

BC FINANCIAL SERVICES AUTHORITY

**IN THE MATTER OF THE *REAL ESTATE DEVELOPMENT MARKETING ACT*
SBC 2004, c 41 as amended**

AND

**1141490 ALBERTA LTD, ROGER ULLIAC, GLEN FLEMING, PETER KORNELSEN,
AND ROBERT VARGO**

NOTICE OF HEARING

(Pursuant to section 27 of the *Real Estate Development Marketing Act*)

[This Notice has been redacted before publication.]

NOTICES OF HEARING issued by the Superintendent of Real Estate include allegations which will be considered at a hearing. The allegations contained in a Notice of Hearing are unproven allegations until the Superintendent of Real Estate or their appointee has determined their validity.

To: Roger Ulliac
200-9908 Franklin Avenue
Fort McMurray, AB T9H 2K5

To: Glen Fleming
[redacted]
Spruce Grove, AB [redacted]

To: Peter Kornelsen
[redacted]
Edmonton, AB [redacted]

To: Robert Vargo
8324 Franklin Avenue
Fort McMurray, AB T9H 2J1

To: 1141490 Alberta Ltd
219 – 6203 28th Avenue
Edmonton, AB TGL 6K3

WHEREAS 1141490 Alberta Ltd is the developer (the “**Developer**”) and Roger Ulliac, Glen Fleming, Peter Kornelsen and Robert Vargo are directors of 1141490 Alberta Ltd (collectively, the “**Directors**”) of a development of six residential lots located north of Sicamous, Anstey Arm Shuswap in British Columbia marketed as “[Development 1]” (the “**Development**”).

TAKE NOTICE that the Superintendent of Real Estate (the “**Superintendent**”) of the BC Financial Services Authority (“**BCFSA**”) will hold a hearing pursuant to section 29 of the *Real Estate Development Marketing Act* (“**REDMA**”) on **November 24-28, 2025 commencing at 9:30 am** in the virtual Hearing Room at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** to determine whether your conduct contravened the REDMA and the *Real Estate Development Marketing Regulation*

(the “**Regulation**”).

AND TAKE NOTICE that the allegations against you are as follows:

1. The Developer entered into a multiple listing contract with RE/MAX Crest Realty and RE/MAX Mara Lake Realty on August 30, 2021 and commenced marketing the six lots in the Development, which included through Multiple Listing Service and/or on the website [redacted], before the Developer filed its disclosure statement with BCFSA on March 24, 2022, contrary to sections 3 [*Marketing of development property*] and 14(1) [*Filing disclosure statements*] of REDMA;
2. The Developer entered into a purchase agreement for Lot 4 in the Development on November 5, 2021, which ultimately completed on December 15, 2021, and provided a disclosure statement to the purchaser of Lot 4 on May 26, 2022, contrary to section 15 [*Providing disclosure statements to purchasers*] of REDMA; and
3. The Developer entered into a purchase agreement for Lot 5 in the Development on December 3, 2021, which ultimately completed on May 12, 2022, and provided a disclosure statement to the purchasers of Lot 5 on March 30, 2022, contrary to section 15 [*Providing disclosure statements to purchasers*] of REDMA.

AND FURTHER TAKE NOTICE that if the Superintendent finds the Directors and/or Developer have been non-compliant, the Superintendent may make an order against you, and may also order you to pay enforcement expenses incurred by BCFSA, under sections 30 and 31 of the REDMA.

AND FURTHER TAKE NOTICE that if, following a hearing as set out in section 29 of the REDMA, the Superintendent determines that the Developer has been non-compliant with the REDMA, then pursuant to section 30(2) of the REDMA an order can be made against either the Developer or the Directors or both to pay the administrative penalty or for recovery of enforcement expenses.

AND FURTHER TAKE NOTICE that if you do not attend the enforcement hearing, the Superintendent may proceed with the enforcement hearing in your absence and may make findings and orders under sections 30 and 31 of the REDMA without further notice to you.

AND FURTHER TAKE NOTICE that you are entitled, at your own expense, to be represented by legal counsel and to participate in the hearing.

Dated this 14th day of July, 2025 at the City of Victoria, British Columbia.

Superintendent of Real Estate

“Original signed by Jonathan Vandall”

Jonathan Vandall

Delegate of the Superintendent of Real Estate
Province of British Columbia