

COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: Allan and Sally Cissell Email: sallyc@xplornet.com

Mailing Address: Site 10, Box 32 RR #1, Westrose AB TOC 2V0

Telephone (Home): 1-780-586-6269 (Business): _____ (Fax): _____

Registered Owner (if not applicant): Same As Above

Mailing Address: SITE 10 BOX 32. RR #1 WESTEROSE ALTA TOC 2V0.

Telephone (Home): 780 586 6269 (Business): CELL 780 312 6269 (Fax): _____

1. LEGAL DESCRIPTION OF LAND TO BE REZONED:

- a) All / part of the SE ¼ 27 section 59 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 9.98 acres _____ (hectares)

2. ZONING INFORMATION:

- a) Current Zoning as per the Land Use Bylaw 2013-50: Industrial/Commercial
- 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: 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:
See attached letter.

I HAVE OWNED THIS PROPERTY FOR 35 YEARS
I HAVE ALWAYS PAID THE TAXES.
I RENTED THE PROPERTY TO DALE HEDRICK (DALE HEDRICK)
FOR THE LAST 5 YEARS - APPARENTLY
HE HAD THE ZONING CHANGED TO COMMERCIAL
WITH OUT MY KNOWLEDGE DALE NEXT
LAST APRIL FINANCIAL PROBLEMS.
I AM PRESENTLY SELLING THE PROPERTY
THE FAMILY BOYING IT CANT GET MORTGAGE
APPROVAL ZONED AS COMMERCIAL THATS WHY
I WANT IT PUT BACK TO RESIDENTIAL.

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 _____ No X

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

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:

NA

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

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

5. WATER SERVICES:

a) Existing Source of Water: WELL BEEN TRIED 35 YEARS

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: _____

b) Proposed sewage disposal: _____

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:

We, Allan and Sally Cissell 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

NOV 29 2016
Date


Owner Signature

NOV 29 2016
Date

GENERAL INFORMATION

- ⇒ Re-designating your land to a specific "land use district" under our Land Use Bylaw may be necessary before we can consider your subdivision or development. Please contact Staff to determine the "land use district" of your property.

Important Application Information!

- ⇒ Fill out the application form **completely** and provide proposed site plan. Failure to do this means your application will not be accepted as complete.
- ⇒ The County needs to know how the parcel(s) will access a road and how the parcel will be serviced (water, sewer and stormwater). Remember that it is up to YOU to provide the roads and services to the parcel(s) – NOT THE COUNTY! The County reserves the right to require additional information and studies as necessary to ensure that your land can accommodate the proposed new use.

Circulating the Application

- ⇒ The County is required by law to circulate your application to adjacent landowners. It may be circulated to various other affected parties if required.

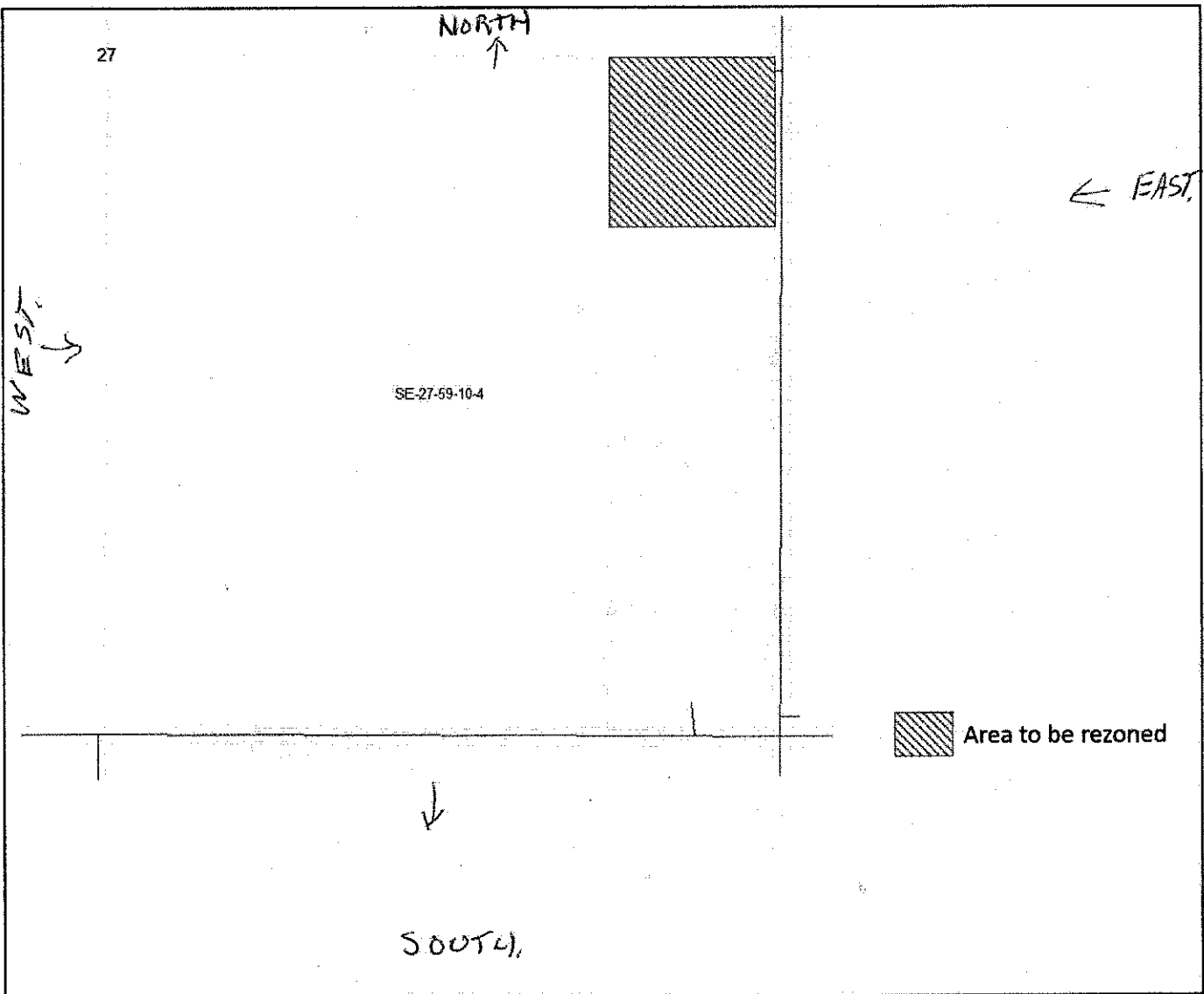
PLEASE WAIVE ↑

I AM 68 YEARS OLD - THIS IS ALL
VERY FRUSTRATING HOW THE LAND
WAS REZONED WITHOUT OUR
PERMISSION

J. Cressell
J. Cressell

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. NA
- Location of any water bodies on subject property. NA
- All developed and undeveloped road allowances.
- Indicate the North direction.
- Location of all right-of-way and easements within or abutting the subject property. ON TITLE
- 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. ← SAME 35 YEARS



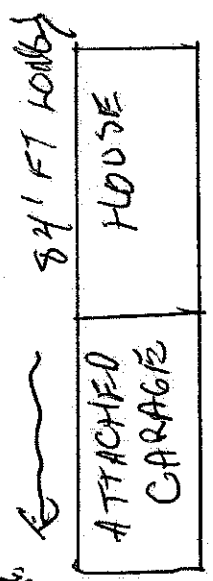
Date: NOV 29 2016

Signature of Applicant:  J. Powell

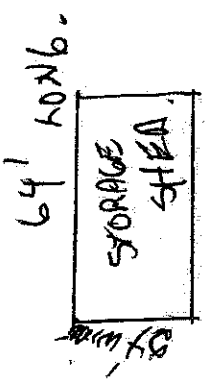
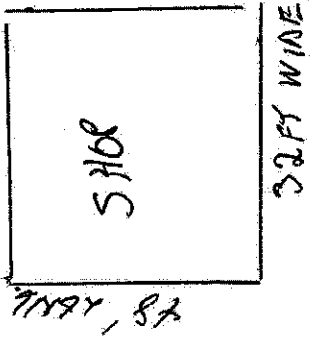
NORTH PROPERTY LINE

NORTH

DRIVE WAY TO HOUSE



* WATER WELL



10 ACRES

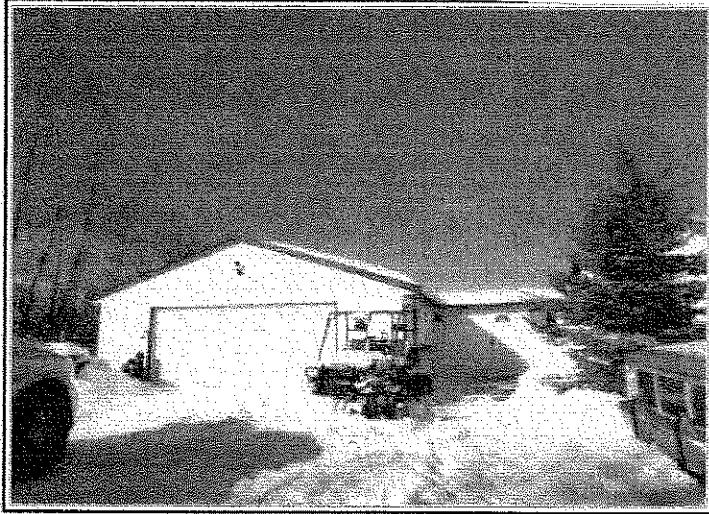
WEST PROPERTY LINE

PROPERTY LINE

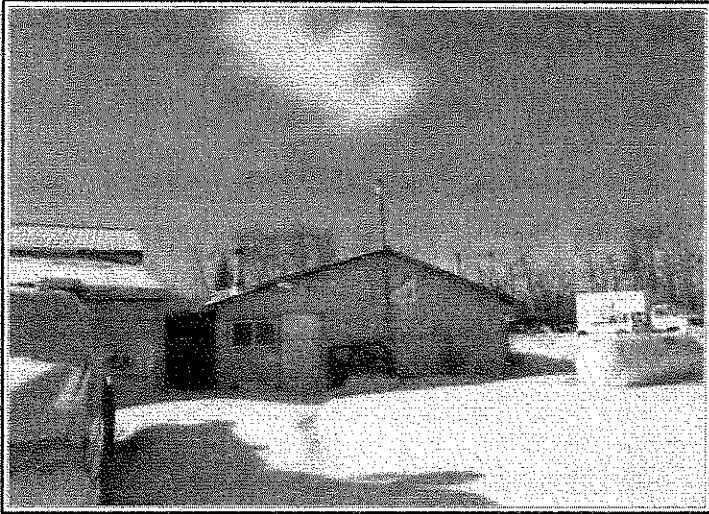
SOUTH

MAIN COUNTY ROAD EAST ROAD

SOUTH

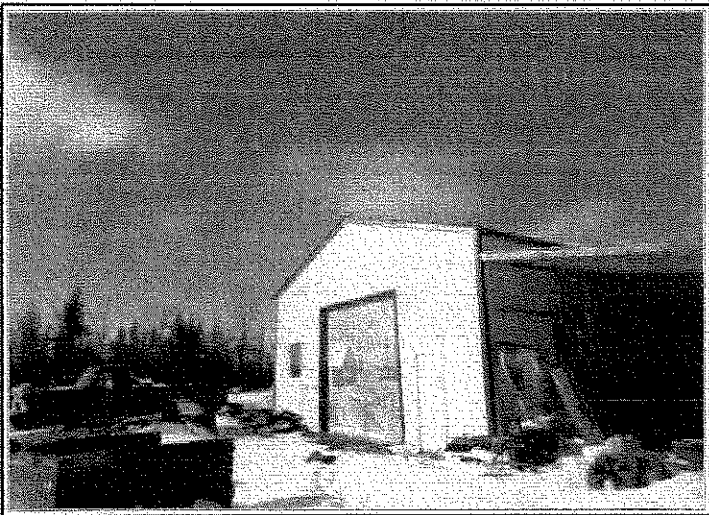


DET 2 CAR GARAGE



24 X 64 STORAGE

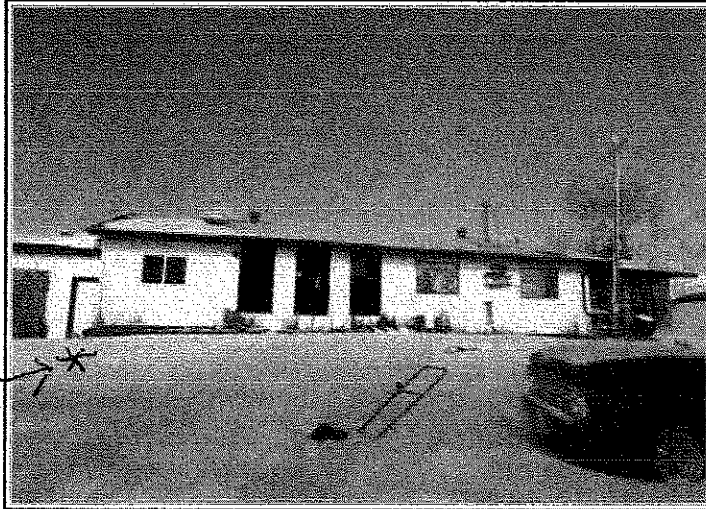
(Not included as per lenders term of reference)



32 x 48 Shop

(Not included as per lenders term of reference)

FRONT OF
SUBJECT PROPERTY

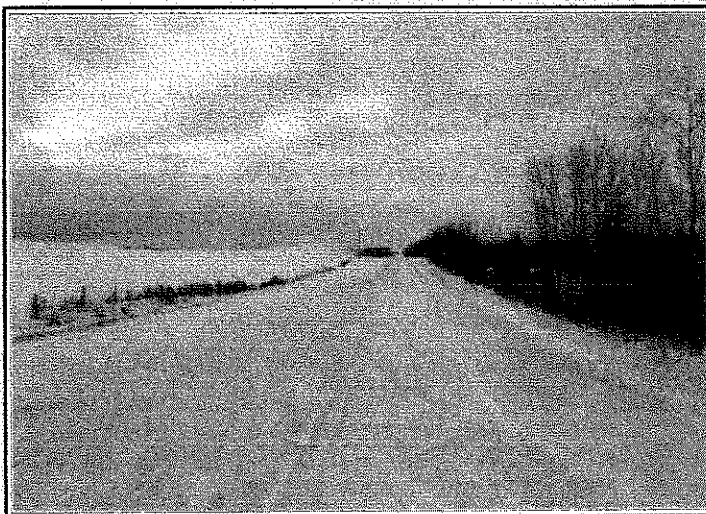


WATER
WELL → *

REAR OF
SUBJECT PROPERTY



STREET SCENE



MAIN ROAD,
IN FRONT OF
PROPERTY GOING
NORTH AND SOUTH

INFORMATION REQUIRED FOR REZONING APPLICATIONS

Applications for rezoning will only be accepted when all of the following information has been submitted:

Application Form

- Both pages of the Rezoning Application form must be completed.
- The registered owner(s) must sign the form, or if a person is acting on their behalf a Letter of Authorization from the registered owner(s) must accompany the application.

Application Fee

- \$1000 per application/titled parcel of land. **** PLEASE ^{Waive} FEE**

Proposed Rezoning Sketch

- Using the form provided, provide a sketch of the lands proposed to be rezoned. **REZONING WAS DONE WITHOUT OUR PERMISSION**

Current Copy of the Certificate of Title for the Lands Proposed to be Rezoned

- Provide a current copy of the Certificate of Title (searched within 30 days prior to the application). The copy of the title may be obtained from any Provincial Registry Office.


PROVIDED

① OUR RENTER MUST of Done It.

**② PLEASE WAIVE ADVERTISING
CHANGE OF ZONING**

③ TIME IS IMPORTANT.

**BUYERS WANT TO PURCHASE
RIGHT AWAY BUT NOT WITH COMMERCIAL
ZONING
OR as FAST AS POSSIBLE**

J. Cissell 



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 031 932 4;10;59;27;SE 052 277 835

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION
TWENTY SEVEN (27)
TOWNSHIP FIFTY NINE (59)
RANGE TEN (10).

WEST OF THE FOURTH MERIDIAN, DESCRIBED AS FOLLOWS:--
COMMENCING AT THE NORTH EAST CORNER OF THE SAID QUARTER SECTION, THENCE
SOUTHERLY ALONG THE EAST LIMIT TWO HUNDRED AND ONE (201) METRES; THENCE
WESTERLY AND PARALLEL TO THE NORTH BOUNDARY OF THE SAID QUARTER TWO HUNDRED
AND ONE (201) METRES, THENCE NORTHERLY AND PARALLEL TO THE SAID EAST LIMIT
TO THE POINT ON THE SAID NORTH BOUNDARY, THENCE EASTERLY ALONG THE SAID
NORTH LIMIT TO THE POINT OF COMMENCEMENT, CONTAINING 4.04 HECTARES MORE
OR LESS.

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF ST. PAUL NO. 19

REFERENCE NUMBER: 842 125 892

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
052 277 835	11/07/2005	TRANSFER OF LAND	\$200,000	\$1

OWNERS

ALLAN BERNARD CISSELL

AND

SALLY ANNE CISSELL

BOTH OF:

P.O. BOX 1577

ST. PAUL

ALBERTA T0A 3A0

AS JOINT TENANTS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
052 277 835

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

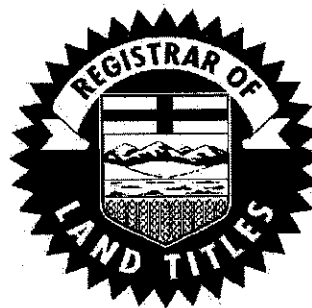
802 032 091 13/02/1980 UTILITY RIGHT OF WAY
GRANTEE - ICG UTILITIES (PLAINS-WESTERN) LTD.
"DATA UPDATED BY TRANSFER OF UTRW 822122817"

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 28 DAY OF
NOVEMBER, 2016 AT 03:47 P.M.

ORDER NUMBER: 31888893

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).