsmith@lsac.ca

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



October 21, 2021
File: 025SUB2021

SENT
ELECTRONICALLY

Red Willow Planning
Box 3156
Morinville, AB T8R 1S1

Vivcor Holdings Inc.
421 Cowan Point
Sherwood Park, AB T8H 0E6

COPY

APPLICANT

LANDOWNER

Dear Sir/Madame:

**Re: Proposed Subdivision
SE 34-55-01 W5M,
Lac Ste. Anne County**

This application for subdivision was considered complete by Lac Ste. Anne County on August 18, 2021 and was considered by the Subdivision Approving Authority on September 23, 2021 and was **APPROVED, subject to conditions and is valid for twenty four (24) months.**

A conditionally approved subdivision means that you must fulfil the approval conditions prior to the Plan of Subdivision being registered with Alberta Land Titles to legally create the new title(s). Please note that you are responsible for retaining the services of an Alberta Land Surveyor to prepare the Plan of Subdivision for registration at Alberta Land Titles.

The decision may be appealed within fourteen (14) days of the postmark of this letter by submitting a written notice to the Subdivision and Development Appeal Board or the Municipal Government Board as indicated within the attached pages of this decision.

Following the appeal period, an instrument (a Descriptive Plan or a Plan of Survey) completed by an Alberta Land Surveyor must be submitted to this office for endorsement. We recommend that your Surveyor contact Alberta Land Titles directly in order to confirm whether a Descriptive Plan or Plan of Survey will be required. The appeal period must lapse before this office may endorse the instrument received.

Additionally endorsement cannot be given until the attached conditions have been met. Please confirm that all appropriate documentation has been received by this Office when submitting your registerable instrument.

The instrument must be prepared on your behalf by an Alberta Land Surveyor in a manner satisfactory to the Alberta Land Titles Office (10365-97 Street, Edmonton, AB T5J 3W7; Phone 780-427-2743).



This application was evaluated with respect to its conformance and/or consistency with applicable legislation, statutory plans, and bylaws. Consideration was also given to the various land use evaluation criteria, and responses from adjacent landowners as described below:

Topography	The land is mostly hummocky with permanent and ephemeral wet areas.
Soils	<p>Class 4: Soils in this class have severe limitations that restrict the range of crops or require special conservation practices. The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants, and may be improved by use of farm machinery. The improvement practices may include clearing of bush, cultivation, seeding, fertilizing, or water control.</p> <p>Subclass D: undesirable soil structure and/or low permeability-the soils are difficult to till, absorb water slowly or the depth of the rooting zone is restricted.</p> <p>Class 5: Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants, and may be improved by use of farm machinery. The improvement practices may include clearing of bush, cultivation, seeding, fertilization, or water control.</p> <p>Subclass M: moisture-a low moisture holding capacity, caused by adverse inherent soil characteristics, limits crop growth. (Not to be confused with climatic drought).</p>
Storm Water	No storm water issues for the proposed parcel. Sandy Lake borders the north-east corner.
Flooding Risk	No flood issues are expected on the property. High level reporting shows a good portion of the parcel within Sandy Lake flood plain area.
Access	Access is to be provided through the local road system.
Water Supply	The proposed property is currently unserved. Water may be obtained through cistern or well for the proposed parcel. The remainder of the quarter is currently serviced.
Private Sewage System	Property is currently unserved. A variety of private sewage disposal systems may be used on the proposed acreage properties and the remainder of the quarter-section.
Adjacent Land Uses	Adjacent land uses are a mix of acreages and agricultural operations. The Summer Villages of Sandy Beach and Sunrise



	Beach are adjacent.
Landowner Concerns:¹	None

The Subdivision Approving Authority has determined that this application shall be:

✓ **APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

STANDARD CONDITIONS:

1. All subdivision conditions must be fulfilled within twenty-four months of date of subdivision approval.
2. Pursuant to Section 654 of the Municipal Government Act, R.S.A. 2000, all outstanding property taxes be paid.
3. Pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, the Owner and/or Developer shall enter into and abide by the provisions of a development agreement with Lac Ste. Anne County to the County’s satisfaction and at the Developer’s expense. This agreement may include, but not necessarily be limited to:
 1. The access to the Lands on the west side of Shedden Drive should remain at the site where the temporary access was granted by previous Sunrise Beach Council, and be constructed to LSAC’s rural Standard.
 2. The access to the Lands on the east side of Shedden Drive should be located at a point where there are good sightlines (as determined by LSAC Public Works), and be constructed to LSAC’s rural Standard.
 3. Paving of the approaches shall be as required by the Summer Village of Sunrise Beach

Once the above-noted work has been completed on your approach(es), you MUST return your “Final Approach Inspection Form” to the Planning and Development Department to have your approach(es) inspected. The proposed survey (from your surveyor) must be submitted before Public Works can complete the inspection of the approach(es).

4. This decision shall be valid for two (2) years from the date of issuance; if this decision is appealed (to Subdivision and Development Appeal Board {SDAB} or Municipal Government Board {MGB}), any new decision will be valid for a time specified by the appeal body as listed within a revised decision (SDAB decision or MGB order).

¹ Note: This Office does not guarantee that all verbal comments or written comments received after the conclusion of the referral period will be addressed in this decision, however, all comments will be reviewed by the Approving Authority.



5. Applicant/Landowner is required to submit a survey drafted by an Alberta Land Surveyor. Any alterations to the subdivision design from the date of referral may require a new application and referral process.
6. Lac Ste. Anne County will require a blanket drainage easement and restrictive covenant to the Counties satisfaction be registered on the parcel within sixty days of the date of this approval to ensure current and future drainage is accommodated to the satisfaction of the Municipality.

ENVIRONMENTAL RESERVES AND/OR CONSERVATION EASEMENT CONDITIONS:

- 1) Pursuant to section 664 of the Act, an ERE (Environmental Reserve Easement) is to be dedicated for Flood Plain areas established by an Alberta Land Surveyor . The purpose of the ERE will be to preserve wildlife habitat of the environmentally sensitive areas and flood plain areas.

Please note the following:

1. All conditions must be met prior to receiving endorsement.
2. You must complete all conditions of approval prior to twenty-four months from the date of this letter.
3. Lac Ste. Anne County is unable to endorse this application until 14 days have passed from the date of receipt of this letter to allow for appeal submissions. A maximum of five (5) additional days are allowed for mailing where this notice is issued through regular mail.
4. Appeals may be commenced by the applicant, subject landowner, the approving authority and required referral agencies. Under provincial statute, appeals are not allowed by adjacent landowners, community associations, or other non-statutory interests.
5. It is strongly recommended that subdivision boundaries in proximity to buildings be reviewed by a surveyor to ensure than no encroachments exist.
6. ***The final plan must be submitted by the Surveyor in *.pdf format to this Office.***
7. ***MIMS (Municipal Information Management System) Compatible Drawings” must be submitted for all subdivisions. Current version is 4.2.5. The support line phone number for MIMS is 1-866-646-7473.***
8. It is the responsibility of the developer to make suitable arrangements with utility service providers to provide services to new properties.
9. **It is to be noted that reserves may to be taken when the parcel to the west of Shedden Drive is further subdivided in the future, as this subdivision is being processed as a natural severance.**

In accordance with Section 678 of the *Municipal Government Act, R.S.A., 2000*, should you wish to appeal this decision, you may do so by filing notice of your intent to appeal on the required Appeal Form in writing, to the following address, along with the applicable application fee:

Land and Property Rights Tribunal



2nd Floor, Summerside Business Centre

1229 91 Street SW

Edmonton Alberta T6X 1E9

Phone: 780-427-2444

Toll free: 310-0000 before the phone number (in Alberta)

Fax: 780-427-0986

Email: lprt.appeals@gov.ab.ca

Website: <https://www.alberta.ca/subdivision-appeals.aspx#jumplinks-1>

The required Appeal Form may be obtained by contacting the County office or on the County website www.lzac.ca (Government/Planning & Development/Subdivision and Development Appeal Board/Subdivision Appeal Form).

The decision may be appealed within 14 days from the date of this letter, prior to 4:30 p.m. on October 7, 2021. If the appeal date falls on a weekend or holiday, Lac Ste. Anne County will accept the appeal form along with the applicable fee on the next business day.

Lac Ste Anne County continually wants to approve our level of service. Please take the time to fill out the satisfaction survey to make our processes even better. Our Survey can be found at <https://www.surveymonkey.com/r/LSAPDevelopment>

Yours truly,

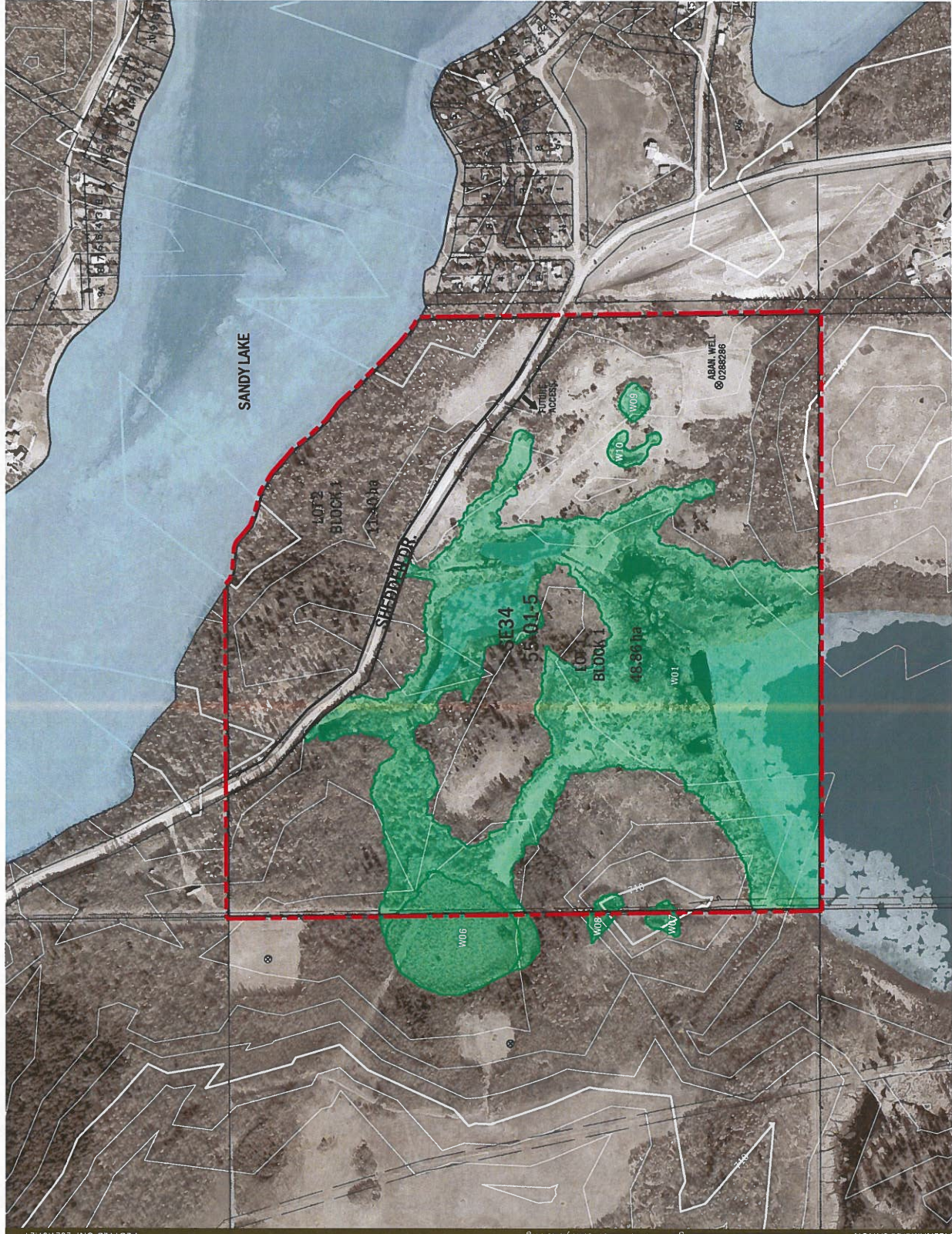
Craig Goldsmith
Development Officer
Planning & Development Department
Lac Ste. Anne County

Encl: Proposed Sketch/Drawing
Final Approach Inspection Form
Overland Drainage Easement and Restrictive Covenant

025SUB2021 000

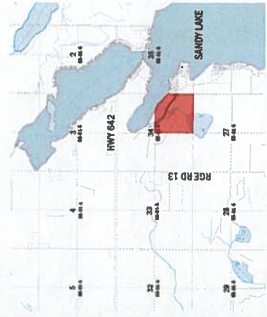
SE34-55-01-W5
Subdivision

Base Map



FILENAME/LOCATION: C:\Users\mbrunette\SELECTENGIN\Google Drive\Bedwith\low\sandylake.dwg
PLOTTED ON: 2021.07.21

Context



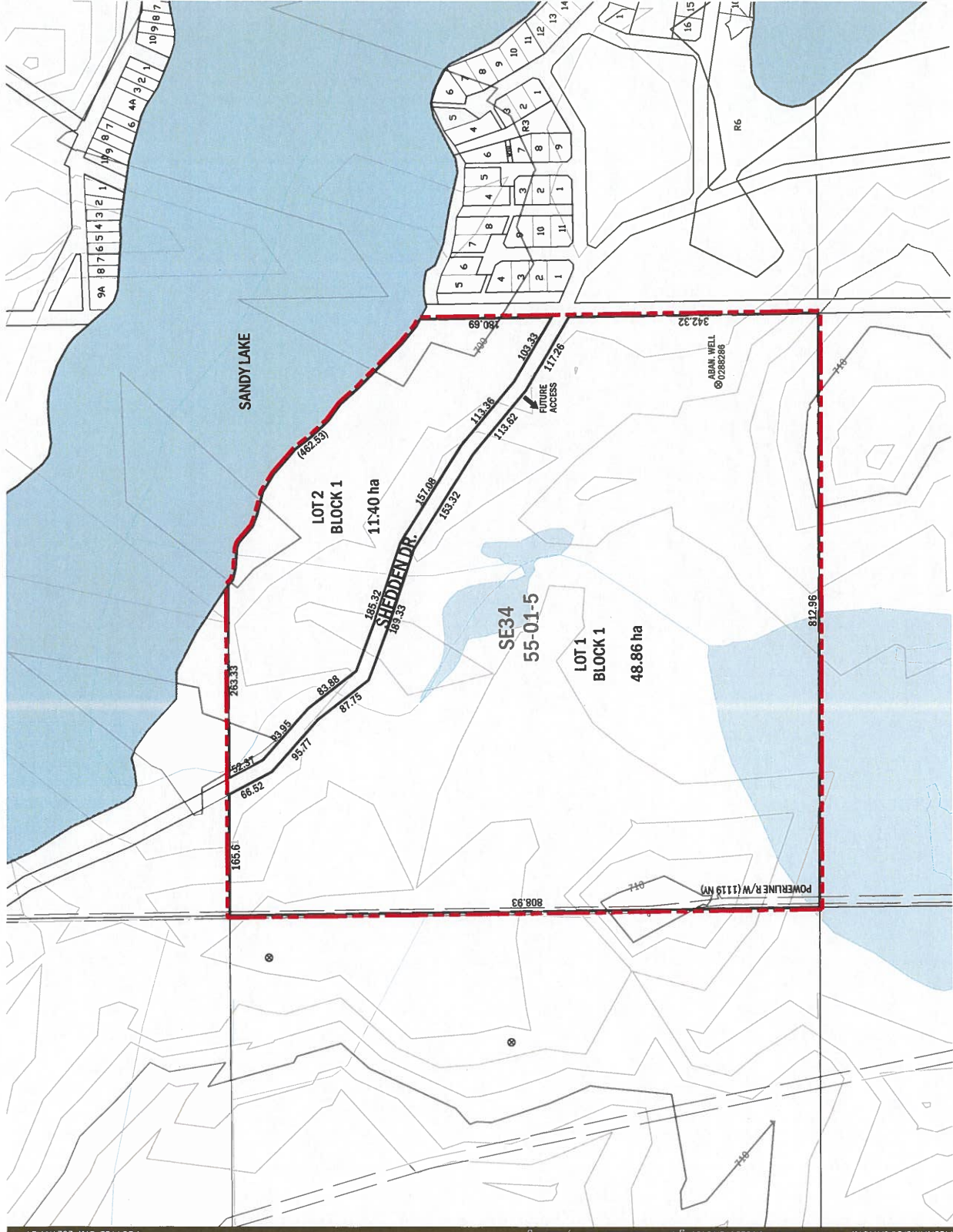
RWP
Lac Ste. Anne County

Issued for: Tentative Plan Review
Date: 2021 July 21

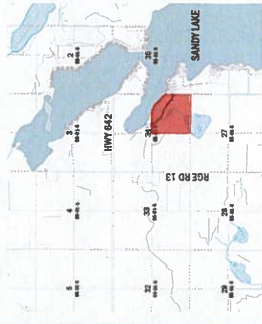


SE34-55-01-W5
Subdivision

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

