



NATURAL RESOURCE EXTRACTION REDESIGNATION Application

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For Office Use Only	
File #: _____	Date Received: _____
Fee: _____	Receipt #: _____
Roll #: _____	Division: _____
Bylaw #: _____	Within ASP: _____
File Manager: _____	

PRE-APPLICATION MEETING

Date of Meeting: _____ Planner(s) in Attendance: _____

Applicant(s)/Owner(s) in Attendance: _____

Result of Meeting: _____

OWNER AND APPLICANT INFORMATION

Name of Registered Landowner(s): _____

Mailing Address: _____ City: _____

Province: _____ Postal Code: _____ Email: _____

Phone: Home _____ Work _____ Cell _____

Applicant: _____

Mailing Address: _____ City: _____

Province: _____ Postal Code: _____ Email: _____

Phone: Home _____ Work _____ Cell _____

Do you want communication/documents sent to you via email?

Yes Provide email _____

NO (If no, all communication will be sent via Canada Post to the applicants address identified below which may delay the process.)

LEGAL LAND DESCRIPTION

Long Legal: Part of the _____ Section _____ Township _____ Range _____ Meridian W4 (Eg: SW-3-24-25-W4)

Short Legal: Plan _____ Block _____ Lot _____ Descriptive (if applicable) _____

Rural/Civic Address: _____

Size of existing parcel(s): _____ acres

Size of proposed parcel(s): _____ acres



NATURAL RESOURCE EXTRACTION REDESIGNATION Application

EXISTING AND PROPOSED USE OF LAND (as prescribed in the Land Use Bylaw)

Existing Land Use District _____

Proposed Land Use District _____

Description of proposed new development on site: _____

APPLICATION QUESTIONS

Are there any residential developments located within 198.12 m (650.0 ft.) from the property lines of the proposed parcel? Yes No

Has any community consultation been completed regarding this proposed redesignation application to Natural Resource Extraction District? Yes No

Is there an existing Natural Resource Extraction development on the proposed parcel? Yes No

PURPOSE OF THE APPLICATION

Explanation of future intentions about the subject property/properties and description of the reasons for making this application:

COMPLIANCE OF THE PROPOSED LAND USE BYLAW AMENDMENT WITH THE FOLLOWING WHEATLAND COUNTY DOCUMENTS - Explanation and justification of this proposed Area Concept Plan in compliance with the following documents.

Intermunicipal Development Plan
_____ _____ _____
Regional Growth Management Strategy
_____ _____ _____



NATURAL RESOURCE EXTRACTION
REDESIGNATION
Application

Municipal Development Plan
Area Structure Plan (Identify which Area Structure Plan)
Area Concept Plan

REGISTERED LANDOWNER(S) OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

I, _____ hereby certify that
(Print Full Name)

I am the registered owner(s), or I am the agent 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 an Area Concept Plan.

Signature Print Name Date

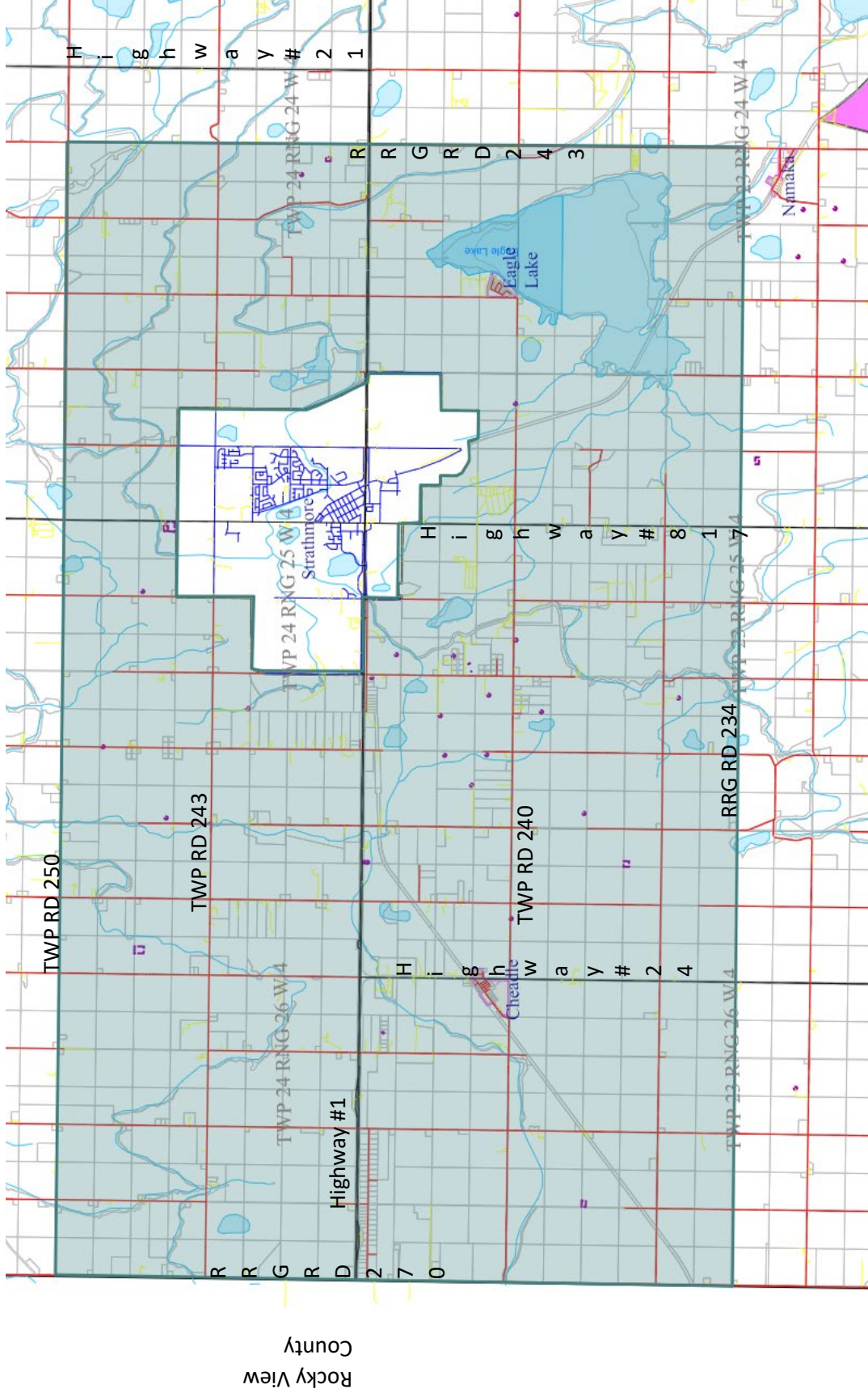
RIGHT OF ENTRY

I hereby authorize representatives of Wheatland County and referral agencies to enter my land for the purpose of conducting a site inspection with respect to my development application.

This right is granted pursuant to Section 542(1)(a)(b)(c) of the Municipal Government Act.

Signature of Registered Landowner(s) Date

Calgary Metropolitan Regional Board Plan Area within Wheatland County



Rocky View
County

Is your parcel of land located within the shaded plan area? (Circle one) NO YES Please mark your parcel on map & provide legal location here:



AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

I, _____, of _____ make oath and say:

1. I am an officer or director of _____ being the corporation named in the Land Use Redesignation / Subdivision / Area Concept Plan / and/or Area Structure Plan application as submitted to Wheatland County affecting lands legally described as: _____

2. (a) I am authorized to sign the Land Use Redesignation / Subdivision / Area Concept Plan / and/or Area Structure Plan application(s) on behalf of the corporation without affixing a corporate seal; and
(b) I am authorized to sign a letter appointing an agent to act on behalf of the corporation regarding the Land Use Redesignation / Subdivision / Area Concept Plan / and/or Area Structure Plan application(s) without affixing a corporate seal; and

I hereby appoint _____ as our agent for the above mentioned Application(s).

Print Name

Signature
(Affix Corporate Seal here)

If Corporate seal not used

SWORN before me at _____) in the _____) this _____ day of _____ A.D. 20____) _____ Commissioner of Oaths In and For the Province of Alberta



LETTER OF AUTHORIZATION

I (We), _____ being the Landowner(s) of

Lot ____ Block ____ Plan _____; NW / NE / SE / SW Section ____ Township ____ Range ____ W4M.

Give _____ permission to act on my (our) behalf for the purposes of the (please circle that which applies):

Redesignation / Subdivision / Concept Plan / Area Structure Plan

application affecting the above noted property as submitted to Wheatland County.

Signature

Date

Signature

Date



PEER REVIEW OF TECHNICAL STUDIES

The Wheatland County Planning and Development Fee Schedule states **additional fees may apply if a review from outside consultants is required **e.g. Engineering.

Wheatland County requires a professional peer review of all technical documents (e.g. Transportation Impact Assessments, Environmental Site Assessments, Stormwater Management Studies and Groundwater Evaluations, etc.) submitted in support of a planning application.

In addition, Wheatland County may require preparation of development agreements (for road construction, stormwater facilities, etc.) once a subdivision application or development permit is approved.

Peer reviews and development agreements are performed by County staff and outside consultants.

Date: _____ Legal Description: _____

Owner(s): _____

I am aware 50% of the total engineering fees may apply for peer reviews and the preparation of development agreements and hereby give my consent for billing purposes.

Owner(s) Signature

TENTATIVE PLAN CHECKLIST FOR PLANNING APPLICATIONS

Tentative plans must be professionally prepared by an Alberta Land Surveyor (ALS). The following information is required on tentative plans for all planning applications.

APPLICANT	OFFICE USE	REQUIRED ITEMS WITH DIMENSIONS
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> North arrow
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Municipal address (street address) if applicable
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Legal address (quarter section and/or plan /block/lot)
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> The accurate location, dimension, areas (ac+/- and ha+/-), and boundaries of the proposed subdivision in relation to the rest of the titled lands affected by this application
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Existing & proposed property lines
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Adjacent county roads, provincial highways and any public pathway or trails adjacent to the site, dimensioned from the property lines
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Existing and proposed access to the new lots must be indicated (please note: each lot requires both physical and legal access to an existing / proposed public road)
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Identify location of easements, utility / access right-of way, railways, canals or any other feature on or adjacent to the property
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Location of existing and proposed site grades, contours and any special topographical features or site conditions (eg: escarpments, break of – slope, and unstable areas)
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Natural and man-made features such as sloughs, dugouts, wetlands, and/or other bodies of water, rivers, creeks, and intermittent water courses and wooded areas along with shelterbelts
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Existing and proposed land use districts (if applicable) as per the Land Use Bylaw
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Foundation, outline of dwellings, all accessory structures, farm structures, complete with all dimensions.
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Location of existing water wells and septic fields/tanks.
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> An accurate location of all existing buildings (temporary and permanent), driveways and road approaches on property within their distances to existing and proposed property lines.
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Floodway, flood fringe and overflow
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Location of any sewage treatment facilities / lagoons
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Location of land fill sites
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Confined Feeding Operations (CFO)



NATURAL RESOURCE EXTRACTION APPLICATION CHECKLIST

The following information must be included with your application. Without it, your application will be considered **incomplete** and it will not be processed until all the information has been supplied to the satisfaction of Wheatland County:

APPLICANT	OFFICE USE	REQUIRED ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	APPLICATION FEE - Applicants are encouraged to contact staff to determine the proper fees required for their application.
<input type="checkbox"/>	<input type="checkbox"/>	APPLICATION FORM(S) - The form is to be completed in full and signed by the registered owners(s) of the land and/or the person authorizes to act on their behalf (if any).
<input type="checkbox"/>	<input type="checkbox"/>	LETTER EXPLAINING THE PROPOSAL AND ANY FUTURE DEVELOPMENT INTENTIONS - The letter should describe the reasons for making this application and reasons for approval.
<input type="checkbox"/>	<input type="checkbox"/>	TENTATIVE PLAN OF THE PROPOSED AREA - Tentative plan must be professionally prepared by an Alberta Land Surveyor (ALS) and show all required information demonstrating the proposed development is achievable. See attached Tentative Plan Checklist for Planning Applications.
<input type="checkbox"/>	<input type="checkbox"/>	LETTER OF AUTHORIZATION - Required when the registered owner(s) grant you authorization to legally act on their behalf.
<input type="checkbox"/>	<input type="checkbox"/>	AFFIDAVIT, LETTER OF AUTHORIZATION, AND/OR COMPANY SEAL - Required when the registered owner(s) shown on the title of the property is listed as a Company and if you do have a Company Seal granting you authorization to legally act on behalf of the Company.
<input type="checkbox"/>	<input type="checkbox"/>	PEER REVIEW OF TECHNICAL STUDIES - The form is to be signed by the owner(s) of the land. Wheatland County requires that all technical documents submitted in support of a planning application be reviewed by the County's engineering consultant.
<input type="checkbox"/>	<input type="checkbox"/>	CURRENT CERTIFICATE OF TITLE - A current copy of the certificate of title, pulled within 30 days of the application submission date, can be obtained from any Provincial Registry Office.
<input type="checkbox"/>	<input type="checkbox"/>	CURRENT COPIES OF REGISTERED INSTRUMENTS ON THE CERTIFICATE OF TITLE - Including, easements, utility right-of-ways, restricted covenants, caveats.
<input type="checkbox"/>	<input type="checkbox"/>	RECLAMATION PLAN
<input type="checkbox"/>	<input type="checkbox"/>	COMMUNITY CONSULTATION – Documentation and mailing list of all landowners who were notified.
<input type="checkbox"/>	<input type="checkbox"/>	TENTATIVE PLAN OF THE PROPOSED NATURAL RESOURCE EXTRACTION OPERATION - Tentative plan must be professionally prepared by an Alberta Land Surveyor (ALS). The tentative plan must include a clear outline of the proposed operation and disturbance area, specific measurements to property lines and the exact area utilized for the operation.
<input type="checkbox"/>	<input type="checkbox"/>	HAUL ROUTE - The proposed haul route shall be provided.
<input type="checkbox"/>	<input type="checkbox"/>	HISTORICAL RESOURCES IMPACT ASSESSMENT (HRIA)
<input type="checkbox"/>	<input type="checkbox"/>	PHASE 1 ENVIRONMENTAL SITE ASSESSMENT



<input type="checkbox"/>	<input type="checkbox"/>	DRAINAGE STUDY
<input type="checkbox"/>	<input type="checkbox"/>	CODE OF PRACTICE FOR GRAVEL PITS - Documentation showing that the application meets Alberta Environment's requirements for the Code of Practice for Gravel Pits.

APPLICANT	OFFICE USE	ADDITIONAL ITEMS MAY BE REQUIRED
<input type="checkbox"/>	<input type="checkbox"/>	STORM WATER MANAGEMENT STUDY
<input type="checkbox"/>	<input type="checkbox"/>	WATER ACT APPROVAL
<input type="checkbox"/>	<input type="checkbox"/>	WETLAND IMPACT ASSESSMENT
<input type="checkbox"/>	<input type="checkbox"/>	BIOPHYSICAL IMPACT ASSESSMENT
<input type="checkbox"/>	<input type="checkbox"/>	SLOPE STABILITY STUDY
<input type="checkbox"/>	<input type="checkbox"/>	GEOTECHNICAL STUDY
<input type="checkbox"/>	<input type="checkbox"/>	FLOOD RISK ASSESSMENT
<input type="checkbox"/>	<input type="checkbox"/>	MARKET FEASIBILITY STUDY

Additional information may be required subsequent to a preliminary review or determined at a pre-application meeting and/or during circulation of the application for comments.