

COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: Trevor Shinness (Bolson Engineering) Email: tshinness@bolson.ca

Mailing Address: 9703-199 Street Edmonton Alberta T5T-6E8

Telephone (Home): _____ (Business): (780)934-2311 (Fax): (780)413-8879

Registered Owner (if not applicant): 1678678 Alberta LTD.

Mailing Address: Box 126 St. Paul Alberta T0A 3A0

Telephone (Home): _____ (Business): (780)645-4640 (Fax): (780)645-3155

1. LEGAL DESCRIPTION OF LAND TO BE REZONED:

- a) All / part of the NE $\frac{1}{4}$ 1 section 58 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 73.7956 acres 29.864 (hectares)

2. ZONING INFORMATION:

- a) Current Zoning as per the Land Use Bylaw 2013-50: (A) Agricultural District
- b) Desired Zoning as per the Land Use Bylaw 2013-50: (CR1) Country Residential One/(IC) Industrial-Commercial
- c) Proposed use as per the Land Use Bylaw 2013-50: Single Detached Homes / Industrial, light
- 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:

With the population growing in the county and construction costs low the owner feels this is a great time to rezone the proposed property. Currently we are proposing a 20 lot country residential subdivision as well as a 4 lot Highway commercial development with a 5 acre environmental reserve. With a current country residential subdivision on the adjacent property to the south almost sold out he feels the demand is there for this type of development.

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. Highway 29

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 Land Partially Cleared

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

The land is mostly bare agriculture with some tree stands, shrubs and low wet areas.

5. WATER SERVICES:

a) Existing Source of Water: Well Water

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: Field Sewage System

b) Proposed sewage disposal: 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 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.

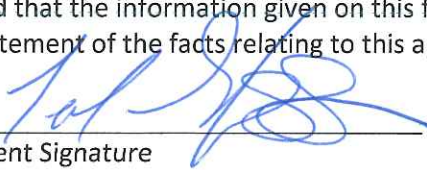
REGISTERED OWNER OR PERSON ACTING ON BEHALF:

I, Trevor Shinness 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

MARCH 3, 2016
Date


Owner Signature

10 MARCH 2016.
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: MARCH 3, 2016

Signature of Applicant: _____

[Handwritten Signature]

