

# COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: Luthind Enterprises Inc. Email: luthind@outlook.com

Mailing Address: #10, 3908-97 street Edmonton, AB T6E 6N2

Telephone (Home): \_\_\_\_\_ (Business): 780.271.4605 (Fax): \_\_\_\_\_

Registered Owner (if not applicant): Ms. Jean Edwards

Mailing Address: #402, 16425-109 street NW Edmonton, AB T5X 2K1

Telephone (Home): 780.456.5922 (Business): \_\_\_\_\_ (Fax): \_\_\_\_\_

## 1. LEGAL DESCRIPTION OF LAND TO BE REZONED: S/2 of SE-6-57-6 W4M

a) All / part of the \_\_\_\_\_ % 6 section 57 township 6 range W4M

b) Being all / parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan \_\_\_\_\_

c) Total area of the above parcel of land to be rezoned is 18.9 acres \_\_\_\_\_ (hectares)

## 2. ZONING INFORMATION:

a) Current Zoning as per the Land Use Bylaw 2013-50: Agriculture (A) District 8.2

b) Desired Zoning as per the Land Use Bylaw 2013-50: Industrial / Commercial District (1c) 8.7

c) Proposed use as per the Land Use Bylaw 2013-50: Industrial / Shop / Light Repairs

d) Is the proposed use a permitted or discretionary use: Permitted & Discretionary  
Industrial Repair Trucking.

e) Is the proposed parcel located within an Area Structure Plan or Inter-municipal Development Plan? No.

f) Information in support of the rezoning:

Business Development: Job creation opportunity  
In the area of Elk Point & County of St. Paul region.  
Space is needed to expand work, and for  
equipment management for safe use.

**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 \* Note: Referral Land \* EIK Point, AB.

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. See Diagram Attached, Land runs parallel to Highway 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 Lac Du Fresne Lake

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 w/ some brush.

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

Shrubs on NE portion of the land, Overall Flat

**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: Septic 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 Rezoning 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.*

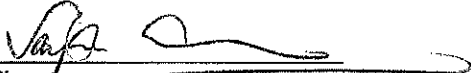
**REGISTERED OWNER OR PERSON ACTING ON BEHALF:**

I, \_\_\_\_\_ 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

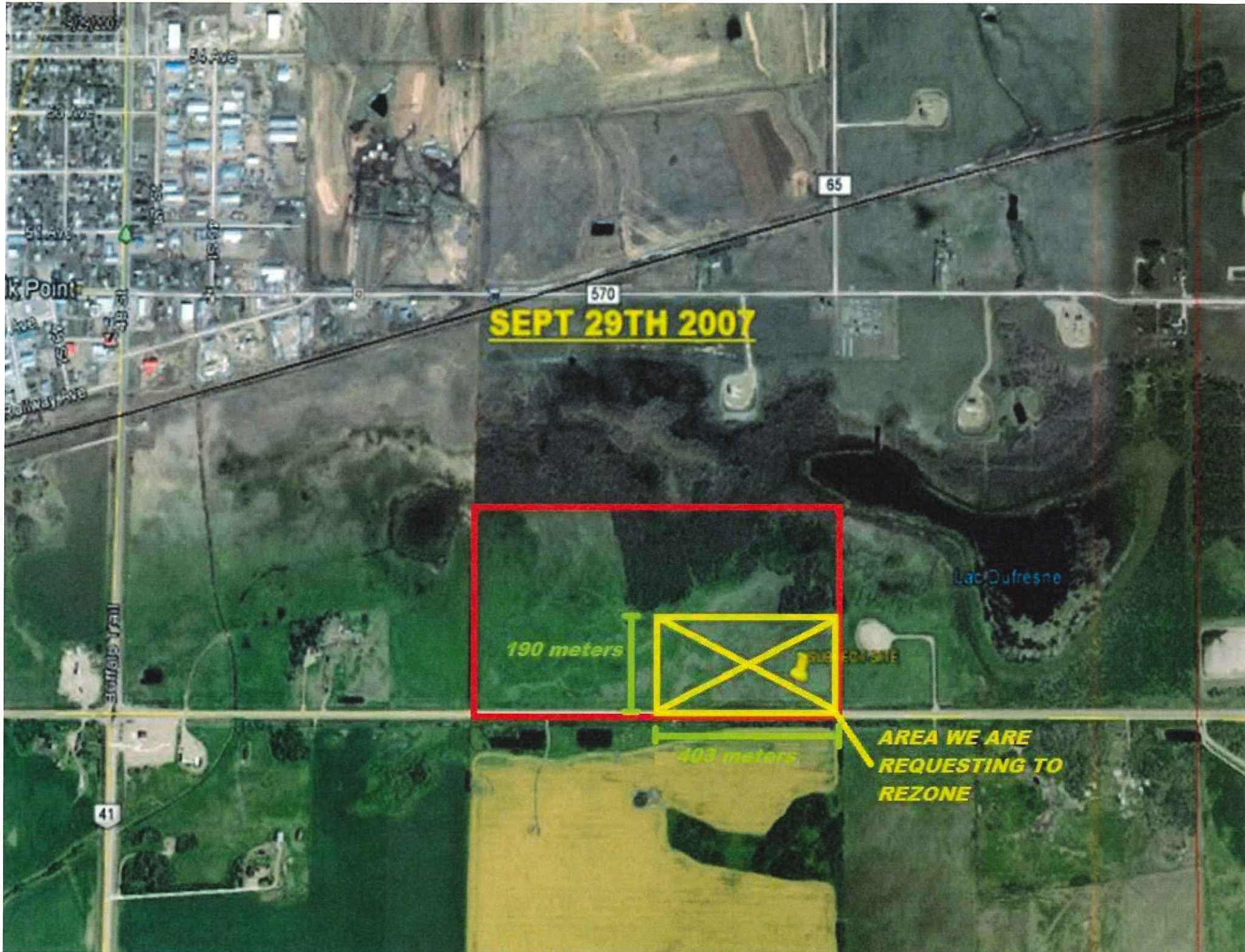
October 16, 2014.  
Date

See Attached Letter.  
Owner Signature

October 16, 2014  
Date

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date



**SEPT 29TH 2007**

190 meters

403 meters

**AREA WE ARE  
REQUESTING TO  
REZONE**

Lac Dufresne

SUE EDU SITE

65

570

41

55 Ave

25 Ave

51 Ave

K Point

35 Ave

Railway Ave

501 Ave

