

COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: Brian & Daphne Schurer Email: Bdschurer@telus.net

Mailing Address: Box 401 ToA 1A0 Elk Point, AB

Telephone (Home): 780-724-4206 (Business): 780-645-8130 (Fax): _____

Registered Owner (if not applicant): _____

Mailing Address: _____

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

1. LEGAL DESCRIPTION OF LAND TO BE REZONED:

- a) All / part of the SE $\frac{1}{4}$ 25 section 56 township 07 range W4M
- b) Being all / parts of Lot — Block — Registered Plan —
- c) Total area of the above parcel of land to be rezoned is 10 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: COUNTRY RESIDENTIAL One.
- c) Proposed use as per the Land Use Bylaw 2013-50: ~~RESIDENCE~~ Single Detached Dwelling
- 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:
OUR SON AND DAUGHTER INLAW WOULD LIKE TO PURCHASE PARCEL OF LAND FOR THE CONSTRUCTION OF A COUNTRY RESIDENCE. THIS PARCEL HAS HAD PREVIOUS SUBDIVISION DONE, DUE TO OLD AND NEW HIGHWAY RIGHTWAYS ALONG WITH TOWN OF ELK POINT RIVER CAMPGROUND. FURTHER TO THIS, WE HAVE HAD DISCUSSIONS WITH COUNTY OFFICIALS FOR ADDITIONAL SUBDIVISIONS TO ENHANCE THIS RIVER FRONT 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. 41

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 North Saskatchewan River

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) ROLLING / MIXED PASTURE.

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

TAMIZ / NATIVE PASTURE.

5. WATER SERVICES:

a) Existing Source of Water: NONE.

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: None.
- b) Proposed sewage disposal: FIELD SYSTEM.

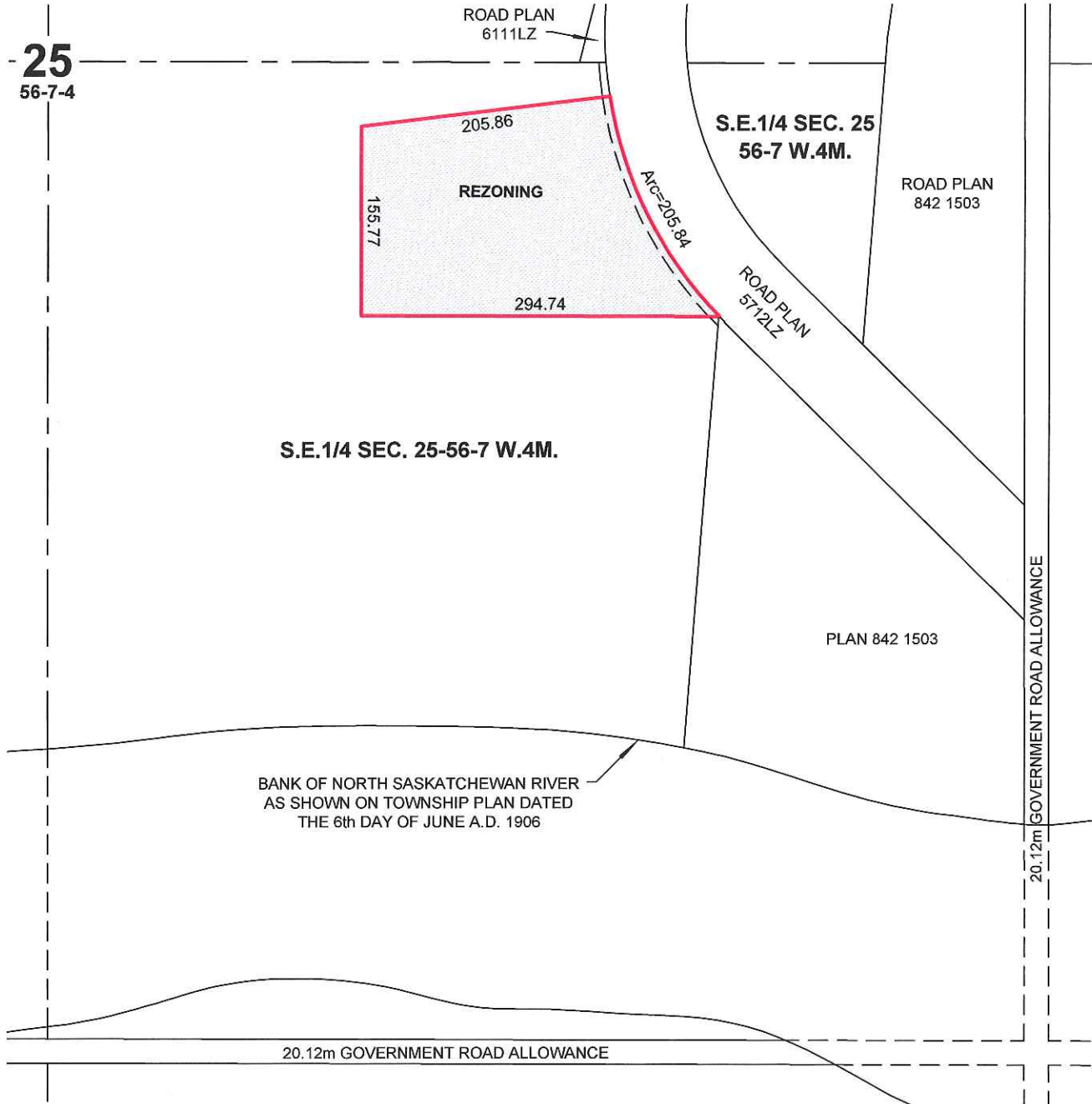
An existing sewage system must comply with the above setbacks (existing and/or proposed).

	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.

REZONING PLAN


**SHOWING PROPOSED REZONING WITHIN
S.E.1/4 Sec.25 Twp.56 Rge.7 W.4M.
COUNTY OF ST. PAUL No. 19**



LEGEND:

Portions referred to shown as:

Distances are in metres and decimals thereof.

EXPLORE SURVEYS INC.	Plan Prepared by: Explore Surveys Inc. Edmonton, Alberta Toll Free 1-866-936-1805 Fax No. 780-800-1927	 SCALE 1:5,000	REV. NO.	DESCRIPTION	DATE
			0	PLAN ISSUED	OCT. 3, 2014
Job X126214	Rev. 0	SURVEYED BY: --	CALC'D BY: J.O.	DRAWN BY: J.O.	

General Location Map

