

# COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: D.M. Hawreluk Prof. Corp. Email: hawrelukd@bennettjones.com

Mailing Address: 3200, 10020-100 Street, Edmonton, Alberta, T5J 0N3

Telephone (Home): (780) 902-6169 (Business): (780) 917-5238 (Fax): (780) 421-7951

Registered Owner (if not applicant): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone (Home): \_\_\_\_\_ (Business): \_\_\_\_\_ (Fax): \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED:

- a) All / part of the NE ¼ 34 section 56 township 11 range W4M
- b) Being all / parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan \_\_\_\_\_
- c) Total area of the above parcel of land to be rezoned is 14.18 acres \_\_\_\_\_ (hectares)

## 2. ZONING INFORMATION:

- a) Current Zoning as per the Land Use Bylaw 2013-50: Agricultural
- b) Desired Zoning as per the Land Use Bylaw 2013-50: CR1
- c) Proposed use as per the Land Use Bylaw 2013-50: CR1
- d) Is the proposed use a permitted or discretionary use: Permitted
- e) Is the proposed parcel located within an Area Structure Plan or Inter-municipal Development Plan? No
- f) Information in support of the rezoning:

I am resident in Edmonton. When I purchased the farmland from Oneschuk in 2012, it was necessary to purchase the yardsite (the yardsite was not subdivided). After the land was purchased, the land and yardsite was rented to One Earth Farms. One Earth Farms has advised that they are no longer going to farm. I do not want to be a landlord of residential property (the yardsite). I believe the yardsite would be much better cared for by an owner/occupier as opposed to a tenant. I believe it is very important for the care, appearance, value and community if the yardsite was subdivided and sold to an owner who will occupy and properly maintain the property.

**3. LOCATION OF LAND TO BE REZONED:**

a) Is the land situated immediately adjacent to the municipal boundary? Yes \_\_\_\_\_ No

If "yes", the adjoining municipality is \_\_\_\_\_

b) Is the land situated within 0.8 kilometres of the right-of-way of a highway? Yes  No \_\_\_\_\_

If "yes" the highway is No. 646 and 29

c) Does the proposed parcel contain or is it bounded by a river, stream, lake or body of water, or by a canal or drainage ditch? Yes \_\_\_\_\_ No

If "yes", state its name \_\_\_\_\_

d) Are there any oil/gas wells on or within 100 metres of the subject property(s)? Yes \_\_\_\_\_ No

e) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes \_\_\_\_\_ No

i) Is the sour gas facility active, abandoned, or currently being reclaimed? \_\_\_\_\_

g) Is there an abandoned oil or gas well or pipeline on the property? Yes \_\_\_\_\_ No

**\*For a listing of EUB wells in a specific area, contact the Information Services Group at the EUB (403) 297-8190.**

h) Is the proposed parcel within 1.5 km of a Confined Feeding Operation? Yes \_\_\_\_\_ No

ii) Does the proposed parcel contain a slope greater than 15% Yes \_\_\_\_\_ No

**4. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED:**

a) Describe the nature of the topography of the land (flat, rolling, steep, mixed) Flat

b) Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, sloughs, creeks, etc.)

Grass only

**5. WATER SERVICES:**

a) Existing Source of Water: Well water

b) Proposed water source (if not rezoning parcel in its entirety).

- Proposed water supply to new lots by a licensed (surface) water distribution system;
- Proposed water supply to new lots by cistern and hauling;
- Proposed water supply to new lots by individual water wells.

**6. SEWER SERVICES:**

a) Existing sewage disposal: Pumpout

b) Proposed sewage disposal: Pump out

An existing sewage system must comply with the above setbacks (existing and/or proposed).

	Property Line	Water Source	Building	Septic Tank	Basement	Water Course
Holding Tanks	1 metre	10 metres	1 metre			10 metres
Treatment Mound	3 metres	15 metres	10 metres	3 metres	10 metres	15 metres
Field System	1.5 metres	15 metres	10 metres	5 metres	10 metres	15 metres
Open Discharge	90 metres	50 metres	45 metres			45 metres
Lagoons	30 metres	100 metres	45 metres			90 metres
Packaged Sewage Treatment Plants	6 metres	10 metres	1 metre			10 metres

*The personal information provided will be used to process the Subdivision Application is collected under the authority of Section 642 of the Municipal Government Act. Personal information you provide may be made public pursuant to the provisions of the Freedom of Information and Protection of Privacy (FOIP) Act, including Section 39 through 42 therein. If you have any questions about the collection and use of this information, please contact the FOIP Coordinator of the County of St. Paul at 780.645.3301.*

**REGISTERED OWNER OR PERSON ACTING ON BEHALF:**

I, David Hauveluk hereby certify that (check one):

- I am the registered owner; or
- I am authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for rezoning.



Agent Signature

April 4, 2014

Date



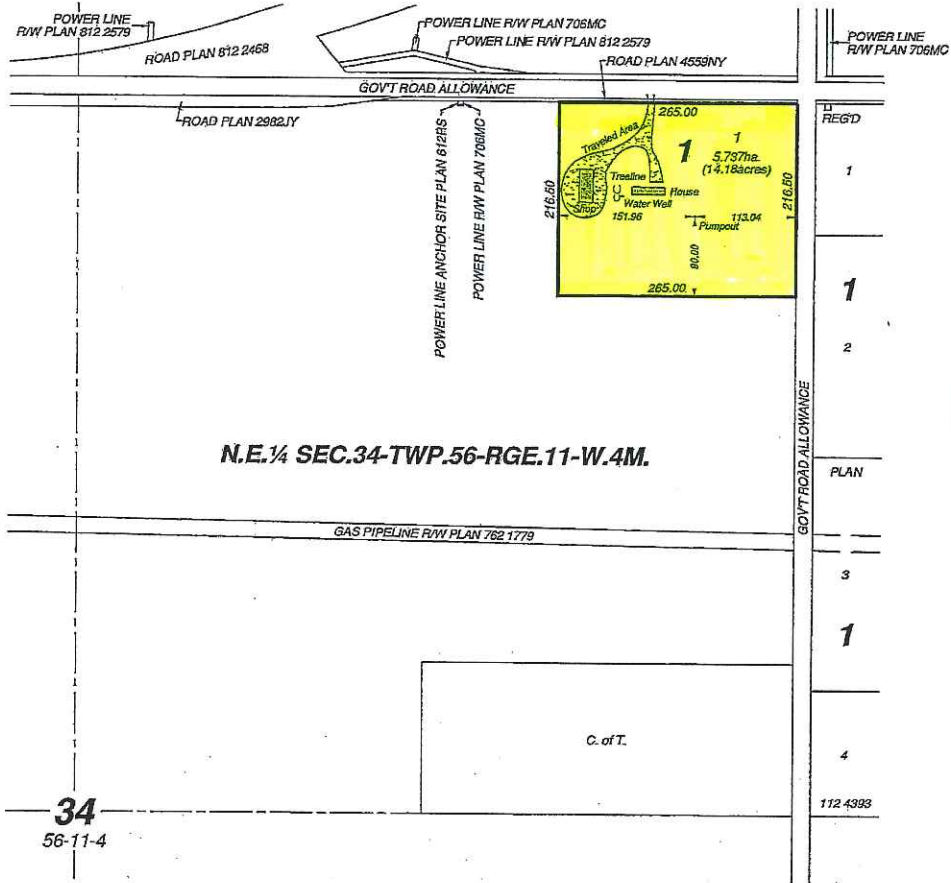
Owner Signature

April 4, 2014

Date

Owner Signature

Date



**PLAN OF PROPOSED SUBDIVISION**  
 OF PART OF  
**N.E.¼ SEC.34-TWP.56-RGE.11-W.4M.**  
**COUNTY OF VERMILION RIVER- St. Paul**  
**2014**

SCALE 1:5000

**NOTE:**

PORTION TO BE SURVEYED IS OUTLINED IN A HEAVY SOLID LINE, AND CONTAINS  
 5.737ha (14.18 acres)  
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
 STANDARD ROAD ALLOWANCE SHOWN ARE 23.117m IN WIDTH.  
 MERIDIAN SURVEYS (ALTA.) LTD. MAKES NO GUARANTEE AS TO THE EXACT LOCATION OF THE  
 UNDERGROUND FACILITIES SHOWN. THE LOCATION OF UNDERGROUND FACILITIES MUST BE  
 VERIFIED BY THE OWNER OF SAID FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY.

**Area to be rezoned**

April 17, 2014  
 FILE No. LA140444



BOX 10219, LLOYDMINSTER, ALBERTA, T9V 3A4  
 P:(780)875-1440 F:(780)875-4813

**Meridian**  
 Surveys (Alta.) Ltd.

Figure 1.0 – General Location Map

