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Box 998
St. Paul, Alberta T0A 3A0

2019-05-30

County of St. Paul #19
Planning & Development
5105-49 St.
St. Paul, Alberta
T0A 3A4

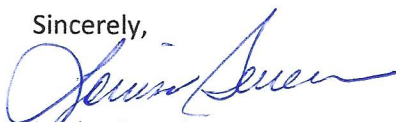
Re: Rezoning Application NE30-58-9-W4 – Area Structure Plan

Our plan is to operate a micro-cannabis production facility. The environmental impact will be equal to or less than a single family home. The proposed building is a 52' x 110' x 20' pre-engineered steel building package. The building package will come with engineered drawings. Location of the building on the property is laid out on proposed sketch revised May 15, 2019 attached. The land immediately surrounding the building will be gravel. There will be a chain link fence enclosing the building site approx. 60m x 60m x 1.8m (may be modified slightly to meet federal government security regulations). Photos attached show the location of the building in relation to the entire parcel of land.

Only the building included with the rezoning application is intended to be built on the property. Derek Severin and Clayton Severin are the only two intended full time employees of the operation, therefore it will have minimal to no impact on Range Road 95 which is the County road that provides access to the development. We will build a road from the existing approach to Clayton's home, along the edge of the cultivated acres, following the existing treeline which is intended to remain, to the building site. The area outlined in our application is the only area intended to be used for commercial use. There are no plans for future phases. The development will impact 1.15 acres of cultivated farm land. The balance of the parcel is intended to remain undeveloped bush and/or cultivated farm land as per its current use. Since the building site is proposed to be located in a natural valley plateau only spring runoff water from the surrounding hills flows temporarily down near the building site and dissipates. Natural drainage paths will be maintained to keep any of this spring runoff from entering the building. The natural drainage path at this location flows away from Cardinal Lake. We have continuously farmed the land where the building is proposed to be located and there has never been any water issues over the entire 39 years. Water requirements to supply the facility are proposed to be supplied by a well. Option 2 is a cistern. (Sourcing water from Cardinal Lake is NOT an option.) Waste water produced by the operation is proposed to be contained in a field system. Water and sewer installation will be by a qualified installer meeting all code requirements. Power will be accessed from the line running parallel to Range Road 95. Alta Gas has a gas line running through NE30 which they will tap into to provide gas service to the building. The building will not have land line telephone or cable service. It will be serviced by cell phone and wireless internet.

I trust the information provided along with the attached drawing and photos have addressed all of the requirement of an area structure plan.

Sincerely,



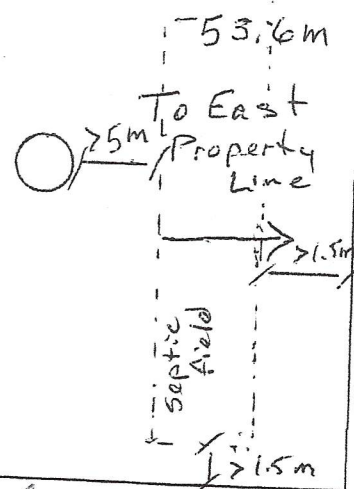
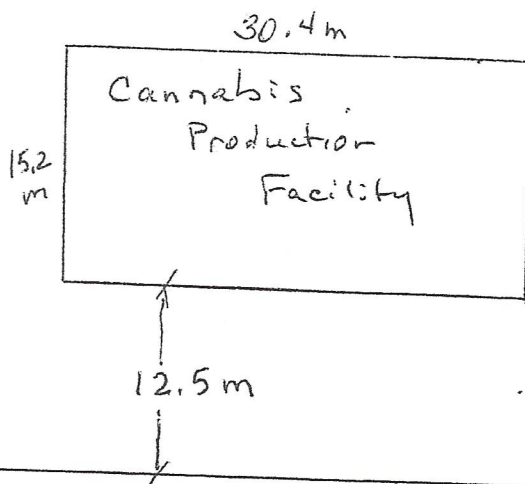
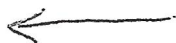
Louise Severin
Owner

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.

Chain link Fence
around building site
±60 m x ±60 m

To Cardinal Lake
+ 300 m



South property line

REVISED

Date:

May 15, 2019

Signature of Applicant:

[Signature]

SOUTH

EAST

Top
RD →
584

RR 95



Need
Road

NF 30-58-9-04

Cardinal Lake

Google

Google CNES / Airbus DigitalGlobe



WEST

SOUTH

