

Dr. Ravi Chandiramani  
c/o SSW, LLC  
PO Box 44014  
Calgary RPO Southcentre, AB T2J7C5

May 21, 2024

Ms. Natasha Wright, Planner / Development Officer  
Lacombe County,  
RR 3  
Lacombe, AB T4L 2N3  
Via Email

**RE: Request to initiate a Land Use Bylaw (LUB) Amendment Process on Pt. NE 22-41-23-W4M  
& NW 22-41-23-W4M**

Dear Ms. Wright and Mr. Baran,

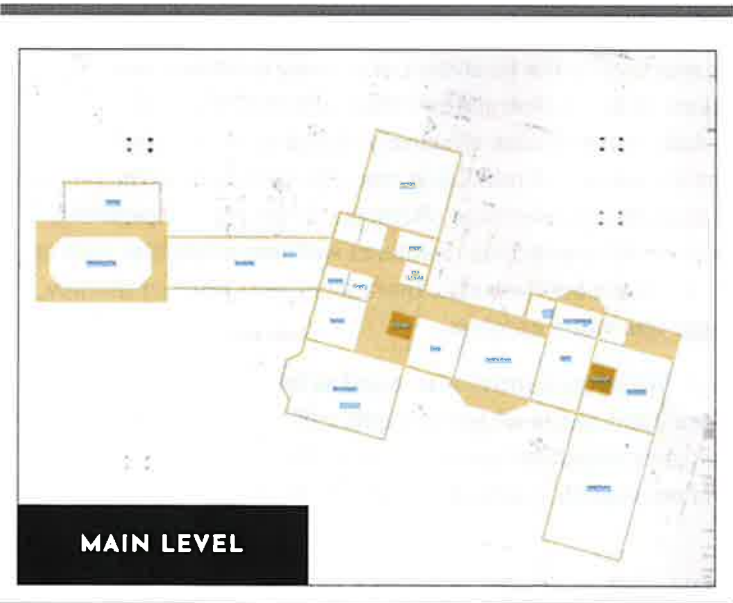
I am hereby requesting that Council provide us with authority to begin the process of obtaining a special discretionary use for a "Recovery Centre" as described in the County's *Land Use Bylaw* and defined as "a centre for the treatment of persons with addiction, such as but not limited to drugs or alcohol, which may include the provision of services including psychotherapy and the dispensing of medication, but does not include detoxification. This includes providing overnight or short-term accommodation to residents but does not include a detention or correction centre" on the properties located on the NE 22-41-23-W4M and NW22-41-23-W4M in the Agricultural 'A' District.

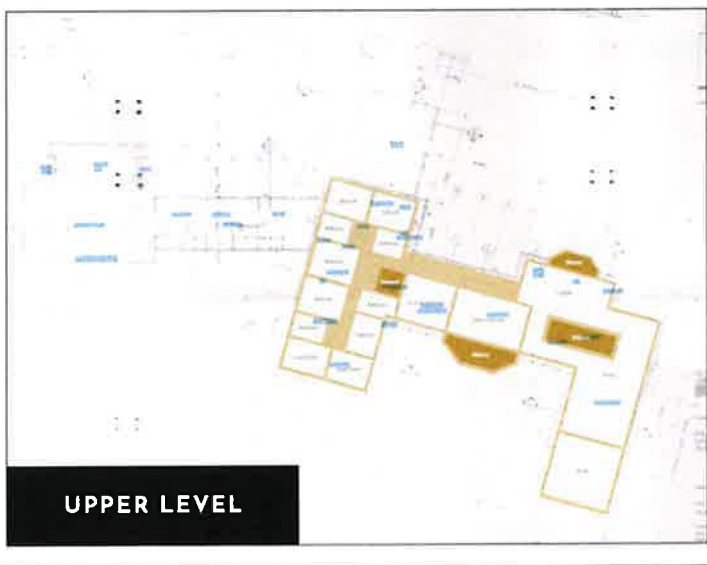
Our Founder, Dr. Ravi Chandiramani is a licensed naturopathic doctor (Arizona, USA) and a pioneer in the field of Integrative Addiction Medicine. His approach to the treatment of primary substance use disorders (SUD) has been refined over 20 years of direct clinical experience with the chemically dependent patient population. Integrative Addiction Medicine effectively combines time tested conventional medical management with the nurturing and rebuilding modalities inherent to the practice of evidence-based naturopathic medicine. In addition to standard offerings such as group counseling, individual therapy and family therapy, clients would have access to adjunct wellness modalities such as therapeutic massage, deep tissue work, yoga, movement therapies, therapeutic nutrition, art therapy, acupuncture, chiropractic, biofeedback, watsu and water aerobics.

The proposed use fits within the definition of "Recovery Centre" above and as found in the County's bylaw. We intend to provide a residential treatment centre whereby clients will sleep overnight in the same location where they receive all of their care, treatment and services. Patients requiring detoxification will have been referred to and received that service elsewhere before transitioning to our treatment centre.

The treatment centre is comprised of two (2) buildings capable of housing 10 clients each.

Gadsby Lake Residence





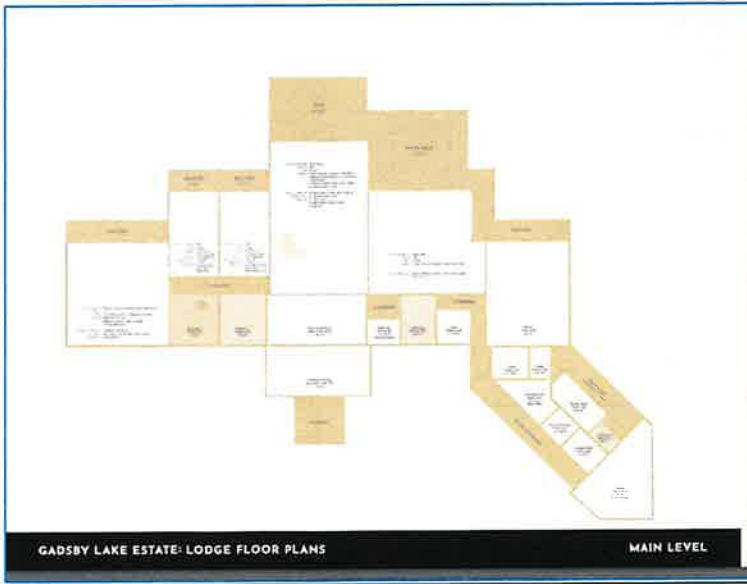
## Gadsby Lake Residence

There is plenty of room to welcome guests and offer services in this expansive residence. Operations spread across several grand communal spaces, including a library, sitting rooms, offices, games room and film room. Guests also have access to an atrium with an indoor swimming pool.

### Features

- Year of Construction 1981
- Bedrooms: 7
- Half Bathrooms: 8
- Full Bathrooms: 5
- Square Footage: 10,957 sq. ft.
- Patio: outdoor group counseling when weather appropriate
- Swimming pool: watsu, water aerobics, supervised swimming
- Gym: personal training, guided exercise
- Gardens: therapeutic gardening, farm-to-table philosophy
- Sauna: supervised, timed therapy
- Tennis court: tennis, pickleball

Gadsby Lake Lodge





**UPPER LEVEL**



**LOWER LEVEL**

## Gadsby Lake Lodge

The lodge on the property offers unparalleled space for guests with over 10,000 square feet. The spectacular view of Gadsby Lake can be enjoyed from most rooms, including the grand communal space.

### Features

- Year of Construction: 2002
- Bedrooms: 9
- Half Bathrooms: 3
- Full Bathrooms: 11
- Square Footage: 10,964 sq. ft.
- Guest suites, offices
- Communal spaces: group counseling, family group therapy
- Commercial kitchen: meal preparation by authorized kitchen staff

The demographic to be served includes adult (18+) men and women who meet our admission criteria. The location has been specifically selected for its acreage which allows for both the necessary isolation and the curated immersion (back) into nature that is required for the nature of the work being done to recover from substance use disorders. Outdoor activities could include hiking, golf driving range, canoeing, gardening, yoga, meditation, botanical identification, bird watching, drawing/painting.

The centre will be staffed 24/7 by a combination of licensed behavioral health and medical professionals and non-licensed peer support staff.

We are therefore asking Council to grant us a Land Use Bylaw (LUB) amendment to list a "Recovery Centre" on Pt. NE 22-41-23-W4M' and NW22-41-23-W4M as a discretionary use in the Agricultural 'A' District. (See Attachments 2 & 3 Survey Reports)

I would propose that the public consultation take place in mid July, with the option available for those that cannot attend due to conflicting summer activities, that they have 7 days within which to submit their comments for the "Gadsby Lake Project".

Please contact me if you require any other information from us in order to move this application forward. Thank you in advance for your assistance in this matter.

Yours truly,

*Ravi Chandiramani*

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Dr. Ravi Chandiramani, Managing Member  
SSW, LLC

## ATTACHMENTS

1. Letter of Authority by current owner to make application
2. Real Property Report (RPR) Residence
3. Real Property Report (RPR) Lodge



Date *May 16th, 2024*

To: Lacombe County, Planning Department

I, Holm Adolf Willy Hallbauer, owner of Impero Properties INC., owner of the lands legally described as:

TITLE NUMBER 032 420 254

FIRST

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY TWO (22)

TOWNSHIP FORTY ONE (41)

RANGE TWENTY THREE 9230

WEST OF THE FOURTH MERIDIAN,

NOT COVERED BY THE WATERS OF GADSBY LAKE AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 13TH DAY OF APRIL A.D. 1894 CONTAINING 58.3 HECTARES (144.10 ACRES) MORE OR LESS.

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

AL THOSE PORTIONS OF LEGAL SUBDIVISIONS FIVE (5) AND SIX (6) OF SECTION TWENTY TWO (22)

TOWNSHIP FORTY ONE (41)

RANGE TWENTY THREE (23)

WEST OF THE FOURTH MERIDIAN

NOT COVERED BY ANY OF THE WATERS OF GADSBY LAKE AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 3RD DAY EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

TITLE NUMBER 062 004 280

FIRST

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION TWENTY TWO (22)

TOWNSHIP FORTY ONE (41)

RANGE TWENTY THREE (23)

WEST OF THE FOURTH MERIDIAN

WHICH IS NOT COVERED BY ANY OF THE WATERS OF GADSBY LAKE AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 13TH DAY OF APRIL A.D. 1894, CONTAINING 56.6 HECTARES (139.80 ACRES) MORE OR LESS EXCEPTING THEREOUT:

0.081 HECTARES (0.199 ACRES) MORE OR LESS AS SHOWN ON ROAD PLAN R3054 EXCEPTING THERE OUT ALL MINES AND MINERALS

SECOND

ALL THAT PORTION OF LEGAL SUBDIVISION EIGHT (8)

OF SECTION TWENTY TWO (22)

TOWNSHIP FORTY ONE (41)

RANGE TWENTY THREE (23)

WEST OF THE FOURTH MERIDIAN

NOT COVERED BY ANY OF THE WATERS OF GADSBY LAKE AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA, ON THE 3RD DAY OF JULY A.D. 1922

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 10.1 HECTARES (25 ACRES) MORE OR LESS

I hereby authorize either Dr. Ravi Chandiramani and / or Ms. Terri Dauter on behalf of themselves personally, and or on behalf of a special purpose corporation (SPC) to be formed, to request a change be made to facilitate the addition of a discretionary "use" for a "Recovery Centre" as described in the Lacombe County Land Use Bylaws.

Please contact me if you have any questions.

Yours truly,

*Holm Adolf Willy Hallbauer*  
Holm Adolf Willy Hallbauer

*Impero Properties Inc.*  
Impero Properties Inc.

## Natasha Wright

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**From:** decravedor  
**Sent:** Monday, June 3, 2024 1:28 PM  
**To:** Natasha Wright  
**Cc:** 19260; Nicklas Baran  
**Subject:** RE: Gadsby Lake Project  
**Attachments:** advertisement open house.docx; Lodge Floor Plan.pdf; Residence Floor Plan.pdf; Screen Shot 2024-06-02 at 3.50.24 PM.png

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

ALERT! This email originated OUTSIDE Lacombe County. Pause & look for signs of phishing. Be Cautious opening links or attachments.

[Allow sender](#) | [Block sender](#)

Dear Ms. Wright

Please see the answers to your follow up questions in blue below.

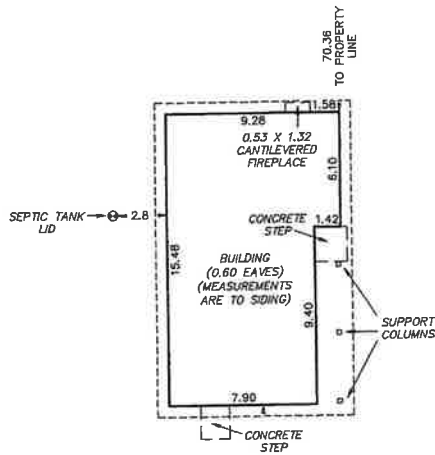
1. Please indicate the number of employees that you anticipate will be on-site. *We expect to begin with a staff of between 10-12 and gradually increase this number over time in direct correlation to the number of clients. The centre's capacity is 20 clients.*
2. Please indicate how many vehicle trips per day you anticipate the development to generate. *As with the previous question, we expect that the number of vehicle trips generated would begin with between 15-20 trips daily and gradually increase in direct correlation with the number of staff and the number of clients being treated.*
3. Include what the average length of stay for your patients will be. *90 days.*
4. Include a general site plan/context map for the entire site. *Please see the attached.*
5. You have included some images of floor plans in your letter, please send the original files so we view them. The embedded images are not legible. *Please see the original files attached.*
6. I have also included a draft of the public open house as requested. *We have tentatively decided on the venue and time included as well. We will communicate directly with you once finalized.*

Best,  
Dr. Ravi Chandiramani

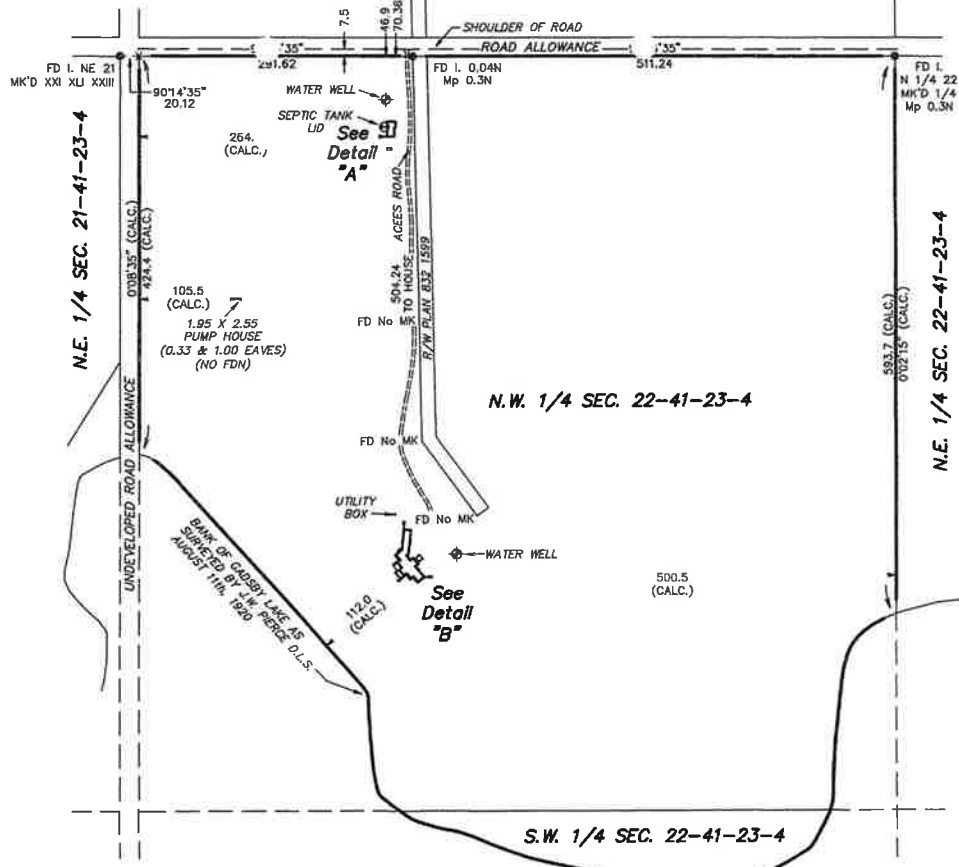
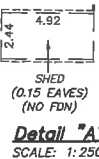
Sent with [Proton Mail](#) secure email.

On Tuesday, May 28th, 2024 at 7:32 AM, Natasha Wright <nwright@lacombecounty.com> wrote:

Hi Dr. Chandiramani,



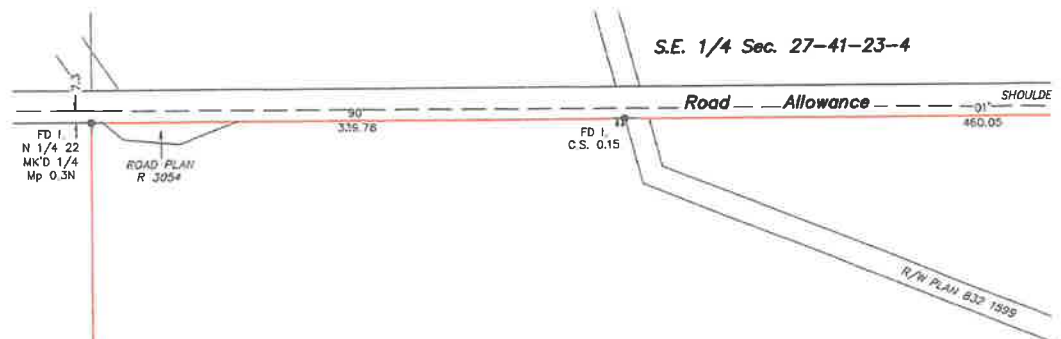
12.56



**Gadsby Lake**

**Evidence Detail**  
SCALE: 1:5000



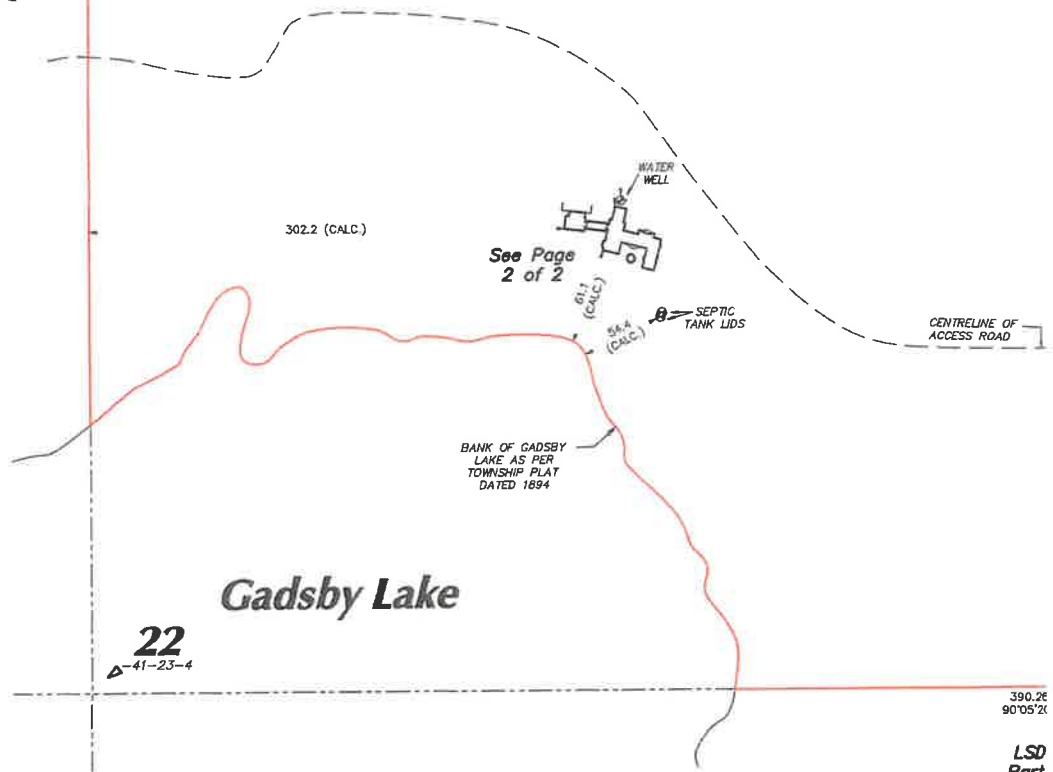


N.W. 1/4 Sec. 22-41-23-4

0°02'15" (CALC.)  
OUTSIDE (CALC.)

494.0 TO HOUSE  
490.4 TO WATER WELL

N.E. 1/4 Sec. 22-41-23-4



**22**  
▲-41-23-4

390.26  
90°05'21"

LSD  
Part  
S.E. 1/4 Sec.  
(Vac)

# Alberta Land Surveyor's Real Property Report

## LEGAL DESCRIPTION

N.E. 22-41-23-W4

(C. OF T. #062 004 280)

## CLIENT

ADOLF HALLBAUER

## MUNICIPAL ADDRESS

LACOMBE COUNTY, ALBERTA

## CERTIFICATION

I hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

- The plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
- The improvements are entirely within the boundaries of the property, (Except Access Road)
- No visible encroachments exist on the property from any improvements situated on an adjoining property;
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of property;

Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submitted to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated this 4th day of January 2019

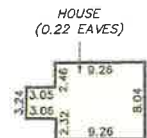
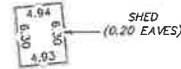
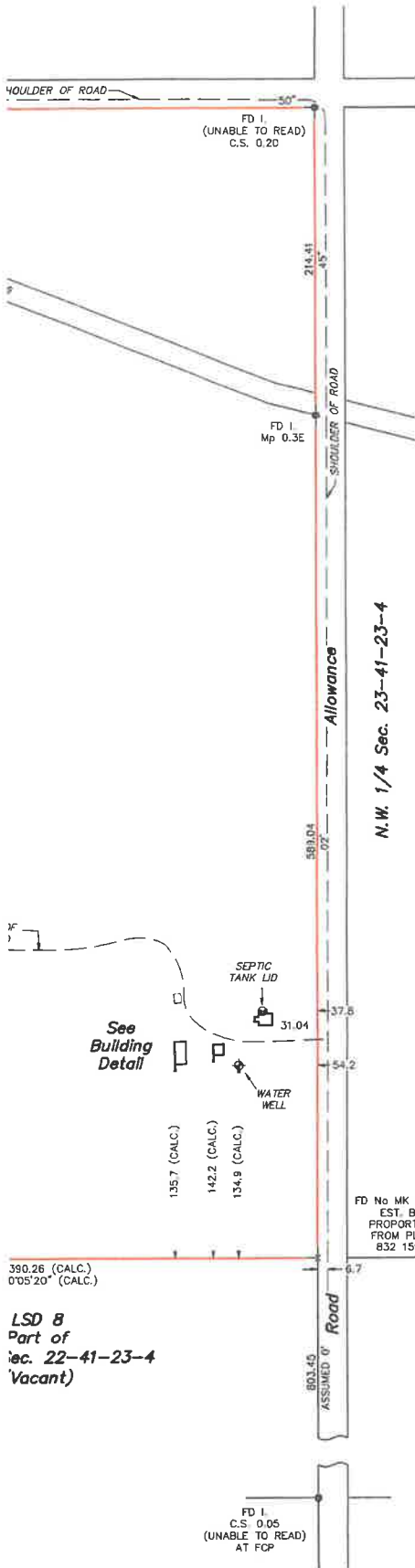
*[Signature]*  
Alberta Land Surveyor



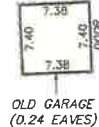
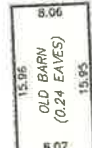
© KEVIN VENNARD, A.L.S., 2019 © MURRAY YOUNG, A.L.S., 2019

## LEGEND

- Distances to building corners are at right angles from property lines, unless shown otherwise.
- Date of Survey: January 2, 2019
- Date of Title Search (A copy of which is attached): December 19, 2018
- Unless otherwise specified, the building dimensions shown relate to the greatest extent of the exterior walls.
- Eaves are dimensioned to the line of the fascia and are shown thus: - - - - -
- Distances are in metres and decimals thereof.
- Fences exist and are not shown.
- Statutory iron posts found are shown thus: ●
- Iron bars found are shown thus: ■
- Support columns are shown thus: □
- Unless shown otherwise, fences are within 0.20 metres of the property line
- Area referred to bounded thus:
- (R) Radial
- Property is subject to:
  - Utility Right of Way No. 752 073 993 to Chain Lakes Gas Co-op Limited.
  - Utility Right of Way No. 752 074 178 to Chain Lakes Gas Co-op Limited.
  - Utility Right of Way No. 822 230 098 to Ember Resources Inc.
  - Restrictive Covenant No. 132 022 452.
  - Restrictive Covenant No. 132 025 389.



**Building Detail**  
SCALE: 1:500



Drawn By: DB	Chk'd: GL	<b>BEMOCO LAND SURVEYING LTD</b> 100, 6040-47th Avenue Red Deer, Alberta WWW.BEMOCO.COM PHONE: 403-342-2611
Date: January 3, 2019		
Scale: 1 : 3000		
File No.: C-259-18		



