

July 5, 2021

UR FILE NUMBER: 21-R-333
YOUR FILE NUMBER: X033321

Jeffery Oracheski
Explore Geomatics Inc.
18941 – 111 Ave
Edmonton AB T5S 2X4



Dear Sir/Madam:

RE: PROPOSED SUBDIVISION
NE & SE 34-51-5-W4, County of Vermilion River

Your subdivision application was conditionally approved by the Subdivision Authority for the County of Vermilion River on July 5, 2021. The decision is valid for one (1) year. The conditions are on the next page.

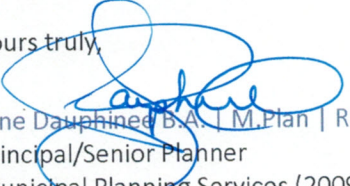
The decision may be appealed within twenty one (21) days of the mailing of this letter by submitting a written notice to the appeal body (Land and Property Rights Tribunal) as indicated within the Notes on the attached form.

Following the appeal period, an instrument (a Descriptive Plan or a Plan of Survey) to register the approval must be prepared on your behalf by an Alberta Land Surveyor in a manner satisfactory to the Land Titles Office (10365 - 97 Street, Edmonton, T5J 3W7, phone 780-427-2742) and submitted to this office for endorsement. However, this office cannot endorse the instrument until the appeal period has elapsed.

Endorsement also cannot be given until the attached conditions have been met. Please confirm that all required documentation has been received by this office when submitting your registerable instrument.

Since this is considered to be a boundary adjustment, your submission of an instrument for endorsement must include the required fee of four hundred dollars (\$400.00), plus G.S.T., (for a total of \$420.00) payable to Municipal Planning Services (2009) Ltd. Please contact me at 780- 486-1991 or via email at j.dauphinee@munplan.ab.ca for any clarification.

Yours truly,


Jane Dauphinee B.A. | M.Plan | RPP | MCIP
Principal/Senior Planner
Municipal Planning Services (2009) Ltd.

cc: County of Vermilion River
AEP (Patrick)
AB Culture, Multiculturalism & the Status of
Women
Canada Post (Kerry)
Bev Roy

Atco Electric (Vermilion)
Telus Communications (Alberta NE)
County of Vermilion River Gas Co-op
Buffalo Trail School
Alberta Health Services (Central Zone)

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the instrument effecting this tentative plan of subdivision have the effect of consolidating that portion of SE 34-51-5-W4-W4 being subdivided with NE 34-51-5-W4 in such a manner that the resulting title cannot be further subdivided without Subdivision Authority approval.
2. That, prior to or concurrent with registration of an instrument effecting this plan, an Environmental Reserve Easement, in a form and affecting an area approved by the Subdivision Authority, be granted to the County of Vermilion River pursuant to Section 3.2(2)(d) of the County LUB. The survey (or drawing) to be used to describe the Easement shall include all of the land of the Vermilion River within the titled areas, extending 30m from the easterly legal bank of the and extending 30m from the westerly bank of the river, which is generally all of the land outlined in RED on the attached approved tentative plan of subdivision, and shall be reviewed by the Subdivision Authority prior to being finalized.
3. That prior to endorsement of an instrument effecting this plan, the registered owner and/or developer enter into a land acquisition agreement with the County of Vermilion River pursuant to Section 655 of the Municipal Government Act, as amended, which land acquisition agreement shall include provision that the County will acquire a 17-foot wide future road widening on the northern and eastern boundaries of the quarter sections (TWP Rd. 520 and RR 52). The County's interest will be registered by caveat on title. The caveat will remain on title until such time as the road is widened.
4. That the registered owner and/or developer enter into and comply with a development agreement with the County of Vermilion River pursuant to Section 655 of the Municipal Government Act, as amended, and Policy 3.4.3 of the County of Vermilion River Municipal Development Plan, which shall be registered by way of caveat against the title of the proposed lot and the remainder. This development agreement shall, amongst other matters address, to the satisfaction of the County of Vermilion River, the matter of construction of all municipal services (roads (new and upgraded) required to give access to the development, to appropriate standards.
5. That prior to endorsement of an instrument affecting this plan, access to the proposed parcel and to the residual of the land, be provided at the owner's and/or developer's expense and to the specifications and satisfaction of the County of Vermilion River.
6. That taxes are fully paid when final approval (endorsement) of the instrument effecting the subdivision is requested.

NOTES FOR INFORMATION PURPOSES ONLY: (These are not conditions of approval)

1. In order to expedite consideration of the final approval and endorsement of this proposal, a letter from the County of Vermilion River indicating that Conditions #2, through #6 above have been satisfied should accompany any request for final approval or endorsement.
2. The subdivision is being approved because the land that is proposed to be subdivided is, in the opinion of the Subdivision Authority, suitable for the purpose for which the subdivision is

intended, and the proposal is considered by the Subdivision Authority to conform to the provisions of the municipality's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority has not verified the availability of water on-site or the suitability of the soils on the site for sewage disposal; however, trucking services for such are available in the region. The matters listed in Section 7 of the *Subdivision and Development Regulation*, AR 43/2002, as amended, and any submission made by adjacent property owners were considered with care.

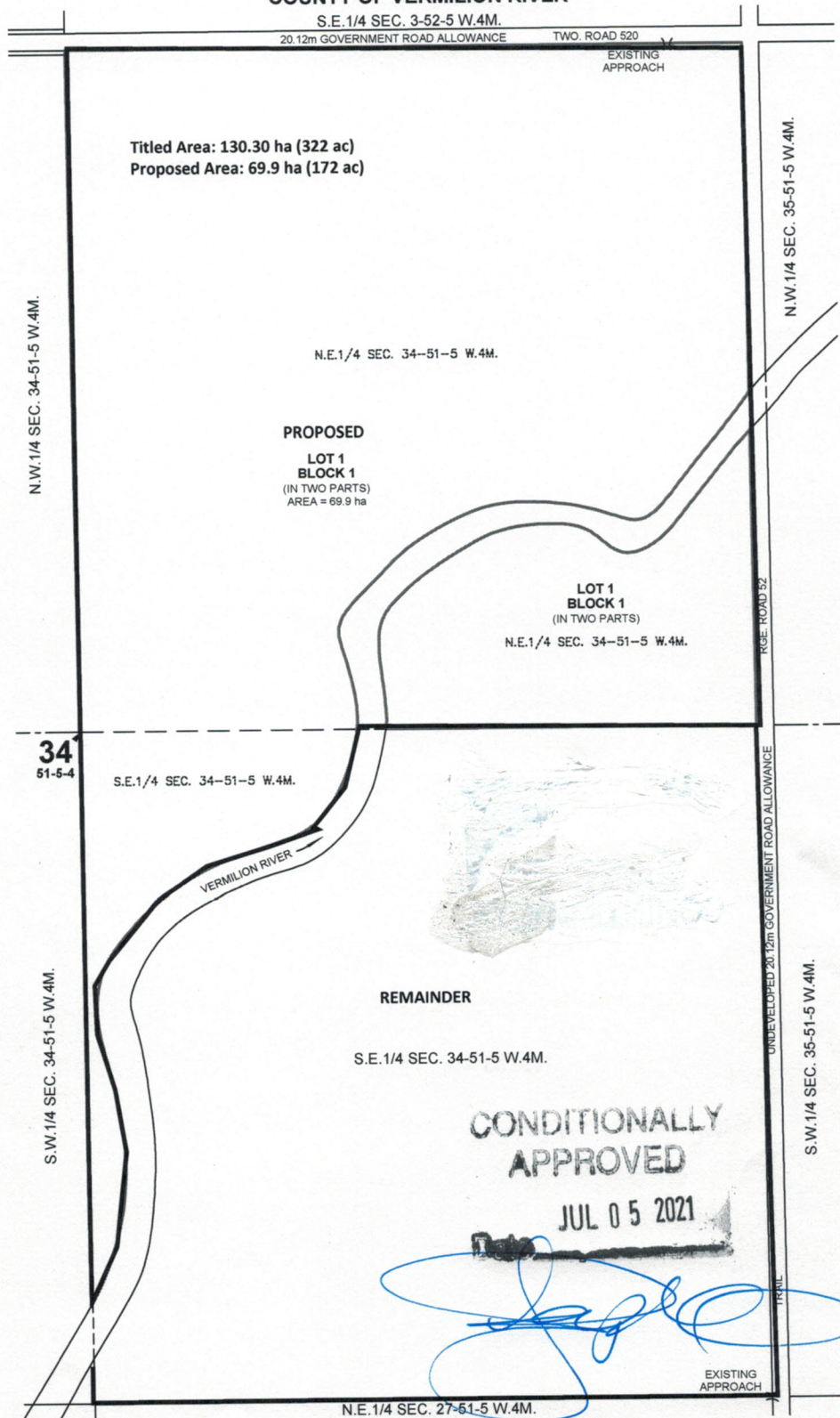
3. The proposed subdivision is affected by a permanent, naturally occurring body of water (wetlands) and a watercourse (Vermillion River). The Province has an interest in the Crown ownership of Provincial water bodies/or Public Land boundaries in Alberta. Development or water diversion may not occur in water bodies, watercourses or Public Lands without prior consultation and approval from Alberta Environment and Parks. If you have any questions about development on or near water bodies, watercourses or public land please contact Alberta Environment and Parks.
4. All new private sewage disposal systems must meet the requirements of the *Private Sewage Disposal Regulation*, AR 229/1997. In this regard, please contact an accredited private sewage inspector or Alberta Municipal Affairs before any sewage system is either constructed or altered.
5. To avoid unnecessary complication, you are advised that no site work to affect your proposal should be commenced prior to endorsement of a registrable instrument by this office and/or without prior consultation with the County of Vermillion River as to its requirements regarding such development.
6. The following information is provided as required by Section 656(2)(a) of the *Municipal Government Act*, R.S.A. 2000, c. M-26 as amended. Any appeal of this decision lies to the Land and Property Rights Tribunal, whose address 1229 91 St SW, Edmonton, AB T6X 1E9 (phone 780-427-4864).
7. Please advise your surveyor that the Subdivision Authority for the County of Vermillion River is "Municipal Planning Services 2009 Ltd."

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN

E.1/2 Sec.34 Twp.51 Rge.5 W.4M.

COUNTY OF VERMILION RIVER

**LEGEND:**

Proposed Parcel shown as:

Distances are in metres and decimals thereof.

	Plan Prepared by: Explore Geomatics Inc. Edmonton, Alberta Toll Free 1-866-936-1805 Fax No. 780-800-1927		 SCALE 1:5,000	REV. NO. 1 PLAN ISSUED	DESCRIPTION 	DATE Mar. 16, 2021
	Job X033321 Rev. 0	SURVEYED BY: .. CALCD BY: J.O. DRAWN BY: J.O.				