

Fwd: my submission at the SVRSB council meeting Mar 26, 2024

svsunrisebeach wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

Mon 3/25/2024 10:29 PM

To: wendy wildwillowenterprises.com <wendy@wildwillowenterprises.com>

15 attachments (20 MB)

document read at Mar 27 2024 meeting.pdf; summary sheet of emails.pdf; 1 Email - Request to added to agenda April 25 2023.pdf; 1a Email - Request to added to agenda April 25 2023 REPLY.pdf; 2a Email - me to tori.pdf; 2 Email - from tori to me.pdf; 2b Email - tori reply in red copy of my submission for Tuesdays meeting.pdf; 3 Email - appointment time - March 26th.pdf; attachment 2 2b email.pdf; attachment 2 culvert permit filled out by vivcor.pdf; attachment 1 2b email.pdf; attachment 2 stage 2 request for culverts.docx; attachment 3 2b email.pdf; attachment 4 2b email.pdf; attachment 5 2b email.pdf;

Fyi

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From: Sal Ganam

Sent: Monday, March 25, 2024 10:26:54 PM

To: svsunrisebeach wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>; John fowler <jrfowler@telus.net>; minister.municipalaffairs@gov.ab.ca <minister.municipalaffairs@gov.ab.ca>; Jon Ethier <[REDACTED]>; Mike Benson <mikeforcouncil21@gmail.com>; Brian Benning <ibs_ab@telus.net>

Subject: my submission at the SVRSB council meeting Mar 26, 2024

Hi Tori

I will be attending the SVRSB council meeting Mar 26, 2024, by video conference. Please let me know the link.

Could you please see that the councilors and the CAO get a Printed copies of my presentation and Summary Sheet of emails for the meeting (attachment document read at mar 27 2024 meeting and summary sheet). Also, please email a copy of my supporting files to the councilors a CAO. If you have any questions, please do not hesitate to contact me.

Thank you
Sal Ganam

<http://www.avg.com/email-signature?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=webmail>

Virus-free.www.avg.com

<http://www.avg.com/email-signature?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=webmail>

<#DAB4FAD8-2DD7-40BB-A1B8-4E2AA1F9FDF2>

Additional Information provided
for March 26 appointment at
7:05pm 4a) Sal Ganam.

Date: Mar 27 2024

Submission: Presentation made by Sal Ganam at the Summer Village of Sunrise Beach Council Meeting Mar 26, 2024

I have requested by email that copies of this submission and Summary sheet be provided to the CAO, and Councillors.

To: CAO, her staff, and Council members of the Summer Village of Sunrise Beach form here on referred to as SVSRB

Subject:

A). My dispute continues with the CAO and Council members of the Summer Village of Sunrise Beach, that they do not conduct Council meetings or perform their duties in a open and transparent manner as required by the Municipal Affairs Act of Alberta.

B). Requests for information are ignored.

C). SVSRB Council meetings agenda and minutes are poorly created or maintained.

These points show a CAO, her staff and Councillors do not perform their duties as required by the Municipal Affairs Act of Alberta. These problems are vast and cannot be addresses here. ***I request that the SVRSB CAO, her staff and council take these points seriously, not defensively or as an attack on anyone, and work with the SVSRB community members to seek a resolution to these problems.***

Tonight's, problem agenda demonstrates my points very well.

Without Prejudice

CAO, and Council of Sunrise Beach. Thank you for the time given to me to make my submission tonight.

In order to save time, I will read my submission for tonight's meeting, and request they become part of the minutes for the meeting.

I would like to suggest that I read my submission in full, after which if time permits, we can discuss the points I raise in my submission.

In view of the lateness tonight's publish agenda, I see on the agenda some incorrect information about my submission. I would like to clarify my position. I did receive a call Tuesday evening Mar 12 at 8:02pm from Tori. Among other things she asked if I could provide clarification of my points 1 & 2. My mistake was to verbally give her an answer. I say this because what is presented in the tonight's agenda. I told her that there is only one culvert access on the Hummocky land, and only one application for a culvert from Vivcor. She asked if I could provide a file or permit number, surely if there is a system of record keeping it should be very easy to find. This just goes to further prove my point of view regarding how records are kept or better said not kept. This information is in the attachment Sept 28 Email provided by Tori. I told Tori I would provide a copy of the application from Vivcor for the culvert (see culvert attachment). Please note the handwritten note on page one of attachment Sept 28 Email, "Tony asked that referral be sent to current Municipality." The note from Craig Goldsmith has two points. Point one references the needed of an access road. Point two references road widening and requests a reply from SVRSB. Is there a reply?

I have requested information from the CAO and Council members of the SVSRB, numerous times. The only time that they have responded, was for my submission made at the April 25 2023 Council meeting of SVSRB.

If you like I can provide more details information later to backup this comment, time does not permit right now.

However, I would like to point out that myself and others who have requested time to make a submission to SVSRB Council meetings, have been denied time at the council meeting.

Simply put a request must be as per Bylaw No.195-2024

A request must be 7 days in advance of the meeting date. The problem with this is that the agenda for the up coming meeting or minutes for the previous council meeting are not made public till after the 7-day requirement to make a submission. A real catch 22.

Tonight's meeting was not listed on the website till after Thursday Mar 21, 2024. I know this because of the following email from SVSRB. Email content as follows:

svsunrisebeach wildwillowenterprises.com 21 Mar 2024, 21:24 (2 days ago)

to me, John

Good evening Sal,

Your appointment time is at 7:05 pm on March 26th, the agenda should be on the website soon. It is a big document so I didn't attach as most emails will reject because of the size.

See you Tuesday,

Tori Message
Administration

Pulldown of email details are as below.

from: **svsunrisebeach**
wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>
to: Sal Ganam [REDACTED]
John Fowle [REDACTED]
date: **21 Mar 2024, 21:24**
subject: **appointment time - March 26th**
mailed- wildwillowenterprises.com
by:
security: **Standard encryption (TLS)** [Learn more](#)
: Important according to Google magic.

The above implies that the most time that agenda or the minutes where made public would be 4 days, much less then 7days.

How does someone know if they want to address a matter on the agenda or in the minutes if it is not published more than 7 days in advance of the meeting. This may be a honest mistake. **But it sure is being used to limit the public from being able to make a submission.** This bylaw is very prejudice towards the Public. A very thorough review and revision is required. Note the bylaw is date 2024.

Now to the real reason I am here tonight.

I have requested and received permission, to be on tonight's agenda to present the following:

Points for discussion.

1. Where is the information council promised to provide me, last year. This was just before Everette resigned?
2. Questions related to the outstanding culvert permit given to VIVCOR HOLDINGS? Tony has not updated council on these matters, nor can I find that the permit is completed as required.

3. Hummocky's request for additional access to both LSAC land and the Summer village of Sunrise Beach. What has the CAO, her staff, and Council of the SVSRB done regarding this matter?

4. Is council planning to be initiative-taking or purely reactive (this is the better late than never approach) with matters related to the Hummocky R.V. resort, which are a major concern of the Community Members of Sunrise Beach?

The following is related to question 1 above.

I made a request for information back at the SVSRB Council meeting of April 25, 2023.

I did get a reply on May 16, 2023. I reviewed the reply and believed it did not answer my questions. A comment was given at the end of the reply, "Sal as noted previously, if we get any additional documentation pertaining to your request of this subdivision, we will forward same to you. So, I waited.

I was recently asked by members of the community if I ever got answers to my questions. I told them no, and I am still waiting for the answers to my questions.

In view of recent events with the Hummocky R.V. Resort, I looked for additional replies and found none.

On reviewing the reply provided, I think it was from Wendy our CAO, not sure I could be wrong, I provide my side of the story.

Finding of my review:

1. Who ever replied to my questions did not read or understand my questions.
2. Basically, the reply said there is no information for my questions.
3. Documentation provided with the reply indicates that there is likely more information even then I asked for. If provided in more detail they may answers my questions.
4. My review raised more questions then answers and outlined serious problems in how communications by the CAO, her staff and Councillors are managed.
5. I can only believe that they did not have proper records or don't know from where to get the information. Note: Tori's comment "we have printed documents that we can track through our Summer Village emails." Does this mean there are no paper documents or files?
6. To try to make sense of their reply I went through the documentation provided. This not only confirmed that they did not provide answers to my questions, only an attempt so they can say they did.
7. In fact, their information made me think that proper records are not being kept.

8. **Email addresses being use by the CAO, her staff and council members, disclosed a noticeably big problem with record keeping and confidentiality of emails.**
9. I have provided a Summary Sheet related to the documentation provided by SVSRB. Problems have been identified, and if answers to my question in the summary sheet are yes, then I request they provide me with the information.
10. ***A MAJOR CONCERN: Email attachment 2 is from Tony to svsunrisebeach wildwillowenterprises.com and Cc:CAO@Onoway.ca. Could I please be provided copies of the Tony emails as they received them and their replies by both svsunrisebeach wildwillowenterprises.com and CAO@onoway.ca. I do require a response to this one.***
11. The reply provided stated that they have no knowledge of a subdivision for Hummocky. Yet 4 of the 5 attachment have requests from LSAC for the SVSRB to reply to subdivision referrals sent to them by LSAC. It appears that the SVSRB did not reply to LSAC about the subdivisions. This has put the members of the SVSRB community in an unbelievably bad position in matters dealing with the Hummocky RV Resort and the County of Lac Ste. Anna
12. The second Attachment for the reply, points out the need for amendments to an agenda and minutes. These amendments to date have not been made.
13. The favourite line used at council meetings is "the xxxxxx be accepted for information." Never to be readdressed.
14. My opinion of councillors performing their duties and council meetings are that they are required, but do not get the attention or involvement they need. Minutes do not provide a means of determining what matters have been covered at the meeting.
15. I look forward to a reply to the above matters from the CAO, her staff and SVSRB Council.

Thank you.
Sal Ganam

Summary sheet for the 5 attachment provided with the Councils reply to my request for information April 16 2023

NOTE: FOR ANY RED REPLY THAT IS "YES" PLEASE PROVIDE INFORMATION
Attachment #1 PDF Aug 23 Subdivision referral.pdf Size 3.593Mb

The first page contains three emails

Email #1
 From Svmsunrisebeach wildwillow enterprises.com
 To SVSRB Council Jon, Mike, Everett, Wendy
 Date Tue 4/18/2023 10:56PM
 Subject Referral - 025Sub2021.pdf
 Body blank
 Attachments 1 (2Mb)

For Clarification of this part of the attachment Is there a document that was sent yes no
 Is there an attachment Yes NO

Email #2
 From SVSRB wildwillowenterprises.com
 To Tony Sonneleitner
 Date Aug 24, 2021 10:41am
 Subject FW: Referral -025sub2021
 Body Lana Lange Admin Assistant
 Attachments 0

For Clarification of this part of the attachment Is there a document that was sent yes no
 Is there an attachment Yes NO

Email #3
 From Dev Referrals@lsac.ca
 To See email to many plus Summer village of sunrise beach
 Date 23-Aug-21
 Subject Referral 025SUB2021
 Body please find attached information regarding subdivision application 025SUB2021 for your review . Jane Holman LSAC
 Attachments Sub Referral # 025sub2021 Aug 23, 2021 Requiring a response within 21 days
 Land Titles Certificate N.B. Municipality: LSAC / Summer village of Sunrise Beach
 Maps and access indicated to land.

Was there a replay YES No
 Was there a replay YES No
 Was there a replay YES No
 Was there a replay YES No

NOTE: FOR ANY RED REPLY THAT IS "YES" PLEASE PROVIDE INFORMATION

Attachment #2 PDF Aug 24 Minutes.pdf .83Mb

Copy of Minutes for regular meeting of council of SVSRB Tues Aug 24 2021. Two points highlighted

Point #1 Moved by councillor Steenberg that Aug 24 2021 Agenda be amended with the following:

2. Agenda 133-21 6e) Lac Ste Anne County Subdivision Referral. Carried

6. Business 143-21 e) Moved by councillor Steenberg that the Summer Village Respond to the LSAC

Subdivision referral as follows:

Poor Referral Documentation

No Objection and will allow access to County Standards and at a location approved by the summer village

Was this completed YES No
Provide if Yes

Was there a replay YES No

NOTE: FOR ANY RED REPLY THAT IS "YES" PLEASE PROVIDE INFORMATION

Attachment #3 PDF Oct 21 email approval letter.pdf 3.353Mb

The first page contains three emails

Email #1

From Svsumrisbeach wiidwillow enterprises.com
 To SVSRB Council Jon, Mike, Everett, Wendy
 Date Tue 4/19/2023 12:31PM
 Subject Referral - 025Sub2021.pdf
 Body blank
 Attachments 1 (1Mb)

For Clarification of this part of the attachment	Is there a document that was sent	yes	no
	Is there an attachment	Yes	NO

Email #2

From SVSRB wiidwillowenterprises.com
 To Tony Sonneitner
 Date Aug 24, 2021 10:41am
 Subject FW: Referral -025sub2021Laa
 Body FYI Lana Lange Admin Assistant
 Attachments

For Clarification of this part of the attachment	Is there a document that was sent	yes	no
	Is there an attachment	Yes	NO

Email #3

From Dev Referrals@lsac.ca
 To See email to many plus Summer village of sunrise beach
 Date Oct 21, 2021 12:44PM
 Subject Decision Referral 025SUB2021
 Body please see the approval letter. Please call or email if you require additional info Jane Holman LSAC
 Attachments Sub Referral Approved # 025sub2021 Oct 21,2021 Requiring a response within 21 days

Was there a replay	YES	No	Provide if Yes
Was there a replay	YES	No	Provide if Yes

Standard Conditions:

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 rural Standards
2. 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 ato LSAC's rural Standards.
3. Paving of the approaches shall be as required by the Summer Village of Sunrise Beach.

Was there a replay	YES	No	Provide if Yes
Was there a replay	YES	No	Provide if Yes

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 (form your surveyor) must be submitted before Public Works can Complete the inspection of the approach(es).

4. This decision shall be valid for two Years (around OCT 21, 2023 still completed to Summer village standards)

Was there a replay	YES	No
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Land Titles Certificate N.B. Municipality: LSAC / Summer village of Sunrise Beach

Was there a replay	YES	No
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Was there a replay YES No

PLEASE PROVIDE INFORMATION

NOTE: FOR ANY RED REPLY THAT IS "YES"

PLEASE PROVIDE INFORMATION

Attachment #4 PDF Sept 25 and 23 emails sub referral.pdf Size 4.837Mb

The first page contains three emails

Email #1 From Svsunrisebeach wiidwillow enterprises.com To wendy wiidwillowenterprises.com Date Tue 4/18/2023 10:56PM Subject FW: 025SUB2021 Subdivision Application for comment by Summer Village of Sandy Beach Body blank Attachments 2 (3Mb) Approaches.pdf; Referral -025SUB2021

For Clarification of this part of the attachment Is there a document that was sent yes no Is there an attachment Yes NO

Email #2 From Tony Sonntag pcm1@telusplanet.net To svsunrisebeach wiidwillowenterprises.com Cc:CAO@onoway.ca Date Saturday, September 25 2021 8:31 am Subject FW: Referral -025sub2021 - Subdivision Application for comment by Summer Village of Sandy Beach Body I have asked that the referral be corrected and directed to the correct Municipality. Attachments 0

For Clarification of this part of the attachment Is there a document that was sent yes no Is there an attachment Yes NO

Email #3 From craig goldsmith To tony Date Sept 23, 2021 3:50pm Subject 025Sub2021 -subdivision Application for comment by Summer Village of Sandy Beach Body Hi Tony

Please find attached a pdf copy of the subdivision application Referral for file # 025PM2021 for comment regarding two matters of concern as noted below:

- 1. An approach is needed for access to the north portion of the proposed divided quarter section at SS 34-55-01 W3K. See attached site plan indicating the proposed location of the approach for Lac Ste Anne. The Summer Village of Sandy Beach would respectively require a separate approach for the north portion.
2. Will the Summer Village of Sandy Beach require a road widening allowance through a crease/apronment for Shadden Drive. County of Lac Ste Anne will not require a road widening allowance for the same.

For Clarification of this part of the attachment Is there a document that was sent yes no Is there an attachment Yes NO
For Clarification of this part of the attachment Is there a document that was sent yes no Is there an attachment Yes NO

Please respond at your earliest as the matter is time sensitive for the conditionally approved response to the applicant from the County.
Regards,
Craig Goldsmith, C.E.T.

For Clarification of this part of the attachment Is there a document that was sent yes no Is there an attachment Yes NO

NOTE: FOR ANY RED REPLY THAT IS "YES" PLEASE PROVIDE INFORMATION

Attachment #5 PDF Sept 28 email sub referral.pdf Size .41Mb

The first page contains three emails

Email #1
From svsrw wilwillowenterprises
To SVSRB council Mike, Jon, Everett, Wendy
Date 2023-04-18 10:52:00 PM
Subject FW: Sunrise Beach - FW: 025SUB2021 - Subdivision Application for comment by Summer Village of Sandy Beach
Body blank
Attachments 2 (3Mb) approaches.pdf; REFERRAL -025Sub2021

For Clarification of this part of the attachment Is there a document that was sent yes no
Is there an attachment Yes NO

Email #2
From Tony
To svsunrisebeach wilwillowenterprises.com
Date Sept 28, 2021 11:54 am
Subject Sunrise Beach - FW: 025SUB2021 - Subdivision Application for comment by Summer Village of Sandy Beach - FW: 025sub 2021
Body blank
Attachments 0

For Clarification of this part of the attachment Is there a document that was sent yes no
Is there an attachment Yes NO

Email #3
From Craig Goldsmith
To tony
Date Sept 28, 2021 11:51 am
Subject Sunrise Beach - FW: 025SUB2021 - Subdivision Application for comment by Summer Village of Sandy Beach - FW: 025sub 2021
Body See adjusted email below as requested Handwritten note: Tony asked that referral be sent to correct municipality
Hi Tony

Please find attached a PDF copy of the subdivision application referral for File # 025SUB 2021 for comment regarding two matters of concern as noted below:

1. An approach is needed for access to the north portion of the proposed divided quarter section at SE 34-55-01 W5M. See attached site plan indicating the proposed location of the approach for Lac Ste Anne. The Summer village of Sunris Beach would respectively require a separate approach for the north portion.
2. Will the Summer Village Of Sunrise Beach required a road widening allowance through a caveat/agreement for Shedden Drive. County of LSAC will not require a road widening allowance for the same. please respond at your earliest as the matter is time sensitive for the conditionally approved response to the application farom the county.

For Clarification of this part of the attachment Is there a document that was sent yes no
Is there an attachment Yes NO

Regards
Craig Goldsmith
Attachments Land titles N.B. Municipality: LSAC and Summer village of sunrise beach

map for approaches
Subdivision Referral

no standard conditions

NOTE: FOR ANY RED REPLY THAT IS "YES" PLEASE PROVIDE INFORMATION

3/23/24, 9:28 PM

Gmail - Request to added to agenda April 25 2023



Sal Ganam <salganam@gmail.com>

Request to added to agenda April 25 2023

Sal Ganam [REDACTED]
To: svsunrisebeach@wildwillowenterprises.com

16 April 2023 at 23:07

Hello

AS PER THE Freedom of Information ACT OF ALBERTA.

As required by the SVSRB I am requesting time to make a submission at the April 25 2023 meeting.

I did not receive a reply to my presented questions at the March meeting, so I would like to do it at the April meeting, as part of the meeting agenda.

My Questions will be:

1. I would like detailed information for the subdivision of the quarter section SE 34-55-1 W5M Hummocky rv resort. Copies of all correspondence between Lac St Anne and Summer Village of Sunrise Beach, related to the approved and filed at Albert Land Titles subdivision.
2. Copies of correspondence for road agreement for access to hummocky rv resort. Particularly the signed agreement from our mayor Jon and council.
3. Request the formation of committee, to be made up of council and resident members, to negotiate the MGA section 690 with Lac Ste. Anne, and any further meeting for the Hummocky Rv Resort.
4. Dates of public hearings and meeting passing the subdivision of SE 34-55-1 W5M by the summer village sunrise beach council.
5. Copy of the subdivision agreement given by Sunrise beach to allow Lac ste Anne to do the Subdivision.

My Contact info is

Saleem Ganam

Email: [REDACTED]

I would prefer all correspondence be done by email.

please reply that you have received this email. Sent 11:10PM April 16,2023

Thanks

SALEEM GANAM



Sal Ganam <salganam@gmail.com>

Request to added to agenda April 25 2023

Sal Ganam <[REDACTED]>
To: svsunrisebeach@wildwillowenterprises.com

16 April 2023 at 23:07

Hello

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4. Dates of public hearings and meeting passing the subdivision of SE 34-55-1 W5M by the summer village sunrise beach council.
5. Copy of the subdivision agreement given by Sunrise beach to allow Lac ste Anne to do the Subdivision.

My Contact info is

Saleem Ganam

Email: [REDACTED]

I would prefer all correspondence be done by email.

please reply that you have received this email. Sent 11:10PM April 16,2023

Thanks

SALEEM GANAM



Sal Ganam <salganam@gmail.com>

Request to added to agenda April 25 2023

svsunrisebeach wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

16 April 2023 at
23:09

To: Sal Ganam <[REDACTED]>

Good evening Sal, I have received your email, we will add you as a delegation for the April 25th meeting. I will be in touch in the next couple of days.

Tori
Get [Outlook for iOS](#)

From: Sal Ganam <[REDACTED]>
Sent: Sunday, April 16, 2023 11:07:38 PM
To: svsunrisebeach [wildwillowenterprises.com](mailto:svsunrisebeach@wildwillowenterprises.com) <svsunrisebeach@wildwillowenterprises.com>
Subject: Request to added to agenda April 25 2023

Hello

AS PER THE Freedom of Information ACT OF ALBERTA.

As required by the SVSRB I am requesting time to make a submission at the April 25 2023 meeting.

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3. Request the formation of committee, to be made up of council and resident members, to negotiate the MGA section 690 with Lac Ste. Anne, and any further meeting for the Hummocky Rv Resort.
4. Dates of public hearings and meeting passing the subdivision of SE 34-55-1 W5M by the summer village sunrise beach council.
5. Copy of the subdivision agreement given by Sunrise beach to allow Lac ste Anne to do the Subdivision.

My Contact info is
Saleem Ganam
Email: [REDACTED]

I would prefer all correspondence be done by email.

please reply that you have received this email. Sent 11:10PM April 16,2023

Thanks
SALEEM GANAM



Request

1 message

Sal Ganam [REDACTED]

Thu, May 4, 2023 at 9:21 a.m.

To: svsunrisebeach wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

Thanks for the update, much appreciated.

[Quoted text hidden]



Request

1 message

svsunrisebeach wildwillowenterprises.com
<svsunrisebeach@wildwillowenterprises.com>
To: Sal Ganam <[REDACTED]>

Thu, May 4, 2023 at
9:02 a.m.

Good morning Sal,

Just wanted to touch base with you and let you know we have not forgotten about you. Wendy and I are going to meet next Wednesday to work on a response to your questions. Sorry for the delay, just busy with tax time.

Thanks, Tori

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copy of my submission for Tuesdays meeting

1 message

svsunrisebeach wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

Tue, May 16, 2023 at 8:41 p.m.

To: Sal Ganam [REDACTED]

Good afternoon Sal - further to your April 19th, 2023 email and your appointment at the April 25th, 2023 Council meeting, please be advised of the following:

Your Questions:

1. I would like detailed information for the subdivision of the quarter section SE 34-55-1-W5M Hummocky RV Resort. Copies of all correspondence between Lac St Anne and Summer Village of Sunrise Beach, related to the subdivision being approved and filed at Alberta Land Titles. **We have printed documents that we can track through our Summer Village emails. I have requested copies of any documentation sent from both the Summer Village's Planner as well as Development Officer and Lac Ste. Anne County as well. To date we have not received anything additional. I have also requested copies of all documentation between the Summer Village and the County from Lac Ste. Anne County pertaining specifically to the subdivision, and while a week ago I was verbally told I would have it the next day, we still are waiting. At this time, I decided to respond to you with what we have. If anything, additional comes in, we will forward that to you.**
2. Copies of correspondence for road agreement for access to Hummocky RV Resort. Particularly the signed agreement from our mayor Jon and Council. **There is no signed agreement, and at our last Council meeting Council resolved to discontinue pursuit of an agreement at this time.**
3. Request the formation of committee, to be made up of council and resident members, to negotiate the MGA section 690 with Lac Ste. Anne, and any further meeting or decisions for the Hummocky Rv Resort. **As discussed at the last meeting this will not happen.**
4. Dates of public hearings and meeting passing the subdivision, of SE 34-55-2-W5M by the Summer Village Sunrise Beach council. **A subdivision application was never submitted to the Summer Village. A subdivision application was submitted to Lac Ste. Anne County, you would have to follow up directly with them on this.**
5. Copy of the subdivision agreement given by Sunrise beach to allow Lac Ste. Ann to do the Subdivision. **There was never an agreement entered into as noted. In**

the documents provided you will find Sunrise Beach Council motion #143-21 passed at the August 24th, 2021 meeting noting: poor referral documentation, and no objection to the subdivision and will allow accesses to County standards and at a location approved by the Summer Village.

Sal as noted previously, if we get any additional documentation pertaining to your request of this subdivision, we will forward same to you.






W

Wendy Wildman,
Chief Administrative Officer
Summer Village Administration/Wildwillow Enterprises Inc.

From: Sal Ganam [REDACTED]
Sent: Wednesday, April 19, 2023 12:12 PM
To: svsunrisebeach [wildwillowenterprises.com](mailto:svsunrisebeach@wildwillowenterprises.com) <svsunrisebeach@wildwillowenterprises.com>
Subject: copy of my submission for Tuesdays meeting

[Quoted text hidden]

5 attachments

-  **Aug 23 subdivision referral.pdf**
3.5 MB
-  **Aug 24 minutes.pdf**
829 KB
-  **Oct 21 email approval letter.pdf**
3.3 MB
-  **Sept 25 and 23 emails sub referral.pdf**
4.7 MB
-  **sept 28 email sub referral.pdf**
4 MB

3/23/24, 10:50 PM

Gmail - appointment time - March 26th



Sal Ganam [REDACTED]

appointment time - March 26th

svsunrisebeach wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

21 March 2024 at
21:24

To: Sal Ganam <[REDACTED]> John Fowler <[REDACTED]>

Good evening Sal,

Your appointment time is at 7:05 pm on March 26th, the agenda should be on the website soon. It is a big document so I didn't attach as most emails will reject because of the size.

See you Tuesday,

Tori Message
Administration

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF SUNRISE BEACH, IN THE PROVINCE OF ALBERTA HELD ON TUESDAY AUGUST 24TH, 2021, ONOWAY CIVIC CENTRE IMMEDIATELY FOLLOWING THE ORGANIZATIONAL MEETING, IN PERSON AND VIA ZOOM

	PRESENT	Mayor Jon Ethier Deputy Mayor Mike Benson Councillor Everett Steenbergen Chief Administrative Officer Wendy Wildman Administrative Assistant Lana Lange Public at Large: 1 2 Teleconferenced
1.	CALL TO ORDER	Mayor Ethier called the council meeting to order at 8:11 p.m.
2.	AGENDA 133-21	MOVED by Councillor Steenbergen that the August 24 th , 2021 Agenda be amended with the following addition: 6 e) Lac Ste Anne County Subdivision Referral CARRIED
3.	MINUTES 134-21	MOVED by Mayor Ethier that the minutes of the July 24 th , 2021 Council meeting be approved as presented. CARRIED
4.	APPOINTMENTS	N/A
5.	BYLAWS/POLICY 135-21	MOVED by Mayor Ethier that Bylaw 172-2021, a Bylaw for the purpose of appointing an Assessor for the Summer Village of Sunrise Beach, be given 1 st reading. CARRIED
	136-21	MOVED by Mayor Ethier that Bylaw 172-2021 be given 2 nd reading. CARRIED

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF SUNRISE BEACH, IN THE PROVINCE OF ALBERTA HELD ON TUESDAY AUGUST 24TH, 2021, ONOWAY CIVIC CENTRE IMMEDIATELY FOLLOWING THE ORGANIZATIONAL MEETING, IN PERSON AND VIA ZOOM

137-21		<p>MOVED by Councillor Steenberg that Bylaw 172-2021 be considered for 3rd reading</p> <p align="right">CARRIED UNANIMOUSLY</p>
138-21		<p>MOVED by Mayor Ethier that Bylaw 172-2021 be given 3rd and final reading.</p> <p align="right">CARRIED</p>
6.	BUSINESS	
139-21	a)	<p>MOVED by Councillor Steenberg that Deputy Mayor Benson and Administration be authorized to attend the Alberta Urban Municipalities Association 2021 Annual Convention scheduled for November 17 to 19, 2021 in Edmonton, Alberta.</p> <p align="right">CARRIED</p>
140-21	b)	<p>MOVED by Deputy Mayor Benson that Council approve execution of the Taxservice Engagement Letter for the management of Property Tax Arrears Recovery for the Summer Village of Sunrise Beach.</p> <p align="right">CARRIED</p> <p>Meeting was recessed from 8:20 p.m. to 8:25 p.m.</p>
141-21	c)	<p>MOVED by Deputy Mayor Benson that Council approve the agreement between the Summer Village of Sunrise Beach and Safety Codes Services for the provision of safety codes services for the period January 2021 to December 2023.</p> <p align="right">CARRIED</p>
142-21	d)	<p>MOVED by Mayor Ethier that Administration obtain other quotes for the removal of the potentially dangerous trees located on Municipal Reserve in between Plan 3703RS Block 4 Lot 8 and Plan 3703RS Block 4 Lot 9 and this be brought back to Council for further review.</p> <p align="right">CARRIED</p>
143-21	e)	<p>MOVED by Councillor Steenberg that the Summer Village respond to the Lac Ste Anne County subdivision referral as follows:</p> <ul style="list-style-type: none"> • Poor referral documentation • No objection and will allow access's to County standards and at a location approved by the Summer Village. <p align="right">CARRIED</p>

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER
VILLAGE OF SUNRISE BEACH, IN THE PROVINCE OF ALBERTA HELD ON
TUESDAY AUGUST 24TH, 2021, ONOWAY CIVIC CENTRE IMMEDIATELY
FOLLOWING THE ORGANIZATIONAL MEETING, IN PERSON AND VIA ZOOM

7.	FINANCIAL 144-21	<p>MOVED by Mayor Ethier that the Income & Expense Statements for July 31st, 2021 be accepted for Information as presented.</p> <p style="text-align: right;">CARRIED</p>
8.	COUNCIL REPORTS 145-21 146-21 147-21	<p>MOVED by Mayor Ethier that Council Reports be accepted for information as presented.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Councillor Steenbergren to put Bylaw 116-2009 on the next agenda.</p> <p style="text-align: right;">CARRIED</p> <p>MOVED by Mayor Ethier to cease purchase and/or installation of Off-Highway vehicle signs.</p> <p style="text-align: right;">CARRIED</p>
9.	ADMINISTRATION REPORTS 148-21	<p>MOVED by Mayor Ethier that Administration Reports be accepted for information as presented.</p> <p style="text-align: right;">CARRIED</p>
10.	CORRESPONDENCE 149-21	<p>MOVED by Mayor Ethier that the following correspondence be accepted for information:</p> <ul style="list-style-type: none"> a) Alberta Municipal Affairs - Letter dated July 5th, 2021, from Ric McIver, Alberta Municipal Affairs. Federal Gas Tax Fund for 2021. Allocation is \$25,807, Includes a one time top up of \$12,724. b) AUMA - Email dated July 25th from Angela Duncan, Vice President & Director of AUMA. Email is on FCSS Accountability Framework Steering Committee. c) Alberta Municipal Affairs - Email dated July 22nd, 2021, from Brandy Cox, Deputy Minister of Alberta Municipal Affairs. Release of Ministry's 2020-21 Annual Report. d) Government of Alberta -- Statement of Direct Deposit of \$438.00 for FCSS August payment.

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE SUMMER VILLAGE OF SUNRISE BEACH, IN THE PROVINCE OF ALBERTA HELD ON TUESDAY AUGUST 24TH, 2021, ONOWAY CIVIC CENTRE IMMEDIATELY FOLLOWING THE ORGANIZATIONAL MEETING. IN PERSON AND VIA ZOOM

		<p>e) Development Services – Development Permit Application, construction of an addition to an existing detached dwelling at Plan 6256KS, Block 5, Lot 6: 6506 Shedden Drive.</p> <p>f) Summer Village of South View – Organizational Meeting committee appointment results.</p> <p>g) Government of Alberta – Email dated August 12th, 2021 from Mike Ellis, Associate Minister of Mental Health and Addictions. Thanking us for our letter to Premier Jason Kenney, showing our support for the 988 suicide and crisis hotline.</p> <p align="right">CARRIED</p>
11.	OPEN FLOOR DISCUSSION WITH GALLERY 150-21	<p>MOVED by Mayor Ethler that the open floor discussion with the gallery be accepted for information.</p> <p align="right">CARRIED</p>
12.	CLOSED MEETING	N/A
13.	ADJOURNMENT	As all matters have been addressed Mayor Ethler declared the meeting adjourned at 10:33 p.m.

Mayor, Jon Ethler

Chief Administrative Officer, Wendy Wildman



Summer Village of Sunrise Beach Council Policy

Number	Title		
C-ENV-CUL-1	Culvert Policy		
Approval	Originally Approved	Last Revised	
(CAO Initials)	Resolution No:	Resolution No:	
	Date:	Date:	

Purpose

To establish the responsibility and size for culverts in the Summer Village. The Summer Village of Sunrise Beach requires proper and adequate drainage throughout the ditching system in the Summer Village. Each residential driveway is required to have a proper culvert installed to aid in the removal of water away from their property.

Policy Statement

The Summer Village of Sunrise Beach recognizes the need to establish a culvert policy as culverts are an integral part of the Summer Village storm sewer system

Responsibility

No person shall obstruct any drainage ditch or impede the flow of water within the Summer Village of Sunrise Beach.

No person shall install any culvert within the Summer Village of Sunrise Beach without authorization of the municipality.

Culverts for new property access are the responsibility of the property owner. Installation must be undertaken by an experienced contractor and authorized.

Culvert Size and Installation

All driveways into residential properties shall have a culvert of 12" (300mm) in diameter and shall be 20' (6m) in length excepting those streets designated as main drainage routes where culvert sizes and lengths are to be determined by the municipality.

Installation must be at the direction of the Summer Village so as to retain proper grade level and drainage and is to be undertaken by an experienced contractor on behalf of the resident. An approach Installation Application must be completed and is attached as Schedule "A".



Summer Village of Sunrise Beach Council Policy

Policy Notes

Requests for the purchase of culverts, replacement culverts and/or culverts for additional approaches or extensions to existing approaches must be made in writing to Council and will be authorized at Council's discretion.

Requests for the Municipality to cost-share in ditching/drainage work and/or the installation of a culvert must be made in writing to Council and will be authorized at Council's discretion.

Revisions:

Resolution Number	MM/DD/YY



Summer Village of Sunrise Beach Council Policy

Proposed Approach Location			
Plan	Block	Lot	Municipal Address See attached drawing.
Applicant/Landowner Information			
Applicant Name: <u>Vivcor Holdings Inc</u>		Registered Owner Name(s) If different from Applicant: _____	
Mailing Address: <u>421 Cowan Point</u>		Mailing Address: _____	
City, Province: <u>Sherwood Park, Alberta</u>		City Province: _____	
Postal Code: <u>T8H 0E6</u>		Postal Code: _____	
Phone: <u>780-554-7877</u> Cell: _____		Phone: _____ Cell: _____	
Email: <u>russ@vivinc.ca</u>		Email: _____	
Reason for Changing Existing Approach or Request			
Provide access to our property which is restricted by the number of wetlands on the property. As such, this requires additional approaches along Shedden Drive.			
<input checked="" type="checkbox"/> New Approach <input type="checkbox"/> Existing Approach			
Authorization			
I hereby make application to construct an approach in accordance with the plan, and at the location shown on the sketch plan on the reverse of this form.			
<div style="display: flex; justify-content: space-between;"> 2021-05-05 _____ </div>			
Date of Application		Signature of Applicant	
For Summer Village Use Only – Application Approval			
Application Number: _____			
Date of Approval	Name of SV Of Sunrise Beach Representative	Signature	
Special Provisions: _____			
Final Inspection Accepted:			
Date of Approval	Name of SV Of Sunrise Beach Representative	Signature	

Fw: REFERRAL - 0255UB2021

svsunrisebeach.wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

Tue 4/18/2023 10:56 PM

To: jon@rideriverside.com <jon@rideriverside.com>; Mike Benson <mikeforcouncil21@gmail.com>; Everett <evsteen@hotmail.com>; wendy.wildwillowenterprises.com <wendy@wildwillowenterprises.com>

1 attachments (2 MB)

REFERRAL - 0255UB2021.pdf

From: svsunrisebeach.wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

Sent: Tuesday, August 24, 2021 10:41 AM

To: Tony Sonnleitner <pcm1@telusplanet.net>

Subject: FW: REFERRAL - 0255UB2021

Lana Lange

Administrative Assistant

Summer Village of Sunrise Beach

PO Box 1197

Onoway, AB T0E 1V0

Phone: 780.967.0271 Fax: 780.967.0431

svsunrisebeach@wildwillowenterprises.com

From: Dev Referrals <DevReferrals@lsac.ca>

Sent: August 23, 2021 10:20 AM

To: 'historical.lup@gov.ab.ca' <historical.lup@gov.ab.ca>; 'LMPlan@gov.ab.ca' <LMPlan@gov.ab.ca>; 'Aep.epacapitalregion@gov.ab.ca' <Aep.epacapitalregion@gov.ab.ca>; 'Aep.wvacapitalregion@gov.ab.ca' <Aep.wvacapitalregion@gov.ab.ca>; 'Bruce.VanOs@gov.ab.ca' <Bruce.VanOs@gov.ab.ca>; 'Craig.plitt@gov.ab.ca' <Craig.plitt@gov.ab.ca>; 'land.admin@atcogas.com' <land.admin@atcogas.com>; 'HR.Circulations@atco.com' <HR.Circulations@atco.com>; 'Jeffrey.way@canadapost.ca' <jffrey.way@canadapost.ca>; 'onoway_area@equs.ca' <onoway_area@equs.ca>; 'landserv@fortsalberta.com' <landserv@fortsalberta.com>; Mike Primeau <mprimeau@lsac.ca>; 'hett.czaban@ngps.ca' <hett.czaban@ngps.ca>; 'subdivisions@contractlandstaff.com' <subdivisions@contractlandstaff.com>; 'kpearson@steanegas.com' <kpearson@steanegas.com>; 'circulations@telus.com' <circulations@telus.com>; Summer Village of Sandy Beach <svsandyb@xplornet.ca>; Summer Village of Sunrise Beach <svsunrisebeach@wildwillowenterprises.com>

Subject: REFERRAL - 0255UB2021

Please find the attached information regarding subdivision application 0255UB2021 for your review.

Please call or email if you require additional information or assistance.

Sincerely,

Jane Holman

Planning & Development Clerk, Lac Ste. Anne County

56521 RGE RD 65 | BOX 210 | SANGUDO, ALBERTA T0E 2A0
PHONE: 780.785.2411 | EXT:3992 | TOLL-FREE: 1.800.889.5722 | FAX: 780.785.2905 | www.liac.ca | [liac.ca](mailto:liac@liac.ca)

Visit CountyConnect.ca to sign up for critical alerts as they happen!

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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: 0853402021 | 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 Plannin

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: _____ Cell: _____ Email: _____

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of Quarter: SE Section: 34 Township: 65 Range: 1 west of 5th meridian

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

Rural address: N/A Division: C 1 C 2 C 3 C 4 C 5 C 6 C 7

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 F 1.866.880.5722 F 780.785.2985 E DEVASSISTANT@LSAC.ca www.LSAC.ca
LSA 04/20/2013 0122/21

RECEIVED
JUL 29 2021
Planning & Development



Subdivision Application

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
57.60 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

Box 219, Sanguin AB T0E 2A0
780.785.3411 f 1.866.880.5722 f 780.785.2985 e DEVASSISTANT@LSAC.ca www.LSAC.ca

LSA 6120/01/01 (5/2020)



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.ercb.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 1.855.297.0311, or email Inquiries@eac.ca or contact Information Services by mail at ERCB, Suite 1000, 250 - 5 Street SW, Calgary, AB T2P 0R6.

Within 7 days of applying for subdivision, please flag (orange flagging is preferred) where you plan to put new access approaches 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 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

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)

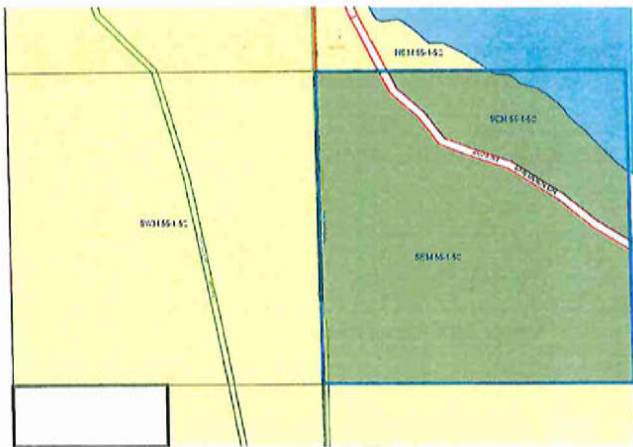
Applicant signature Registered landowner signature 2021-07-30 Application date

Please complete if there are multiple landowners:

- I AFFIRM THAT I AM THE REGISTERED OWNER
- I AFFIRM THAT I AM THE REGISTERED OWNER
- I AFFIRM THAT I AM THE REGISTERED OWNER
- I AFFIRM THAT I AM THE REGISTERED OWNER

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 965 936 5,1;55;34;SR 202 205 020

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 / BURGER VILLAGE OF SUNRISE BEACH
REFERENCE NUMBER: 172 247 686 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE(D/M/Y)	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 T0N 0R6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
33000R	16/12/1965	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
202 285 020

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
AS TO FORTION OR PLAN:1119HT
"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:

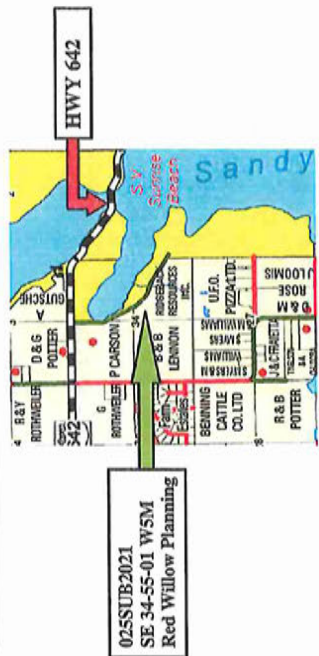


END OF CERTIFICATE

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.

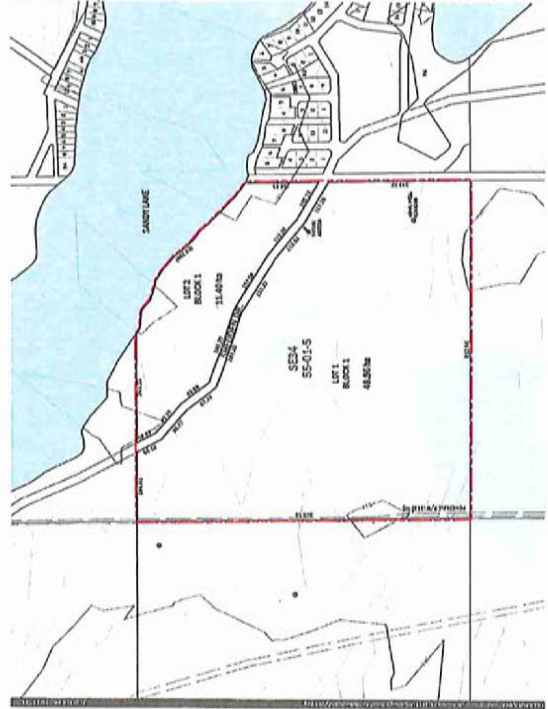
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

LOCATION SKETCH
LAC STE. ANNE COUNTY
SUBDIVISION APPLICATION 025SUB2021



021SUB2021 001

SE34-55-01-HWS
Subdivision
Tentative Plan



Concent

Subdivision includes area defined by

Total Road Area

Total Agriculture Area

Total Number of Lots

1.42 Ha

68.25 Ha

2

1.42 Ha

68.25 Ha

2

1.42 Ha

68.25 Ha

2

1.42 Ha

68.25 Ha

2

1.42 Ha

68.25 Ha

2

1.42 Ha

68.25 Ha

2

1.42 Ha

68.25 Ha

2

1.42 Ha

68.25 Ha

2

001

SE34-55-01-HWS

Subdivision

Tentative Plan

Concent

Subdivision includes area defined by

Total Road Area

Total Agriculture Area

Total Number of Lots

1.42 Ha

68.25 Ha

2

1.42 Ha

68.25 Ha

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1.42 Ha

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1.42 Ha

001

SE34-55-01-HWS

Subdivision

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Concent

Subdivision includes area defined by

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68.25 Ha

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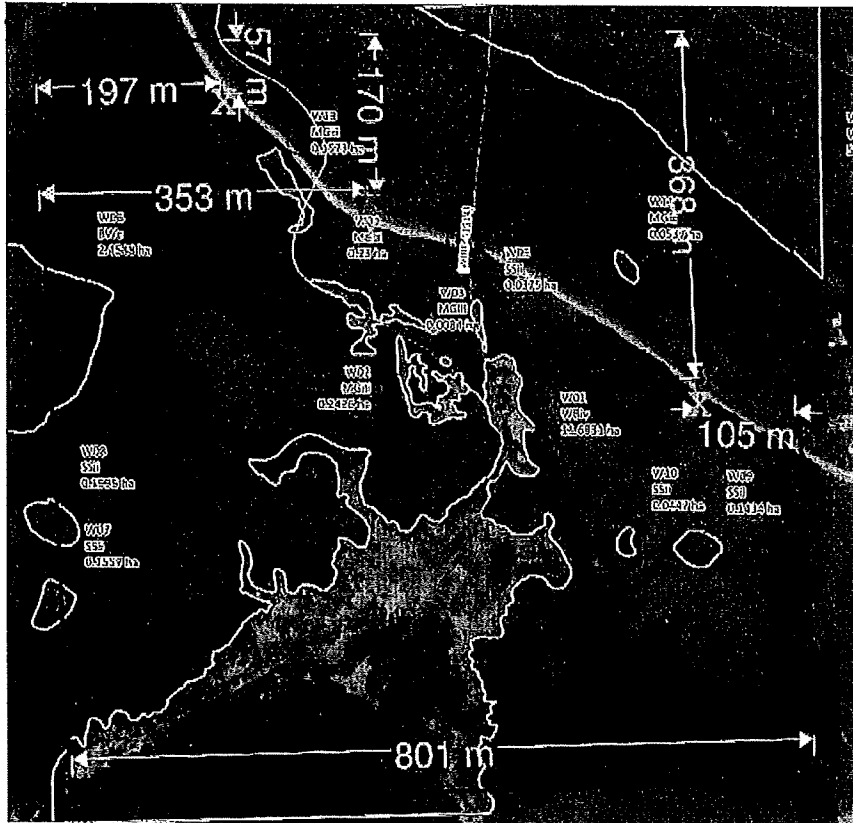
1.42 Ha

svsunrisebeach@wildwillowenterprises.com

From:
Sent: May 2021 11:15 AM
To: svsunrisebeach@wildwillowenterprises.com
Subject: RE: Shedden Drive Approaches
Attachments: SV of Sunrise Beach - Approach Application.pdf
Lana:

Thanks for the call back yesterday.

As discussed, we have acquired the parcel of land that has Shedden Drive cutting through it and are looking to get access to the property by installing some approaches. Due to the number of wetlands on our property, we are looking at 3 approaches on the south side of Shedden Drive (shown by Green X's) and potentially 2 approaches on the North side of Shedden Drive (shown in purple X's).



I have provided a copy of the completed Approach Application as an attachment to this email.

Sincerely,

6

Cell

From: svsunrisebeach@wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com> Sent:
May 4, 2021 3:07 PM To:-
Subject: Shedden Drive

I will await your reply O

Lana Lange
Administrative Assistant

Summer Village of Sunrise Beach
PO Box 1197
Onoway, AB T0E 1V0
Phone: 780.967.0271 Fax: 780.967.0431 svsunrisebeach@wildwillowenterprises.com



Council Policy

Number	Title
--------	-------

Summer Village of Sunrise Beach

C-ENV-CUL-I	Culvert Policy		
Approval	Originally Approved	Last Revised	
(CAO Initials)	Resolution No:		Resolution No:
	Date:		Date:

Purpose

To establish the responsibility and size for culverts in the Summer Village. The Summer Village of Sunrise Beach requires proper and adequate drainage throughout the ditching system in the Summer Village. Each residential driveway is required to have a proper culvert installed to aid in the removal of water away from their property.

Policy Statement

The Summer Village of Sunrise Beach recognizes the need to establish a culvert policy as culverts are an integral part of the Summer Village storm sewer system

Responsibility

No person shall obstruct any drainage ditch or impede the flow of water within the Summer Village of Sunrise Beach.

No person shall install any culvert within the Summer Village of Sunrise Beach without authorization of the municipality.

Culverts for new property access are the responsibility of the property owner. Installation must be undertaken by an experienced contractor and authorized.

Culvert Size and Installation

All driveways into residential properties shall have a culvert of 12" (300mm) in diameter and shall be 20' (6m) in length excepting those streets designated as main drainage routes where culvert sizes and lengths are to be determined by the municipality.

Installation must be a at the direction of the Summer Village so as to retain proper grade level and drainage and is to be undertaken by an experienced contractor on behalf of the resident. An approach Installation Application must be completed and is attached as Schedule A.

Summer Village of Sunrise Beach

C-ENV-CUL-I

Page 1

13
8

Summer Village of Sunrise Beach



Council Policy

Policy Notes

Requests for the purchase of culverts, replacement culverts and/or culverts for additional approaches or extensions to existing approaches must be made in writing to Council and will be authorized at Council's discretion.

Requests for the Municipality to cost-share in ditching/drainage work and/or the installation of a culvert must be made in writing to Council and will be authorized at Council's discretion.

Revisions:

Resolution Number	MM/DD/YY

Summer Village of Sunrise Beach C - EN

V - CUL - I

Page 2 13



Council Policy

Proposed Approach Location			
Plan	Block	Lot	Municipal Address See attached drawing .
Applicant/Landowner Information			

Council Policy

Summer Village of Sunrise Beach

Applicant Name: _____ Mailing Address: _____ City, Province: _____ Postal Code: _____ Cell: _____ Phone: _____ Email: _____	Registered Owner Name(s) if different from Applicant: _____ Mailing Address: _____ City Province: _____ Postal Code: _____ Phone: _____ Cell: _____ Email: _____	
Reason for Changing Existing Approach or Request		
Provide access to our property which is restricted by the number of wetlands on the property. As such, this requires additional approaches along Shedden Dr 1 ve .		
<input checked="" type="checkbox"/> New Approach <input type="checkbox"/> Existing Approach		
Authorization		
I hereby make application to construct an approach in accordance with the plan, and at the location shown on the sketch plan on the reverse of this form.		
2021-05-05		
Date of Application	Signature of Applicant	
For Summer Village Use Only — Application Approval		
Application Number: _____		
Date of Approval	Name of SV Of Sunrise Beach Representative	Signature
Special Provisions: _____		
Final Inspection Accepted:		
Date of Approval	Name of SV Of Sunrise Beach Representative	Signature

Summer Village of Sunrise Beach
C-ENV-CU L-I



Fw: DECISION REFERRAL - 025SUB2021

svsunrisebeach.wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>
Wed 4/19/2023 12:31 PM

To: jon@rideriverside.com <jon@rideriverside.com>; Mike Benson <mikeforcouncil21@gmail.com>; Everett
<evsteen@hotmail.com>; wendy.wildwillowenterprises.com <wendy@wildwillowenterprises.com>

1 attachments (1 MB)

DECISION REFERRAL - 025SUB2021.pdf

From: svsunrisebeach.wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>
Sent: Thursday, October 21, 2021 2:09 PM
To: Tony Sonnleitner <spcm1@telusplanet.net>
Subject: FW: DECISION REFERRAL - 025SUB2021

FYI

Lana Lange
Administrative Assistant

Summer Village of Sunrise Beach
PO Box 1197
Onoway, AB T0E 1V0
Phone: 780.967.0271 Fax: 780.967.0431
svsunrisebeach@wildwillowenterprises.com

From: Dev Referrals <DevReferrals@lsac.ca>
Sent: October 21, 2021 12:44 PM
To: 'historical.lup@gov.ab.ca' <historical.lup@gov.ab.ca>; 'LMPlan@gov.ab.ca' <LMPlan@gov.ab.ca>;
'Aep.epeacapitalregion@gov.ab.ca' <Aep.epeacapitalregion@gov.ab.ca>; 'Aep.wacapitalregion@gov.ab.ca'
<Aep.wacapitalregion@gov.ab.ca>; 'Bruce.VanOs@gov.ab.ca' <Bruce.VanOs@gov.ab.ca>; 'Craig.plitt@gov.ab.ca'
<Craig.plitt@gov.ab.ca>; 'land.admin@atcogas.com' <land.admin@atcogas.com>; 'HPCirculations@atco.com'
<HPCirculations@atco.com>; 'Jeffrey.way@canadapost.ca' <jeffrey.way@canadapost.ca>; 'onoway_area@equs.ca'
'onoway_area@equs.ca'; 'landserv@fortisalberta.com' <landserv@fortisalberta.com>; Mike Prineau
<mprineau@lsac.ca>; 'rhett.caban@ngns.ca' <rhett.caban@ngns.ca>; 'subdivisions@contractlandstaff.com'
<subdivisions@contractlandstaff.com>; 'kpearson@steannegas.com' <kpearson@steannegas.com>;
'circulations@telus.com' <circulations@telus.com>; Summer Village of Sandy Beach <svsandyb@xplornet.ca>;
Summer Village of Sunrise Beach <svsunrisebeach@wildwillowenterprises.com>
Subject: DECISION REFERRAL - 025SUB2021

Hi,
Please see the attached approval letter.

Please call or email if you require additional information or assistance.

Sincerely,

Jane Holman

Planning & Development Clerk, Lee St. Anne County
50521 RGE RD 65 | BOX 219 | HANGHIDO, ALBERTA T0E 2A0
PHONE: 700.785.3411 EXT:3502 | TOLL-FREE: 1.866.880.5722 | FAX: 700.785.2985 | www.lsaac.ca | lsaac.ca

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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

APPLICANT

LANDOWNER

COPY

Dear Sir/Madam:

Re: Proposed Subdivision
SE 34-55-01 WSM,
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 registrable 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)), my 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 County's 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 that 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

LAC STE. ANNE COUNTY



2nd floor, Sunnyside 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: lactl.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.laac.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 improve 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/l_SAPDevelopment

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

Fw: 0255UB2021 - Subdivision Application for comment by SummerVillage of Sandy Beach

svsunrisebeach.wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

16/09/2022 2:47 PM

To: wendy.wildwillowenterprises.com <wendy@wildwillowenterprises.com>

2 attachments (3 MB)

Approach.pdf REFERRAL - 075510301.pdf

From: pcml@telusplanet.net <pcml@telusplanet.net>

Sent: Saturday, September 25, 2021 8:31 AM

To: svsunrisebeach.wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>

Cc: cao@enoway.ca <cao@enoway.ca>

Subject: FW: 0255UB2021 - Subdivision Application for comment by SummerVillage of Sandy Beach

I have asked that the referral be corrected and directed to the correct Municipality.

Tony

From: Craig Goldsmith <cgoldsmith@lac.ca>

Sent: September 23, 2021 3:50 PM

To: pcml@telusplanet.net

Subject: 0255UB2021 - Subdivision Application for comment by Summer Village of Sandy Beach

Hi Tony,

Please find attached a PDF copy of the subdivision application Referral for File # 0255UB2021 for comment regarding two matters of concern as noted below:

1. An approach is needed for access to the north portion of the proposed divided quarter section at SE 34-55-01 W5M. See attached site plan indicating the proposed location of the approach for Lac Ste Anne. The Summer Village of Sandy Beach would respectively require a separate approach for the north portion.
2. Will the Summer Village of Sandy Beach require a road widening allowance through a caveat/agreement for Shedden Drive. County of Lac Ste Anne will not require a road widening allowance for the same.

Please respond at your earliest as the matter is time sensitive for the conditionally approved response to the applicant from the County.

Regards,

Craig Goldsmith, C.E.T.
Development Officer, Lac Ste. Anne County



56241 ROAD RD 66 [BOX 315] AINSWORTH, ALBERTA T0E 2M0
PHONE: 780.765.2111 | TOLL FREE: 1.800.659.5722 | FAX: 780.765.2893 | www.lacsa.ca

Visit CountyConnect.ca to sign up for critical alerts as they happen!

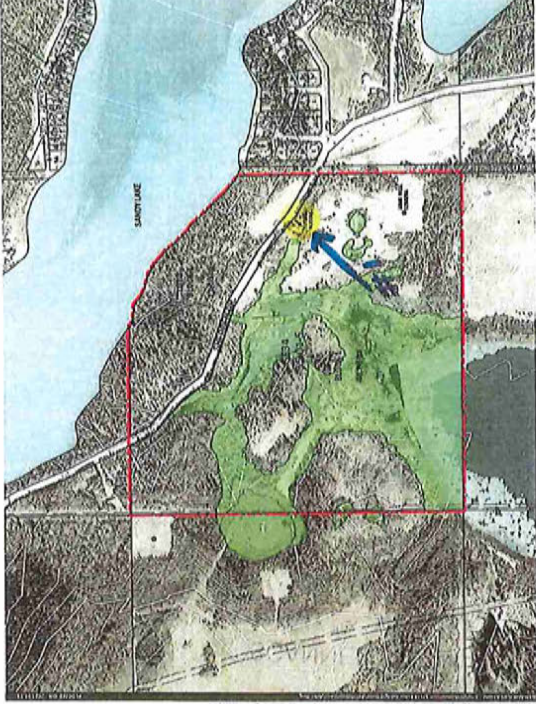
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02SSUB0021 000

SE34-55-01-MS

Subdivision

Base Map





021SUB2021 001
 SEE-C-55-C1-W/S
 SUBDIVISION
 Tentative Plan

COMMENTS

NO.	DESCRIPTION
1	SEE LOT #1
2	SEE LOT #2
3	SEE LOT #3
4	SEE LOT #4
5	SEE LOT #5
6	SEE LOT #6
7	SEE LOT #7
8	SEE LOT #8
9	SEE LOT #9
10	SEE LOT #10

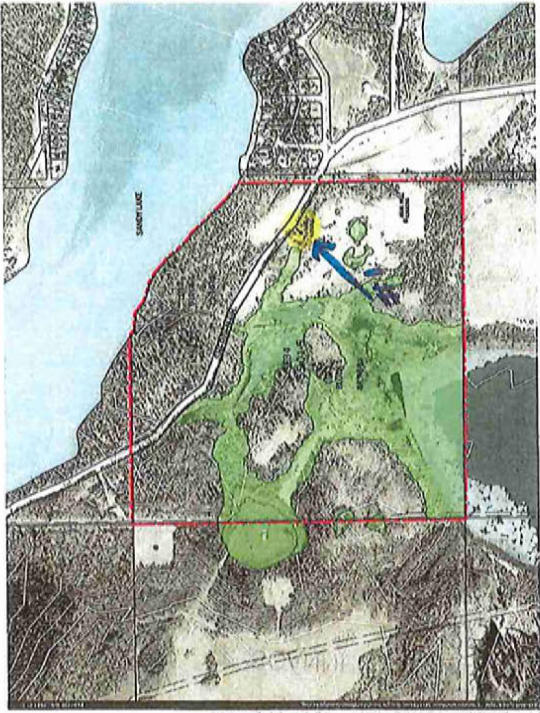
NOTES

1. SEE LOT #1 AND LOT #2 FOR THE TOTAL AREA OF 1.27 ACRES.
 2. SEE LOT #3 FOR THE TOTAL AREA OF 0.27 ACRES.
 3. SEE LOT #4 FOR THE TOTAL AREA OF 0.27 ACRES.
 4. SEE LOT #5 FOR THE TOTAL AREA OF 0.27 ACRES.
 5. SEE LOT #6 FOR THE TOTAL AREA OF 0.27 ACRES.
 6. SEE LOT #7 FOR THE TOTAL AREA OF 0.27 ACRES.
 7. SEE LOT #8 FOR THE TOTAL AREA OF 0.27 ACRES.
 8. SEE LOT #9 FOR THE TOTAL AREA OF 0.27 ACRES.
 9. SEE LOT #10 FOR THE TOTAL AREA OF 0.27 ACRES.

Prep: [Name]
 Lic: Sta. Anne County
 Reg: No. [Number]
 Exp: [Date]

025SUB2021 000

SEDA-55-01-AWS
Subdivision
Base Map



APP
LCC/PL - Jones County
Date: 02/13/21 11:41 AM



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

Abdikanl 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. 0RS2408021 Tax roll no. 5501311001 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 Plannin

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: _____ Cell: _____ Email: _____

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of: Quarter: SE Section: 34 Township: 85 Range: 1 west of 5th meridian

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

Rural address: N/A Division: C1 C2 C3 C4 C5 C6 C7

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, Sanguido AB T0E 2A0
780.785.3111 1.866.800.5722 780.785.2985 • DEVAISSANT@LSAC.ca www.LSAC.ca

LSAC 03/01/13 03/12/20

RECEIVED
JUL 29 2021
Planning & Development



Subdivision Application

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
67,620 sq. ft. 48,655 sq. ft.

PHYSICAL CHARACTERISTICS OF LAND BEING SUBDIVIDED

- 1. Describe the nature of the topography of the land (flat, rolling, steep, in need 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



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.ercb.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 1.855.257.8311, or email Inquiries@ercb.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 approaches 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, being the registered owner(s) of the preceding 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, Fred Willow Planning, agree to enter into an agreement with Lac Ste. Anne County to extend

[Redacted] 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)

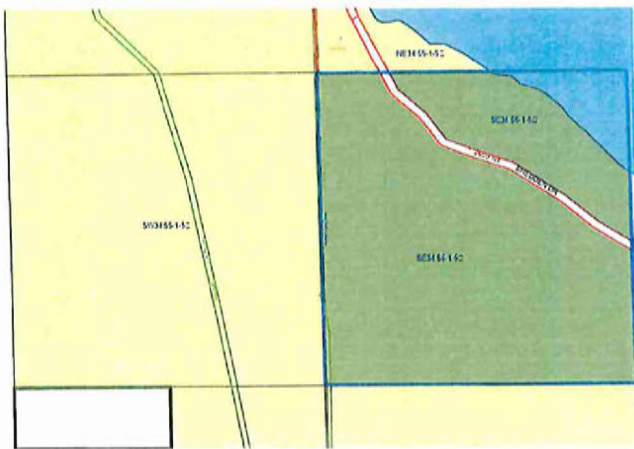
[Redacted] Registered landowner signature _____ Registered landowner signature _____ 2021-07-30 Application date _____

Please complete if there are multiple landowners:

- AFFIRM THAT I AM THE REGISTERED OWNER
- AFFIRM THAT I AM THE REGISTERED OWNER
- AFFIRM THAT I AM THE REGISTERED OWNER
- AFFIRM THAT I AM THE REGISTERED OWNER

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 065 936 5;1;55;34;SE 202 205 020

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 2609HT
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: LAC STE. ANNE COUNTY / SUBURB VILLAGE OF SUNNYSIDE BEACH
REFERENCE NUMBER: 172 247 686 +1

REGISTRATION	DATE(D/M/Y)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
202 205 020	23/12/2020	TRANSFER OF LAND	\$220,000	\$220,000

OWNERS
VIVCOR HOLDINGS INC.
OF 421 COWAN POINT
SHERWOOD PARK
ALBERTA T8N 0E6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
	33880R	16/12/1965	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
202 285 020

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

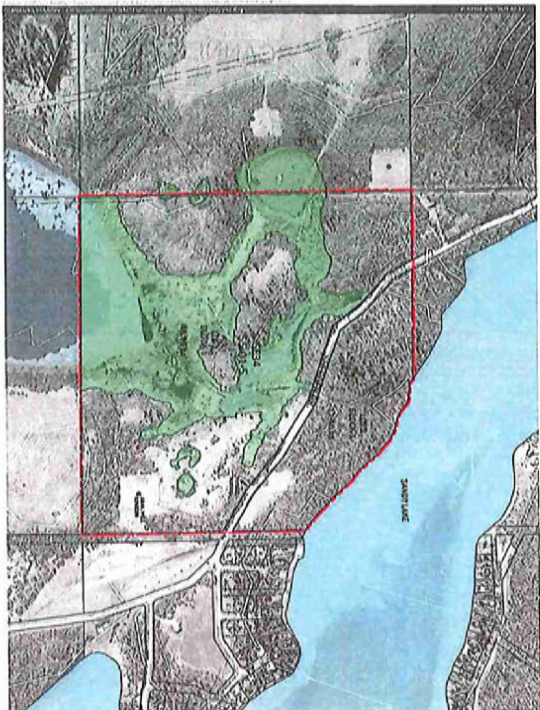
CUSTOMER FILE NUMBER:



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).

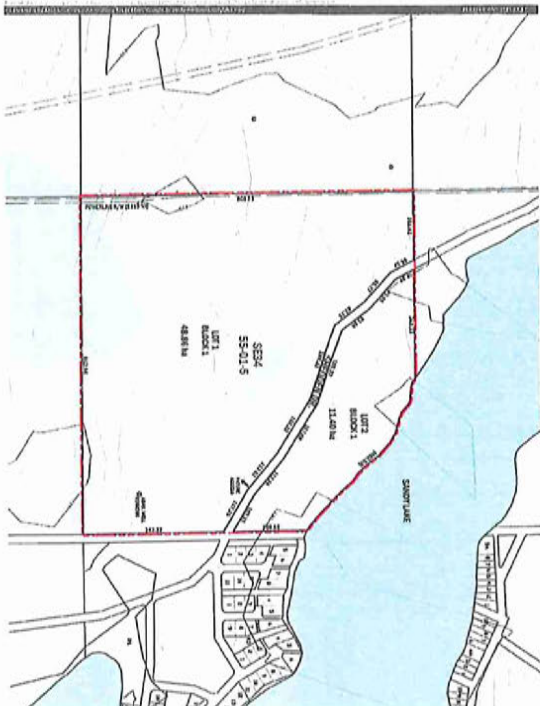


025SLB2021 000

SEASONS-ONS
Subdivision
Base Map



000
Lot 204, Seasons-ONS
Subdivision
Base Map
2021



021SU02021 001

SE24 SE-01.5
 Subdivision
 Tentative Plan



Notes:
 1. Dimensions and bearings are by
 2. Total boundary area comprises 0.2829 ha
 Total boundary 1.82 ha
 Total area available 48.20 ha
 Total number of lots 2

2010
 Lachlan Murray Gray
 Surveyor
 100/101 Sturt Street
 Adelaide SA 5000

Fw: Sunrise Beach - FW: 0255UB2021 - Subdivision Application for comment by Summer Village of Sandy Beach
svsunrisebeach.wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>
Tue 4/19/2023 10:52 PM
To: Mike Benson <mikeforouncil1@gmail.com>; jon@riderside.com <jon@riderside.com>; Everett <evstee@hdmal.com>; wendy.wildwillowenterprises.com <wendy@wildwillowenterprises.com>

2 attachments (2 MB)
Approaches.pdf, REFERRAL - 0255UB2021.pdf

From: pcm1@teluplanet.net <pcm1@teluplanet.net>
Sent: Tuesday, September 28, 2021 11:54 AM
To: svsunrisebeach.wildwillowenterprises.com <svsunrisebeach@wildwillowenterprises.com>
Cc: ran@onway.ca <ran@onway.ca>
Subject: Sunrise Beach - FW: 0255UB2021 - Subdivision Application for comment by Summer Village of Sandy Beach

From: Craig Goldsmith <cgoldsmith@lac.ca>
Sent: September 28, 2021 11:51 AM
To: 'pcm1@teluplanet.net' <pcm1@teluplanet.net>
Subject: FW: 0255UB2021 - Subdivision Application for comment by Summer Village of Sandy Beach

*← Tony asked that
informed by so as
to correct municipality*

SEE ADJUSTED EMAIL BELOW AS REQUESTED

Hi Tony,

Please find attached a PDF copy of the subdivision application referral for file # 0255UB2021 for comment regarding two matters of concern as noted below:

1. An approach is needed for access to the north portion of the proposed divided quarter section at SE 34 55-01 VSM. See attached site plan indicating the proposed location of the approach for Lac Ste Anne. The Summer Village of Sunrise Beach would respectively require a separate approach for the north portion.
2. Will the Summer Village of Sunrise Beach require a road widening allowance through a caveat/agreement for Shedden Drive. County of Lac Ste Anne will not require a road widening allowance for the same.

Please respond at your earliest as the matter is time sensitive for the conditionally approved response to the applicant from the County.

Regards,

Craig Goldsmith, C.E.T.
Development Officer, Lac Ste. Anne County

LAC STE ANNE COUNTY
55431 RDG RD 65 [COX 218] SANGUDO, ALBERTA T0E 2M0
PHONE: 780.765.3411 | TOLL FREE: 1.866.630.5722 | FAX: 780.765.2900 | info@lacsa.ca

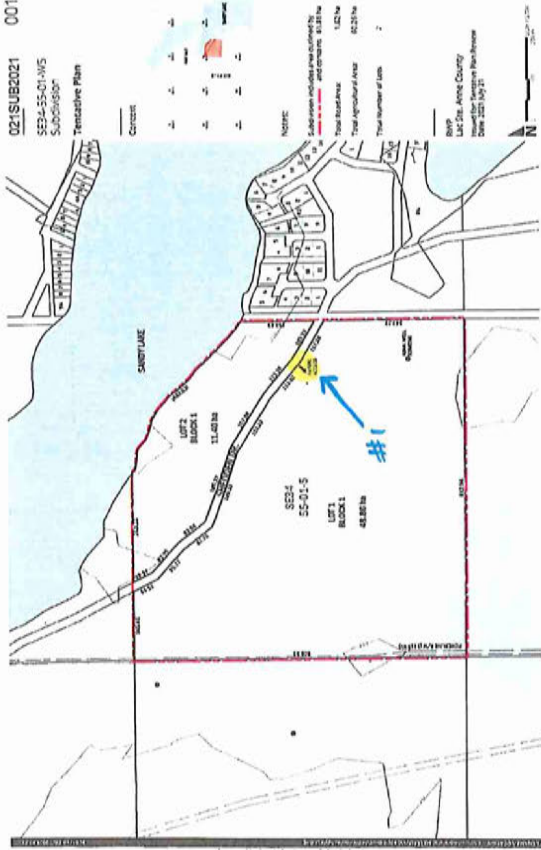
Visit [CountyConnect.ca](https://www.lacsa.ca) to sign up for critical alerts as they happen!

This email is intended only for the use of the individual(s) named and for the intended purpose. The email contains information that is privileged, confidential, and/or proprietary to Lac Ste Anne County. If you are not the intended recipient you are hereby notified that any review, copying or distribution of this email or its contents is strictly prohibited. If you have received this message in error, please notify the sender immediately by e-mail and delete this message.

021SUB2021 001

SE24-55-01-AVS
Subdivision

Tentative Plan

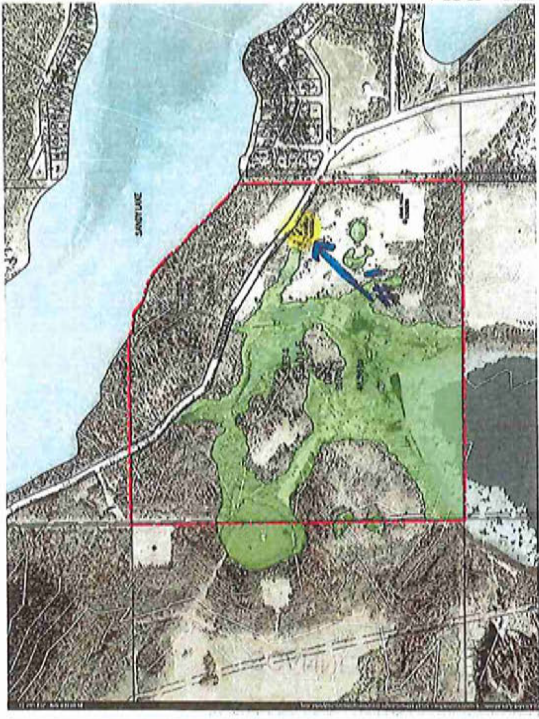


02SSUB02021 000

SEP-4-55-01-MS
Subdivision
Base Map

Comment

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Plat No. 1000000000
County of Adams
State of Colorado
Date: 09/25/2021



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

Email: Trina Sroka,
Planning/Development Clerk
DevReferrals@Lsac.ca OR

FAX your response to (780) 785-2985

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: 0859462021 Tax roll no: 5501311001 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 Planners

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: _____ Cell: _____ Email: _____

LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

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

At/part of Lot: _____ Block: _____ Plan: _____ Subdivision/Hamlet: _____

Rural address: N/A Division: C1 C2 C3 C4 C5 C6 C7

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, Sanguo AU T0E 2A0
T 780.785.3411 F 1.866.860.5722 F 780.785.2985 • DEVASSISTANT@LSAC.ca www.LSAC.ca
LSAC 01-020-013 01020201

RECEIVED
JUL 29 2021
Planning & Development



Subdivision Application

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
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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
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87,620 sq. ft. 48,655 sq. ft.

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Hummocky with permanent and ephemeral wet areas
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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



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*

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

If NO, why not:

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Subdivision Application

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If my (our) application is approved, I, N/A 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

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

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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 signature Registered landowner signature Application date 2021-07-30

Please complete if there are multiple landowners:

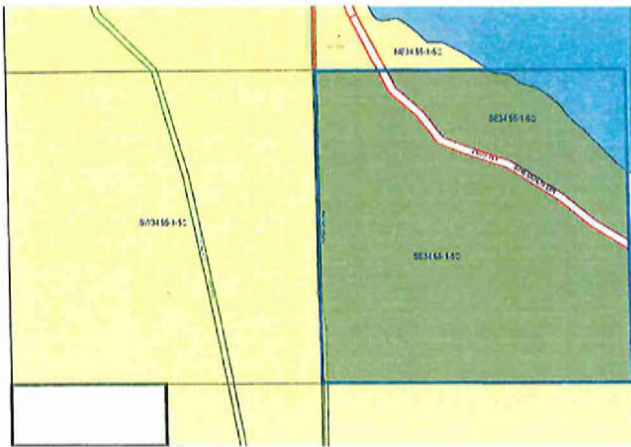
- AFFIRM THAT I AM THE REGISTERED OWNER
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Box 219, Sangudo AB T0E 2A0
780.785.3411 or 1.866.000.5722 or 780.785.2985 or DEVA.SSISTANT@LSAC.ca www.LSAC.ca

LSAC-0104-0113-0103(2021)





SCANNED
AUG 16 2021

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0022 065 936 5,1;55;34;58 202 205 020

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MERIDIAN 5 RANGE 1 TOWNSHIP 55
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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
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EXCEPTING THEREOUT
1.62 HECTARES (4 ACRES) MORE OR LESS
AS SHOWN ON ROAD PLAN 2609HT
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

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

REFERENCE NUMBER: 172 247 696 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
202 205 020	23/12/2020	TRANSFER OF LAND	\$220,000	\$220,000

OWNERS

VINCOR HOLDINGS INC.
OF 421 CONAN POINT
SHERWOOD PARK
ALBERTA T8N 0R6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
33880R	16/12/1965	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
202 285 020

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
AS TO FOREIGN OR PLAN:1119HT
"CONTAINING 1.28 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
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TOTAL INSTRUMENTS: 001

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2021 AT 01:50 P.M.

ORDER NUMBER: 42220369

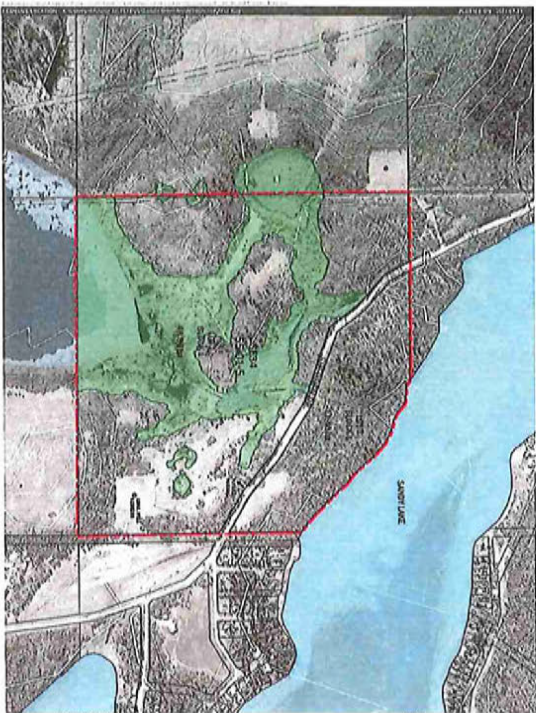
CUSTOMER FILE NUMBER:



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).



025SUB2021 000

SE34.55-01-A15
Subdivision
Base Map

CORNER



Map
Lat. 50c. Avne County
Scale 1:50,000
North Arrow

