

COUNTY OF ST. PAUL REZONING APPLICATION

Name of Applicant: 690040 Alberta Ltd & Clayton Severin Email: Severind@mesnet.ca

Mailing Address: Bex 998, St. Paul, Alberta TOA 3A0

Telephone (Home): 780 645-3614 (Business): 780 646-2444 (Fax): 780-645-3614

Registered Owner (if not applicant): 690040 Alberta Ltd.

Mailing Address: Same

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

1. LEGAL DESCRIPTION OF LAND TO BE REZONED:

- a) All / part of the NE ¼ 30 section 58 township 9 range W4M
- b) Being all / parts of Lot 1 Block 2 Registered Plan 1120579
- c) Total area of the above parcel of land to be rezoned is 140.85 acres _____ (hectares)
Note: 1.15 acres to be used for Industrial/Commercial

2. ZONING INFORMATION:

Remaining 139.7 acres will continue to be used for agricultural production

- a) Current Zoning as per the Land Use Bylaw 2013-50: Agricultural
- b) Desired Zoning as per the Land Use Bylaw 2013-50: Industrial/Commercial
- c) Proposed use as per the Land Use Bylaw 2013-50: Cannabis Production Facility
- 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? No
- f) Information in support of the rezoning:
1.15 acres to be used for Industrial/Commercial use
Remaining 139.7 acres will continue to be used for agricultural production.

Propose to erect 50x100x20 pre engineered steel building

Cannabis Operation will be operated by 2153745 Alberta Ltd
(Owners: Derek J Severin 50%; Clayton D Severin 50%)

690040 Alberta Ltd (Owners: Daniel A Severin 50%; Louise A Severin 50%)

Investors and Financial Backing

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. _____

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 Cardinal Lake (Dry most years)

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 _____

Full parcel does. Proposed building site does not.

4. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED:

a) Describe the nature of the topography of the land (flat, rolling, steep, mixed) building site - flat
Full title - mixed -

b) Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, sloughs, creeks, etc.)
See Alta Gas Utilities Aerial View

5. WATER SERVICES:

a) Existing Source of Water: Well on lot 3 Block 2 Plan 1423976

- 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: NIA

b) Proposed sewage disposal: Field sized to suit

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:

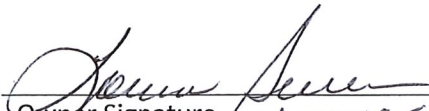
I, Louise Severin of 690040 AB Ltd hereby certify that (check one):

- 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 LOUISE SEVERIN


April 25, 2019
 Date


 Owner Signature DANIEL SEVERIN

April 25, 2019
 Date

 - DEREK SEVERIN

April 25, 2019

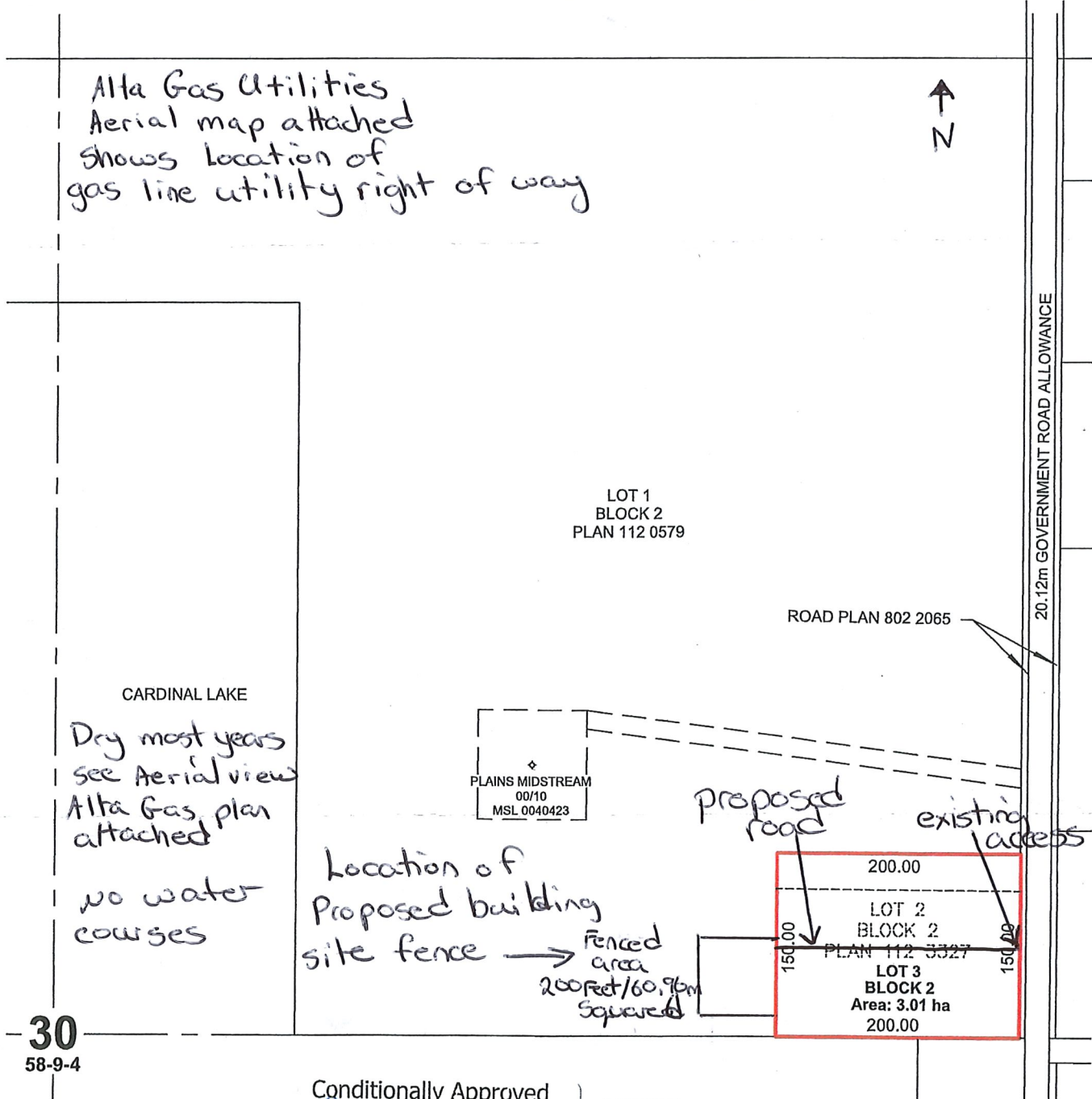

Clayton Severin

April 25, 2019

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF ALL OF
LOT 2, BLOCK 2, 112 3327
& A PORTION OF LOT 1, BLOCK 2, PLAN 112 0579
WITHIN N.E. 1/4 Sec.30-58-9 W.4M.
COUNTY OF ST. PAUL NO. 19

*Alta Gas Utilities
 Aerial map attached
 Shows location of
 gas line utility right of way*



Conditionally Approved
Aug 11, 2014

LEGEND:

Portions referred to shown as:

Distances are in metres and decimals thereof.



Plan Prepared by:
 Explore Surveys Inc.
 Edmonton, Alberta
 Toll Free 1-866-936-1805
 Fax No. 780-800-1927



REV. NO.	DESCRIPTION	DATE
0	PLAN ISSUED	JUNE 25, 2014

Job X056914

Rev. 0

SURVEYED BY: X.X.

CALC'D BY: X.X.

DRAWN BY: J.O.

AltaGas Utilities Inc.

Work order #: 1753224

TO: Dan Severin

Date: July 8th, 2015

LOCATION: PLAN 1120579 BLOCK 2 LOT 1

In the existing agreement between us, you (or your assignor) provided us with the right to locate rural gas distribution lines on your land to serve you and / or your neighbors.

Lines will, if possible with due consideration of cost, be located according to your wishes. In this regard, you agree that the sketch hereon describes approximately the location which is acceptable to you;



(Signed) [Signature]

Land Agent: [Signature]

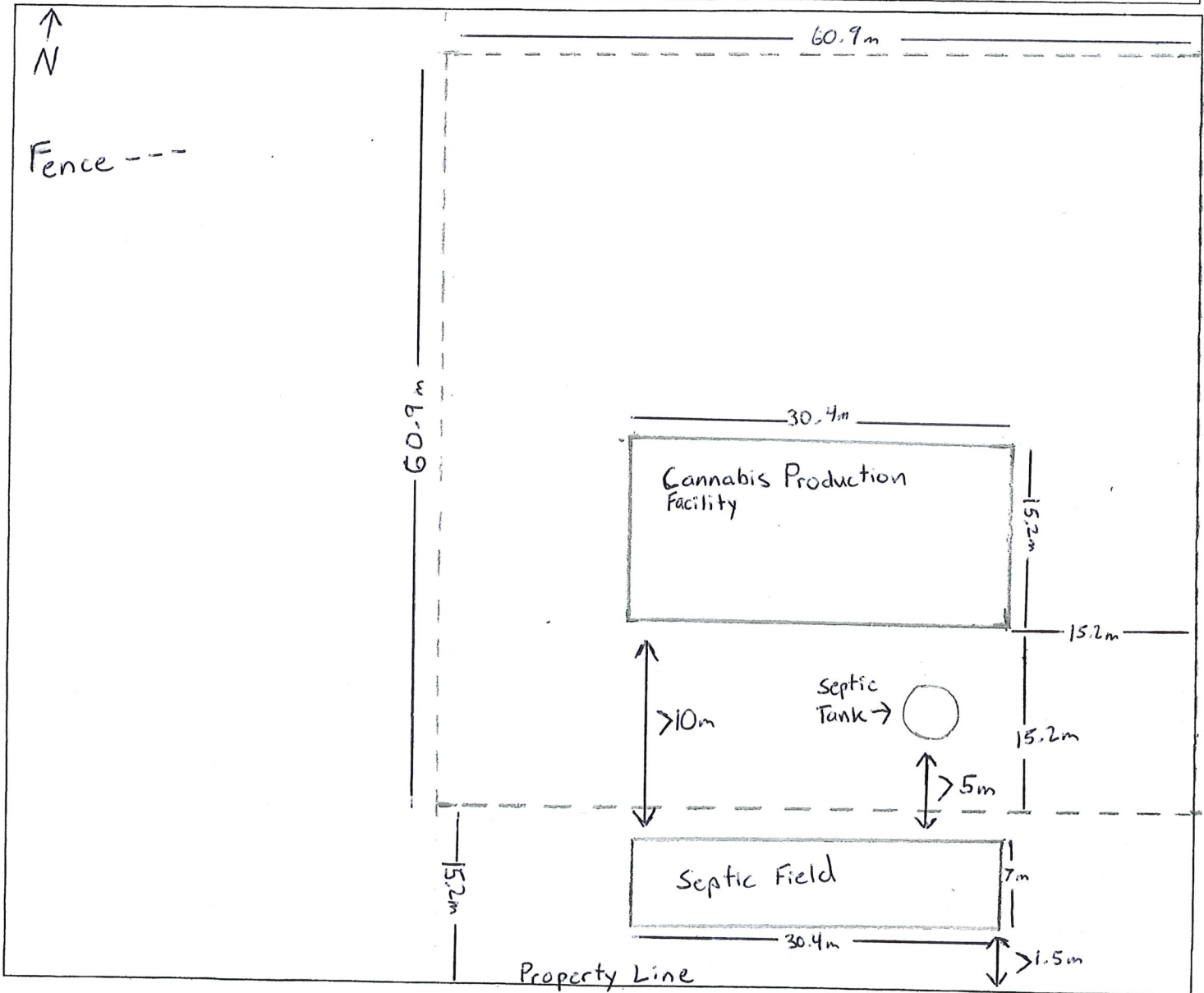
Landowner: _____ Contact # 780 614 1634

Will Evans (780)920-9773

Contact prior to staking and construction

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: April 25, 2019

Signature of Applicant: [Handwritten Signature]