

COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: Barbo Ranching Ltd Email: loreennreynolds@gmail.com

Mailing Address: Box 690 Elk Point AB T0A 1A0

Telephone (Home): 780-724-4646 (Business): 780-210-4646 (Fax): 780-569-7660

Registered Owner (if not applicant): _____

Mailing Address: _____

Telephone (Home): _____ (Business): _____ (Fax): _____

1. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED:

- a) All / part of the NW $\frac{1}{4}$ 31 section 56 township 6 range W4M
- b) Being all / parts of Lot 2001A Block _____ Registered Plan 9020405
- c) Total area of the above parcel of land to be rezoned is 1.45 acres _____ (hectares)

2. ZONING INFORMATION:

- a) Current Zoning as per the Land Use Bylaw 2013-50: Agriculture
- b) Desired Zoning as per the Land Use Bylaw 2013-50: Industrial / Commercial
- c) Proposed use as per the Land Use Bylaw 2013-50: Commercial Service Station / Gas Bar + Commercial Service Centre (Offices)
- d) Is the proposed use a permitted or discretionary use: Permitted - Commercial Service Centre
Discretionary - Service Station / Gas Bar
- e) Is the proposed parcel located within an Area Structure Plan or Inter-municipal Development Plan? Yes
Elk Point Inter-Municipal Development Plan
County of St. Paul Plan
- f) Information in support of the rezoning: Plan

The property has been used for commercial use for the last 50 years and should have been zoned commercial.

All the commercial sites around adjacent to the property are zoned agriculture + should be commercial.

I am currently planning to build a new building application will be submitted for building permit following this application is for rezoning

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 The Town of Elk Point

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. Hwy 41 & Hwy 646

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.)

gravel

5. WATER SERVICES:

a) Existing Source of Water: well

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: Tank Holding Tank
- b) Proposed sewage disposal: Tank Holding Tank

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:

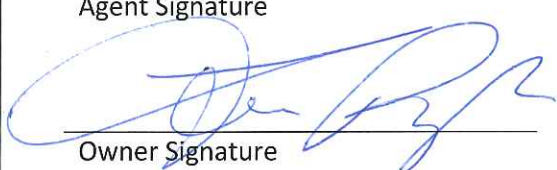
I, Loreen Reynolds hereby certify that (check one):

- ☐ 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

Date



Owner Signature

July 2, 2014

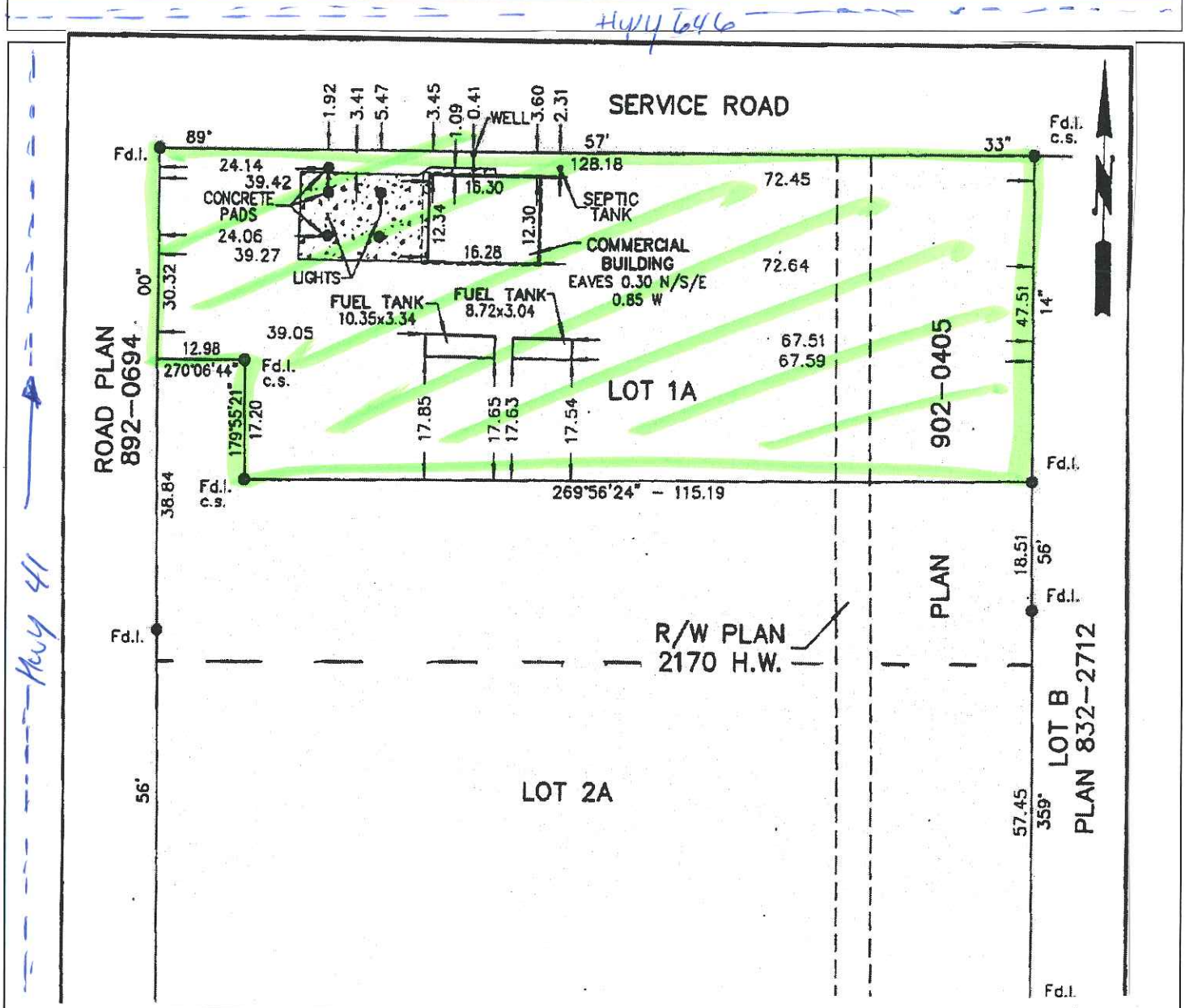
Date

Owner Signature

Date

Proposed Sketch – please indicate/include:

- The use, location and dimensions of buildings on the land and specify which buildings may be demolished or moved from property.
- Location of any water bodies on subject property.
- All developed and undeveloped road allowances.
- Indicate the North direction.
- Location of all right-of-way and easements within or abutting the subject property.
- Location of existing wells/ septic systems and distances from property lines to any permanent structures.
- Indicate the location, dimensions and boundaries of the land to be rezoned.
- Location of all right-of-way and easements within or abutting the subject property.
- Existing and proposed accesses on property.



Date: _____

Signature of Applicant: _____

Figure 2 – General Location Map

