

COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: NORTHERN SOURCE INC. Email: info@northernsource
rentals.com

Mailing Address: Box 267 ST. PAUL, AB TD1A3A0

Telephone (Home): 7806460774 (Business): 7806466108 (Fax): —

Registered Owner (if not applicant): —

Mailing Address: —

Telephone (Home): — (Business): — (Fax): —

1. LEGAL DESCRIPTION OF LAND TO BE REZONED:

- a) All / part of the SE $\frac{1}{4}$ 16 section 58 township 9 range W4M
- b) Being all / parts of Lot B Block — Registered Plan 8420293
- c) Total area of the above parcel of land to be rezoned is 3.0 acres — (hectares)

2. ZONING INFORMATION:

- a) Current Zoning as per the Land Use Bylaw 2013-50: agriculture
- b) Desired Zoning as per the Land Use Bylaw 2013-50: ~~commercial industrial~~ Industrial / Commercial
- c) Proposed use as per the Land Use Bylaw 2013-50: ~~Sales, consignment + rentals~~ industrial medium
- d) Is the proposed use a permitted or discretionary use: discretionary use
- e) Is the proposed parcel located within an Area Structure Plan or Inter-municipal Development Plan? yes
St. Paul IDP - Future Business Employment
- f) Information in support of the rezoning:

- No Heavy duty truck, trailer or yellow iron equipment sales
yard exists in a 100 mile radius of ST Paul that is bonded or
licensed presently.

- The quick access to sales and marketing of heavy
equipment in the ST Paul area would be of benefit to
local businesses and the general public as a whole.

- This type of expansion would strengthen the industrial park
area in the County of ST Paul located NE of the town of St Paul,
which is already heavily impacted by heavy traffic.

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. 881 secondary

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 ☒

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.)

Its a low lying property that has been stripped and brought to grade with the use of clay.

5. WATER SERVICES:

a) Existing Source of Water: CISTERN

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: SEPTIC TANK

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, BRYCE BALMER hereby certify that (check one):
C/O NORTHERN SOURCE INC.

☒ 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



Owner Signature

Date

DEC 29/2016

Date

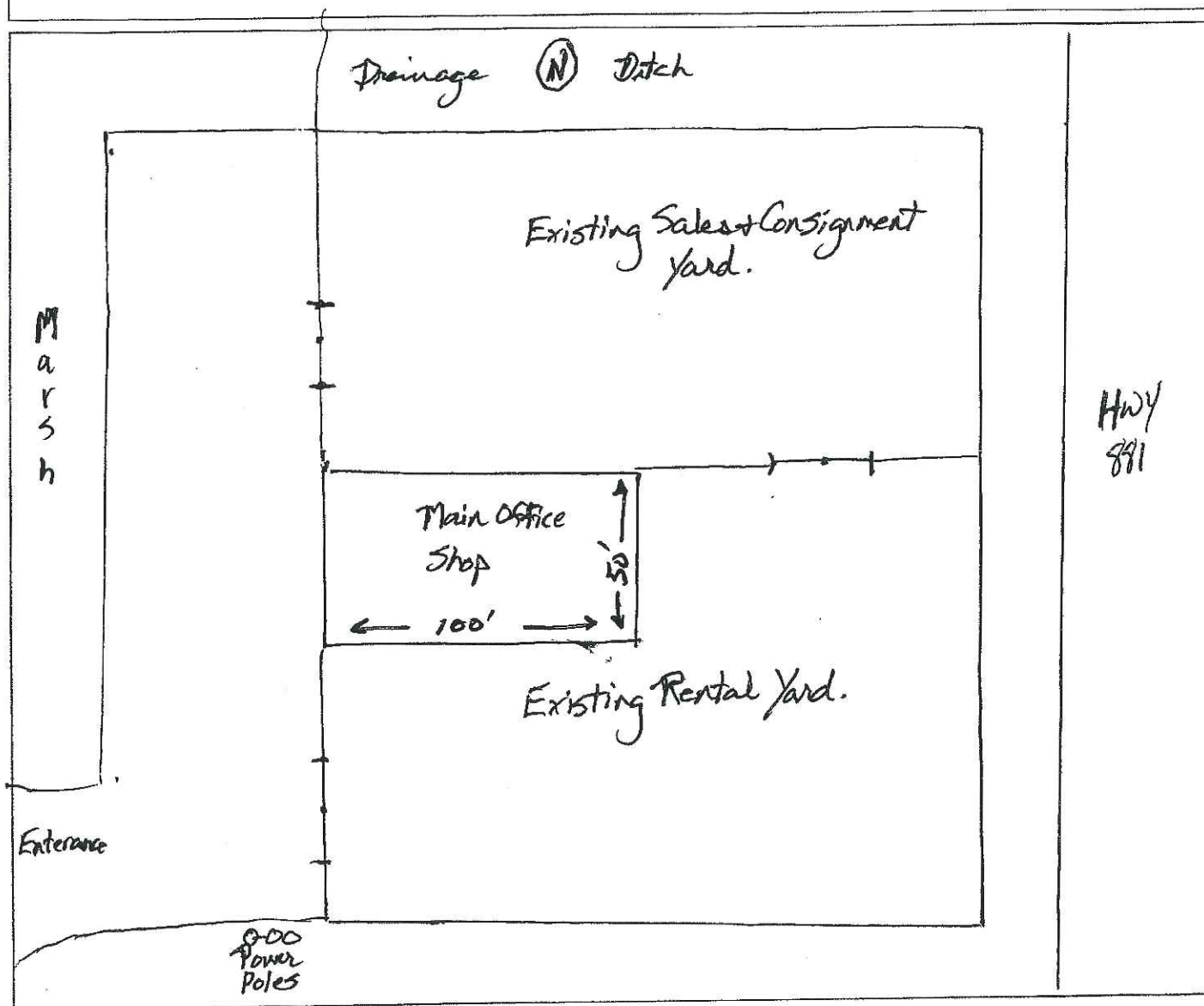
Owner Signature

Date

Lot B Block _____ Plan 8420293 and/or Part of SE ¼ Sec 16 Twp 58 Rge 9 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.



Date: DEC 29/2016

Signature of Applicant: _____

[Handwritten Signature]

