COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: EDWARD & VALERIE SYDORA Email: —

Mailing Address: BOX 1737 ST. PAUL, AB T0A 3A0

Telephone (Home): 780-645-2390 (Business): _____ (Fax): _____

Registered Owner (if not applicant): same

Mailing Address: same

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

1. LEGAL DESCRIPTION OF LAND TO BE REZONED:

a) All / part of the S.W ¼ 2 section 58 township 11 range W4M

b) Being all / parts of Lot A Block _____ Registered Plan 832 1312

c) Total area of the above parcel of land to be rezoned is 2.94 acres _____ (hectares)

2. ZONING INFORMATION:

a) Current Zoning as per the Land Use Bylaw 2013-50: ~~Commercial / Industrial~~ Industrial/Commercial

b) Desired Zoning as per the Land Use Bylaw 2013-50: Agricultural

c) Proposed use as per the Land Use Bylaw 2013-50: Agricultural

d) Is the proposed use a permitted or discretionary use: ~~yes~~ 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:

We would like to change the land back from Industrial/Commercial to agriculture and add this 2.94 portion to make a 20 acre parcel which would include the entire yard. Thereby having all the utilities & water wells on the same property & including all buildings.

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. 29/36

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 X No ✓

If "yes", state its name Pakan Creek

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 ✓

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

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

Planted Poplar trees along north boundary / natural grasses, small row of lilac bushes near center on north side of shop.
maple trees & spruce trees at South side of parcel + some fruit trees

5. WATER SERVICES:

a) Existing Source of Water: water wells

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.

REGISTERED OWNER OR PERSON ACTING ON BEHALF:

I, Edward + Valerie Sydora 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

Owner Signature — Dec 08/16. Date

Valerie Sydora — Dec 08/16. Owner Signature — Date

6. SEWER SERVICES:

a) Existing sewage disposal: Pump out system

b) Proposed sewage disposal: pump out 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 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.

Lot _____ Block _____ Plan _____ and/or Part of ____ ¼ Sec _____ Twp_____ Rge ____ W4M

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.

Attached.

Date: Dec 8/16 Signature of Applicant: Valerie Sydora

Alberta This plan may not be commercially re-distributed, transferred or manipulated in any form without the specific written consent of Alberta Land Titles

832 1312

ST. PAUL LAKELAND NATURAL GAS COOP LTD. E. 5580 V.C. — SEAL

ST. PAUL LAKELAND GAS CO-OP ASSOC. LTD. GAS LIEN 762082423 — SEAL

E & V AUTOMOTIVE AND REPAIR LTD — SEAL

THE TORONTO-DOMINION BANK MTGE. 802255378 — SEAL

THE TORONTO DOMINION BANK
BY ITS ATTORNEY
MACARTNEY A. PATTERSON
pursuant to the Power of Attorney granted by The Toronto Dominion Bank to the said MACARTNEY A. PATTERSON dated the 19th day of January, 1980 of record in the Land Titles Office at Edmonton, Alberta as Instrument No. 8020000
WITNESS:

APPROVED TOR.B. ALTA DIV.

LOT A
1.19 Ha.

Area To Be Rezoned

S.W. 1/4 SEC. 2-58-11-4

AREA REQUIRED

WITHIN LOT A	1.19 Ha.
WITHIN SERVICE ROAD	0.57 Ha.
TOTAL	1.76 Ha.

S.E. 1/4 SEC. 2-58-11-4

ROAD PLAN 3522 J.Y.
ASSUMED ROAD PLAN 3522 J.Y.
R.W. PLAN 782-0813
R.W. 782-1793
ROAD PLAN 5289 T.R.
ROAD PLAN 782-0065

I, A. RACHYNSKI of the TOWN of ST. PAUL in the PROVINCE OF ALBERTA, MAKE OATH AND SAY

I WAS PERSONALLY PRESENT AND DID SEE EDWARD SYDORA AND VALERIE SYDORA, NAMED IN THE WITHIN INSTRUMENT WHO ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS NAMED THEREIN, DULY SIGN AND EXECUTE THE SAME FOR THE PURPOSES NAMED THEREIN.

THAT THE SAME WAS EXECUTED AT THE Town OF St. Paul IN THE PROVINCE OF ALBERTA, AND THAT I AM THE SUBSCRIBING WITNESS THERETO.

THAT I, A. Rachynski KNOW THE SAID EDWARD SYDORA AND VALERIE SYDORA AND THEY ARE EACH IN MY BELIEF OF THE FULL AGE OF EIGHTEEN YEARS.

SWORN BEFORE ME AT THE Town OF St. Paul IN THE PROVINCE OF ALBERTA, THIS 4 DAY OF February, 1982.

A. Rachynski
WITNESS TO OWNERS SIGNATURES

Steve Strynadka
A COMMISSIONER OF OATHS IN AND FOR THE PROVINCE OF ALBERTA

STRYNADKA
Barrister, Solicitor, Notary Public
St. Paul, Alberta

SIGNED BY THE REGISTERED OWNERS IN THE PRESENCE OF

EDWARD SYDORA

A. Rachynski
WITNESS

VALERIE SYDORA

PLAINS WESTERN GAS AND ELECTRIC COMPANY LIMITED
E. 752006858
AFFIX SEAL

ALBERTA AGRICULTURAL DEVELOPMENT CORPORATION
MTGE. 752062297
AFFIX SEAL.

MUSKETEER ENERGY LTD.
E. 752123222
E. 782100123
VICE-PRESIDENT
SECRETARY
AFFIX SEAL

APPROVALS

LAND TITLES OFFICE NORTH ALBERTA LAND REGISTRATION DISTRICT

PLAN NUMBER 832 1312
IS HEREBY CERTIFIED AS DULY ENTERED AND REGISTERED IN THE LAND TITLES OFFICE FOR THE NORTH ALBERTA LAND REGISTRATION DISTRICT.
MAY 3 83
A.D. REGISTRAR

SUBDIVISION APPROVED
REGULATIONS
Director of Planning
81-D-671 Mar. 07, 1983
File No. Date

Under the Provision of Section 105 (6) of the Planning Act the above endorsement is effective for a period of twelve months from the date of the above approval.

SURVEY APPROVED
Director of Surveys
DATE APPROVED 83-03-18
EXPIRY DATE 84-03-18
FILE 181G1
APPROVAL VALID FOR TWELVE MONTHS.

PLAN
SHOWING SUBDIVISION OF
PART OF
S. W. 1/4 SEC. 2, TWP. 58, RGE. 11, W. 4th M.
COUNTY OF ST. PAUL No. 19
ALBERTA

SCALE: 1:2000 BY: A. RACHYNSKI A. L. S.

1982

SCALE
0 10 20 30 40 50 60 70 80 90 100 METRES

LEGEND

STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS _____●
STATUTORY IRON SURVEY POSTS PLANTED SHOWN THUS_____○
DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF
AREA REGISTERED UNDER THIS PLAN SHOWN THUS_____
AND CONTAINS 1.76 HECTARES

I, A. RACHYNSKI, of the TOWN OF ST. PAUL, ALBERTA, ALBERTA LAND SURVEYOR, make oath and say

1) that the survey represented by this plan was made under my personal supervision
2) that the survey was made in accordance with good surveying practices and in accordance with the provisions of the SURVEYS ACT and
3) that the survey was performed between the dates of February 1 and February 2, 1982 and that this plan is true and correct, and is prepared in accordance with the provisions of the LAND TITLES ACT.

Sworn before me at the Town of St. Paul in the PROVINCE OF ALBERTA this 4 day of February, 1982.

A. Rachynski
ALBERTA LAND SURVEYOR

Steve Strynadka
A Commissioner of Oaths in and for the PROVINCE OF ALBERTA
STEVE STRYNADKA
Commissioner for Oaths Under Section 5 Expires August 5th, 1984
Commissioner for Oaths Under Section 5 Expires August 5th, 1984

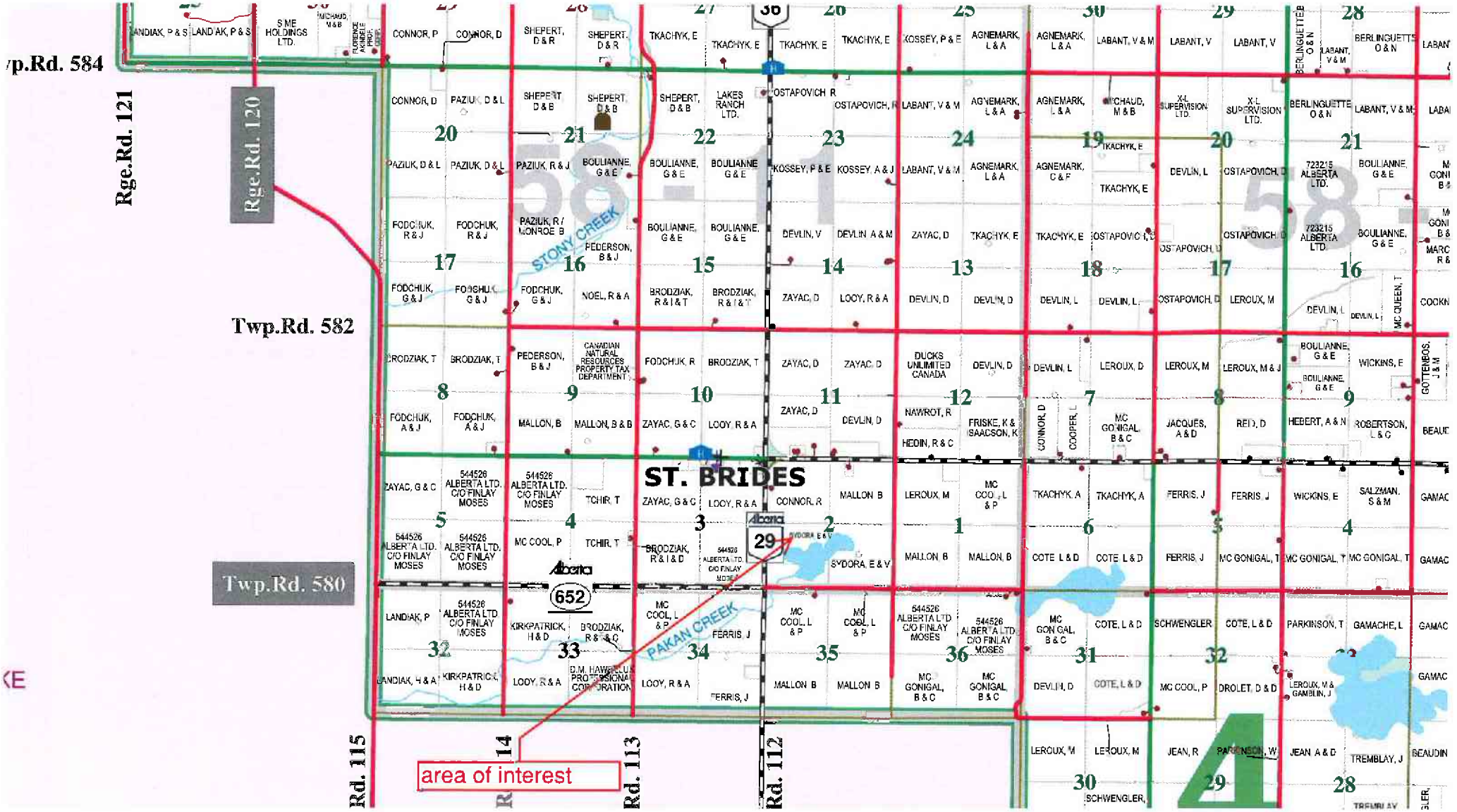
RACHYNSKI LAND SURVEYS LTD.
BOX 2540, ST. PAUL, ALBERTA

JOB NO. 171-81

832 1312

(2) 46 53 32 24

12101


Twp.Rd. 584
Rge.Rd. 121
Rge.Rd. 120
Twp.Rd. 582
Twp.Rd. 580
Rd. 115
Rd. 113
Rd. 112
ST. BRIDES
STONY CREEK
PAKAN CREEK
652
29
area of interest