

COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: Darrell Granger and Deborah Granger Email: debbieg@cruzinternet.com

Mailing Address: #138, 26500 Hwy 44, Sturgeon County, Alberta T8R 0J3

Telephone (Home): 780-939-3160 (Business): 780-991-9891 (Fax): 780-939-6705

Registered Owner (if not applicant): _____

Mailing Address: _____

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

1. LEGAL DESCRIPTION OF LAND TO BE REZONED:

- a) All / part of the N 1/2 SW 1/4 29 section 56 township 10 range W4M
- b) Being all / parts of Lot _____ Block _____ Registered Plan _____
- c) Total area of the above parcel of land to be rezoned is 77.32 10 acres 29.363 4.05 (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: Country Residential One
- c) Proposed use as per the Land Use Bylaw 2013-50: Country Residential One
- d) Is the proposed use a permitted or discretionary use: discretionary; (s) single lot country residential development permitted
- e) Is the proposed parcel located within an Area Structure Plan or Inter-municipal Development Plan? Yes; Lac Santa Area Structure Plan ASP - Rural Conservation to Residential Conservation
- f) Information in support of the rezoning:
Land Use Bylaw 8.2 Agricultural (A) District; (4) Regulations; (c) maximum lot size for vacant land not to exceed 20 acre and (e)(i) minimum required yard setback. The proposed rezoning meets the Land Use Bylaw requirements.

Owner wishes to create a Country residential lot 4.05 ha in size. In order to do this, a Land Use Bylaw amendment and a Lac Santa Area Structure Plan amendment is required.

3. LOCATION OF LAND TO BE REZONED:

a) Is the land situated immediately adjacent to the municipal boundary? Yes _____ No X

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 X

If "yes" the highway is No. _____

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 X

If "yes", state its name _____

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

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

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 X

*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 X

ii) Does the proposed parcel contain a slope greater than 15% Yes _____ No X

4. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED:

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

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

5. WATER SERVICES:

a) Existing Source of Water: No water supply on site

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: Not applicable
- b) Proposed sewage disposal: future purchaser to comply with present regulations

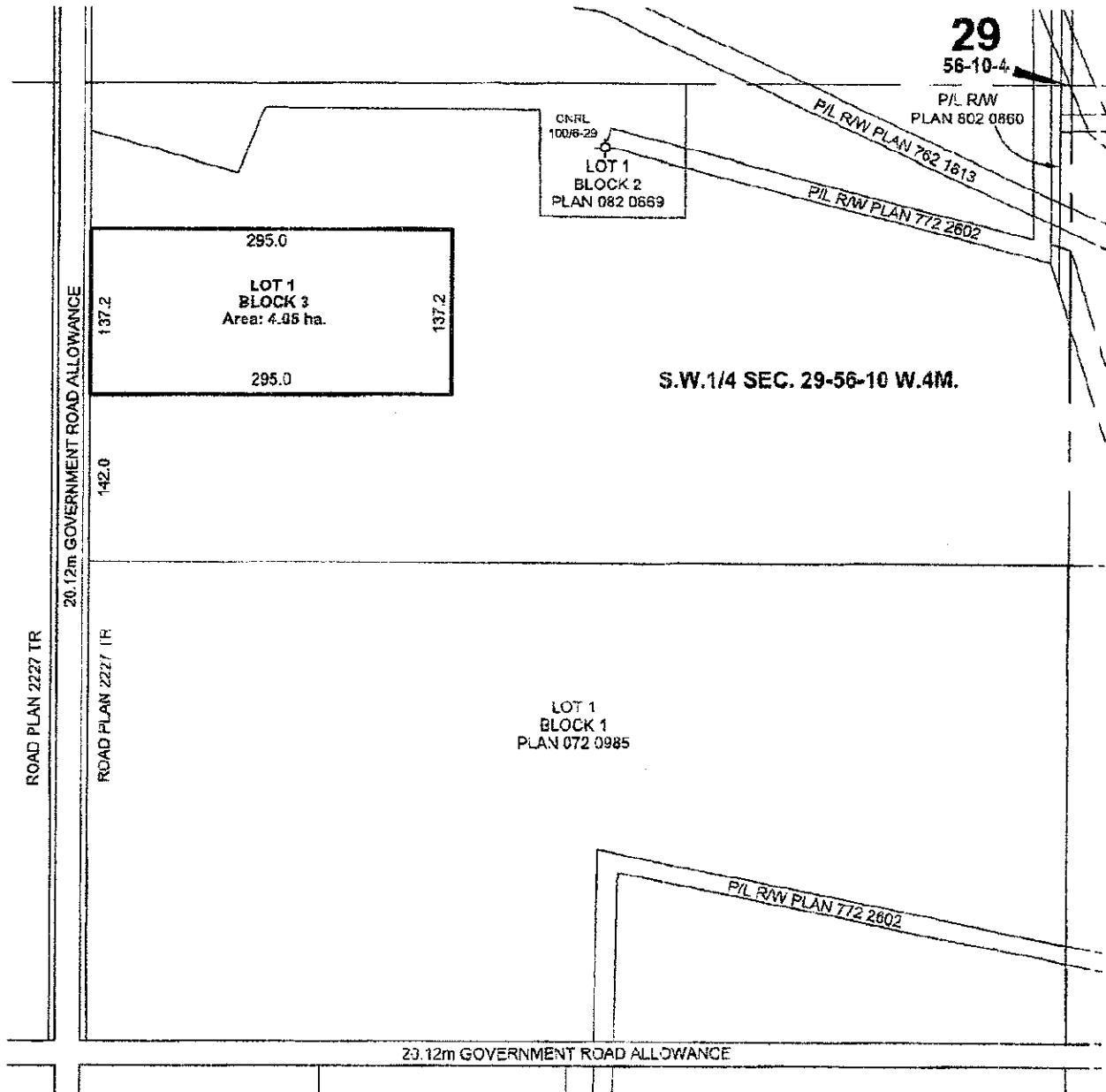
An existing sewage system must comply with the above setbacks (existing and/or proposed).

	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

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION WITHIN
S.W. 1/4 Sec. 29 Twp. 56 Rge. 10 W. 4M.
 COUNTY OF ST. PAUL NO. 19



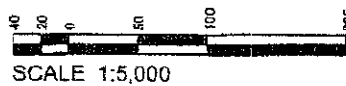
LEGEND:

Portions referred to shown as:

Distances are in metres and decimals thereof.



Plan Prepared by:
 Explore Surveys Inc.
 Edmonton, Alberta
 Toll Free 1-866-936-1605
 Fax No. 780-800-1927



REV. NO.	DESCRIPTION	DATE
0	PLAN ISSUED	August 20, 2014

Job X107714

Rev.

SURVEYED BY: N/A

CALCD BY: M.R.

DRAWN BY: T.F.

General Location Map

