

**Part 9**  
**Lacombe County Land Use Bylaw No. 1237/17**  
**Section 23 & SE-26-39-27-W4M**  
**Southeast Blackfalds**



**Lacombe County**

**Legend:**

- A** Agricultural District
- C-CC** General Commercial District
- C-HC** Highway Commercial District
- H** Hamlet District
- I-BI** Business Industrial District
- I-HI** Heavy Industrial District
- I-R** Recreation District
- R-BVR** Recreational Vehicle Resort District
- R-CR** Country Residential District
- R-CE** Country Residential Estate District
- R-CCI** Residential Conservation (Cluster) District
- R-RLA** Residential Lake Area District
- R-HDR** Higher Density Residential District

**Map Symbols:**

- Lot, Block & Plan Labels in A Typical Registered Plan
- Registered Plan
- Boundary

**Scale:** 0 25 50 100 Metres

# SUPPLEMENTARY BUSINESS FORM



*Required Info for a Development Permit Application*

## 1 BUSINESS INFORMATION

Name of business

**BiziSul**

Business owner

**Abu Bizimana**

## 2 LEGAL LAND DESCRIPTION OF PROPERTY

All OR  Part of

Quarter (ie. NE/NW/SE/SW)

Section

Township

Range

West of the

Meridian

**23**

**39**

**27**

**4**

OR Being all parts of Lot

**10**

Block

**1**

Plan

**022 7273**

Hamlet or Subdivision Name

**Lacombe County**

Civic Address (*Blue 911 Sign*)

**27-27123 Hwy 597**

Total Parcel Size

**4.5 acres**

## 3 DESCRIPTION OF THE BUSINESS

Describe the proposed business, including the **total site area** required for the business and **types of activities** that will take place at the site:

**Manufacture of Sulphur Bentonite Fertilizers**

Identify the use(s) that will be made of any **existing buildings and/or other structures**:

*Please attach a site plan showing the location of these buildings with their distances from roads, other property boundaries, and water bodies.*

**Attached**

Indicate whether any **new building(s) or structure(s)** will be required for the business and what use will be made of them:

*Please attach a site plan showing the location of any proposed new building(s) or structures with their distances from roads, other property boundaries, and water bodies.*

**On-site Employee Information:**

On-site employees are those who normally work on the site of the business **more than a total of 6 hours in a week.**  
On-site employees typically also include yourself, the business owner/operator.

Number of resident on-site employees
Number of non-resident on-site employees <b>12</b>

**Off-site Employee Information:**

Off-site employees are those who normally work on the site of the business **less than a total of 6 hours in a week.**

Number of resident off-site employees
Number of non-resident off-site employees

Specify the business **hours of operation** (including days of week, hours per day):

*For example, the business is operated Monday-Friday, 8 am to 5 pm.*

**24/7/365**

Describe the **types of materials, equipment and/or vehicles** that will be used in the business:

**Commodities:** Molten Sulphur, Bentonite, other various micros  
**Vehicles:** Tank trucks, loader, fork lift, passenger vehicles  
**Equipment:** conveyance, storage tanks, silo

This business will generate

**16-18**

vehicle trips per day

Give details on the **traffic** that is expected to be generated by the proposed business:

*For example, how much traffic may be expected on a daily basis, when will the most traffic occur and what types of vehicles and equipment will be using the site (e.g. tractor trailers, boom trucks, half-tonne trucks, etc)*

**Employees in and out, and transport truck traffic throughout the day**

Describe how much **parking space** will be provided for customers and employees:

*Please indicate the proposed parking location and access(es) into the property on the site plan.*

**16 stalls already established**

Describe any **outdoor storage** that will be required for the business, including the types of materials and equipment that will be stored outside. Please specify any **screening** that is proposed for this outdoor storage, such as fencing, landscaping or earth berms:  
*Please indicate the proposed location of the outdoor storage on the site plan in relation to any buildings, structures, roads and other natural features.*

**One 150m<sup>3</sup> Tank for Liquid Sulphur Storage**

**\*cement footprint being done around piling (tank dimensions provided)**

**\*Parkland Geo providing Enviro report for pilings and liquid tanks**

**4-6 silos for dry fertilizer commodity storage (outlined in basic site markup)**

Explain what **measures will be taken to minimize or avoid any potential nuisances or other conflicts** with neighbouring residents and land uses, due to noise, dust, lighting, traffic, etc.:

**\*Advanced dust suppression**

**\*Vapor scrubbing to eliminate nuisance odors**

**\*industrial park is accustomed to 24 hour truck traffic (2 neighboring transport companies)**

**Have you discussed your business proposal with your neighbours?** If so, please indicate which neighbours you've discussed it with, what they had to say, and what you propose to do to address any issues or concerns that were raised?

**Yes we have and have found support for development**

Do you require any **signage** for the business:

Yes OR  No

**4 DESCRIPTION OF THE SIGNAGE**

*If you require signage for your business, please complete the following section. This information may include proposed new signage, or already existing signage.*

**TYPE OF SIGN**

Freestanding sign    OR     Fascade Sign  
 The sign will be illuminated.

**PURPOSE OF SIGN**

To let people know BiziSul occupies building

**LOCATION OF SIGN**

Describe the location of any signage that will be required for the business.  
*Please indicate the proposed location of the signage on the site plan in relation to any buildings, structures, roads and other natural features.*

Front of building facing industrial park.

**SKETCH OF SIGN**

Draw a sketch of any signage that will be required for the business, or attach separately to your application.

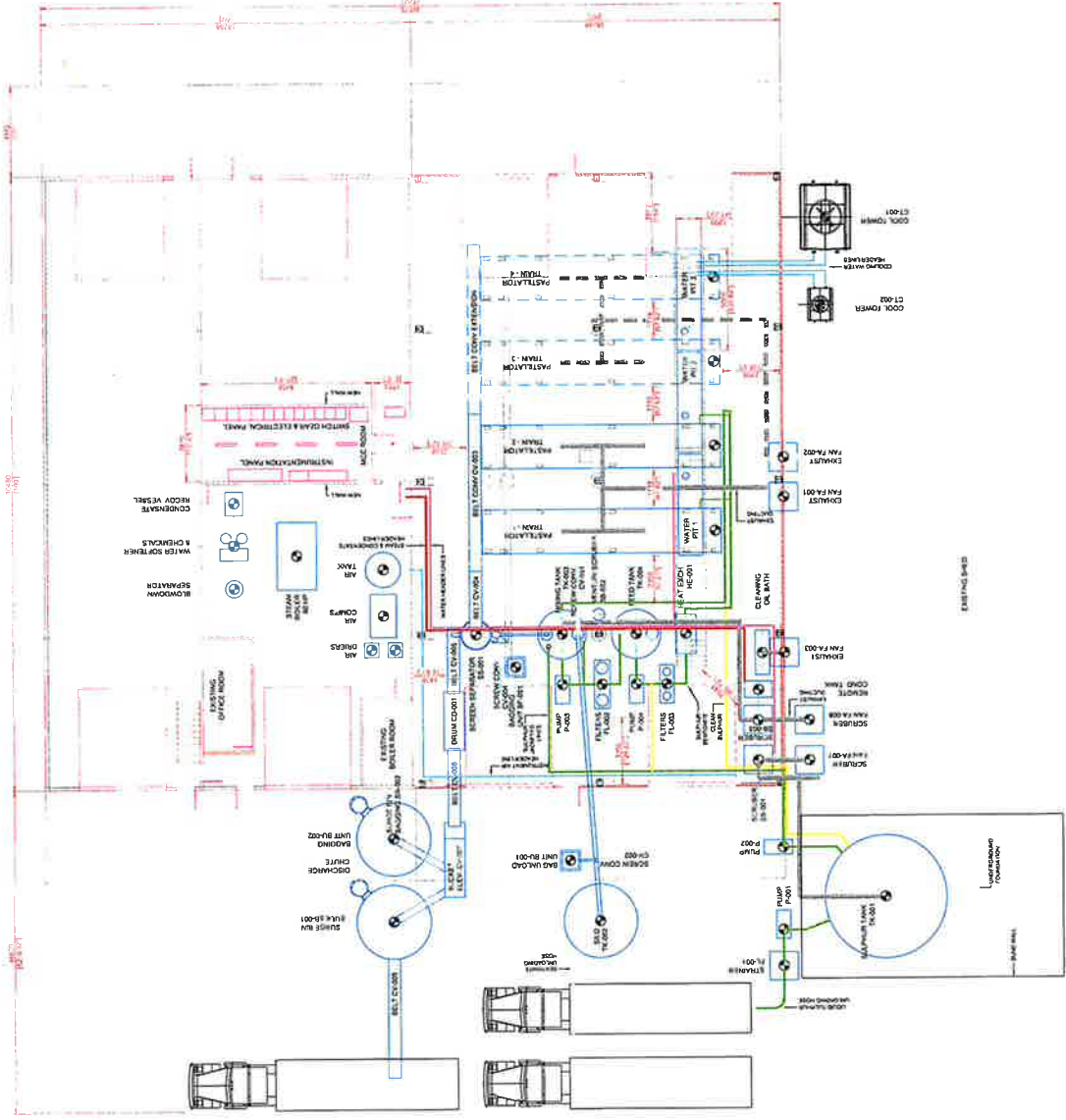






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NOTES  
 1 MATCHED AREA - ACCESS SPACE



REV	DATE	BY	DESCRIPTION	REV	DATE	BY	DESCRIPTION
01			ISSUED FOR CLIENT REVIEW	01			ISSUED FOR CLIENT REVIEW
02			ISSUED FOR INTERNAL REVIEW	02			ISSUED FOR INTERNAL REVIEW
03			ISSUED FOR INTERNAL REVIEW	03			ISSUED FOR INTERNAL REVIEW
04			ISSUED FOR INTERNAL REVIEW	04			ISSUED FOR INTERNAL REVIEW



PROJECT: SULPHUR BENTONITE PLANT  
 CONTRACT NO: [blank]  
 TITLE: EQUIPMENT LOCATION LAYOUT  
 DRAWING NO: [blank]  
 SHEET NO: [blank]

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