

# COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: Gary Proskiw Email: \_\_\_\_\_

Mailing Address: Box 1006 St. Paul MN T04 340

Telephone (Home): 780 724 2480 (Business): 780 614 8480 (Fax): 780 724 3301

Registered Owner (if not applicant): Lakeland Premium Packers & Processors Ltd.

Mailing Address: Box 210 Elk Point AB T6A 1A0

Telephone (Home): N/A (Business): N/A (Fax): N/A

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

- a) All / part of the <sup>NW</sup> 31 <sup>31</sup>  $\frac{1}{4}$  <sup>56</sup> 56 section <sup>6</sup> 6 township <sup>6</sup> 6 range W4M
- b) Being all / parts of Lot B Block \_\_\_\_\_ Registered Plan 832 2712
- c) Total area of the above parcel of land to be rezoned is 2.26 acres \_\_\_\_\_ (hectares)

## 2. ZONING INFORMATION:

- a) Current Zoning as per the Land Use Bylaw 2013-50: Agricultural / district.
- b) Desired Zoning as per the Land Use Bylaw 2013-50: Commercial / Industrial.
- c) Proposed use as per the Land Use Bylaw 2013-50: INDUSTRIAL / COMMERCIAL.
- d) Is the proposed use a permitted or discretionary use: UNKNOWN.
- e) Is the proposed parcel located within an Area Structure Plan or Inter-municipal Development Plan? No Yes  
Elk Point Inter-Municipal Development Plan
- f) Information in support of the rezoning:
  - It's been used as commercial property for years.
  - It's got Highway frontage, which would make it ideal for any commercial business.
  - It's very accessible.
  - It is for sale so it would make it more appealing for a future business owner to have it zoned commercial.

3. LOCATION OF LAND TO BE REZONED:

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

If "yes" the highway is No. # 646 EAST.

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 TOWN OF ENE POINT DRAINAGE CANAL

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

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

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

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

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

5. WATER SERVICES:

a) Existing Source of Water: bored 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: yes holding tanks
- b) Proposed sewage disposal: N/A

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, Gary Proskiw 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



July 24/14

Owner Signature

Date



July 24/14

Owner Signature

Date

Figure 1.0 – General Location Map

