

# COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: FREEDOM FABRICATION LTD <sup>RYAN SMYLL  
WAYNE TRACH</sup> Email: rsmyll@freedomfabrication.ca

Mailing Address: Po Box 62

Telephone (Home): 780-614-5637 (Business): 780-646-2677 (Fax): N/A

Registered Owner (if not applicant): NILSSON BROS INC

Mailing Address: SUITE 100, 101 RIEL DRIVE ST. ALBERT AB

Telephone (Home): N/A (Business): 403-862-8786 (Fax): N/A

## 1. LEGAL DESCRIPTION OF LAND TO BE REZONED:

- a) All / part of the South 1/2 9 section 58 township 10 range W4M
- b) Being all / parts of Lot N/A Block 1 Registered Plan 2627RS
- c) Total area of the above parcel of land to be rezoned is 11.73 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: INDUSTRIAL COMMERCIAL
- c) Proposed use as per the Land Use Bylaw 2013-50: Industrial, Medium
- d) Is the proposed use a permitted or discretionary use: Discretionary
- 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 DOCUMENT: COUNTY OF ST. PAUL REZONING APPLICATION  
RE: INFORMATION IN SUPPORT OF THE REZONING

**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. Hwy 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 ☒

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, COMPACTED GRAVEL

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

SITE HAS BEEN ESTABLISHED FOR COMMERCIAL OPERATION AND FREE FROM TREES & SHRUBS. SITE HAS BEEN COMPACTED AND GRAVELLED.

**5. WATER SERVICES:**

a) Existing Source of Water: WATER WELL

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: OPEN DISCHARGE

b) Proposed sewage disposal: NO CHANGE PROPOSED.

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.*

The "Old Auction Mart" is a predominant location situated approx. 7 km West of St. Paul on Hwy 29. Once a thriving auction mart bustling with traffic and business activity has now become an eye sore on the highway and left to the effects of time and the natural environment.

Currently the property is zoned agricultural and Freedom Fabrication is applying to have the property rezoned to industrial commercial and move its operating facility by Myrnam to this new location. Freedom Fabrication offers extensive agricultural equipment repair and agricultural product development. Freedom Fabrication does have some oilfield clients but has more emphasis on agricultural, municipal and private sector projects.

From approx. 2010 to 2013 the auction mart property was revived when it was being used as an industrial laydown and operation center by Sommerville Aecon. Pipeline expansions in the area required a well-suited land base and access to highway 29 to allow Sommerville to efficiently dispatch its resources and personnel throughout the area thru the duration of their project. During this time Sommerville Aecon re-graded the entire property, re-applied gravel to all traffic areas within the boundaries of the property and removed the old coral systems left from the auction mart operations from years past. Attached to this document you will see the aerial view from when Sommerville Aecon occupied the property in 2013. Again, with the completion of the pipelines the property has been left to the negative effects of time.

Freedom Fabrication sees the value in reinstating this location not only to help the company grow but to offer employment, services and opportunity to residents in the county as well as the town of St. Paul. This location operated successfully for many years in its location and all the services required for the operation of Freedom Fabrications activities are in place. Water, sewer, grade of the site, approaches and access to the property has long been developed and functioning. The buildings themselves are going to take some time to put into operational condition as years of neglect and no upkeep have them requiring a substantial amount of maintenance and repair.

Freedom Fabrication envisions returning the auction mart property into a properly maintained commercial location which will be both eye catching and organized intentionally to minimize the industrial look that normally is associated with fabrication facilities. Using the structures that exist to store materials indoors, proper perimeter fencing and utilizing the area behind the existing building will keep the property tidy and professional. With the Alberta traffic studies showing a daily average of over 4000 vehicles passing this location it is not only an opportunity for Freedom Fabrication but the County of St. Paul and the Town of St. Paul to have a long standing business location once again put back into service, maintained and rejuvenated.



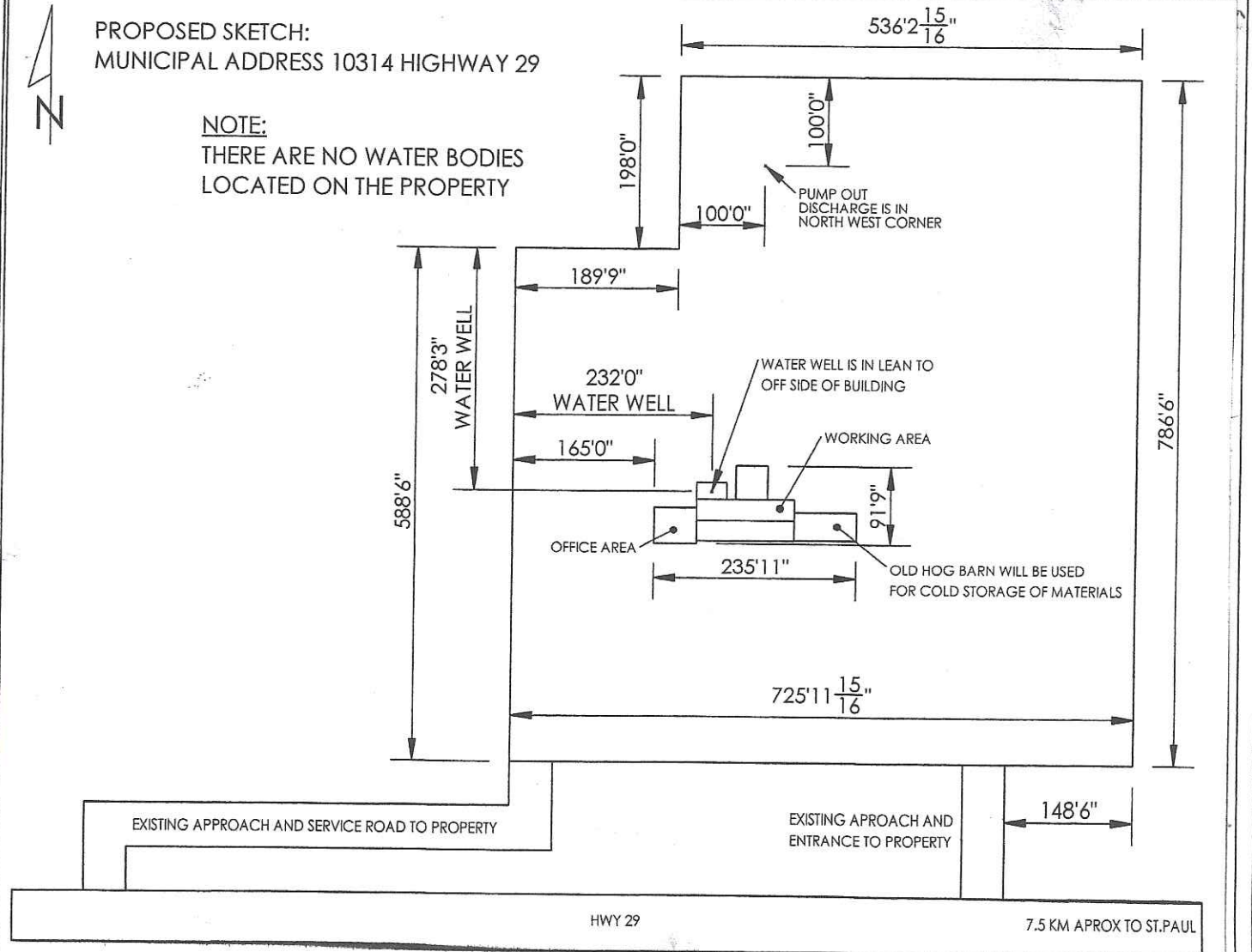




- Location of any water bodies on subject property.
- All developed and undeveloped road allowances.
- Indicate the North direction.
- Location of all right-of-way and easements within or abutting the subject property.
- Location of existing wells/ septic systems and distances from property lines to 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.

PROPOSED SKETCH:  
MUNICIPAL ADDRESS 10314 HIGHWAY 29

NOTE:  
THERE ARE NO WATER BODIES  
LOCATED ON THE PROPERTY



Date: MARCH 27, 2018

Signature of Applicant: \_\_\_\_\_

*[Handwritten Signature]*

