

Development Permit Application

Application for Development Permit



LLOYDMINSTER

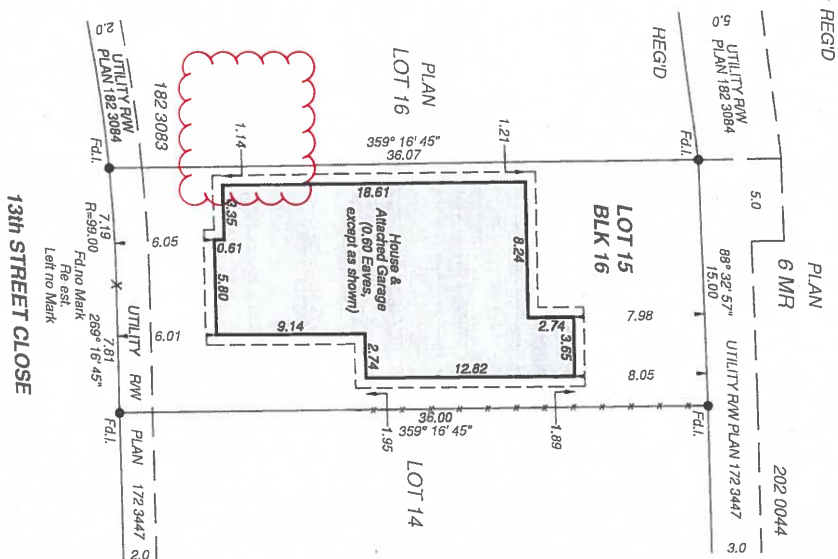
Application Submission Date: August 19, 2022

PROJECT	Is the project already constructed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OFFICE USE ONLY	
	Municipal Address <u>6106 13 st close</u>	Application # <u>22-2911</u>	
APPLICANT INFORMATION	Tax Roll # <u>22181102000</u> Zoning District <u>R1</u>	Permit #	
	Legal Description: Lot <u>15</u> Block <u>16</u> Plan <u>172-3446</u>	Permit Fee <u>\$300.00 / Ulisa</u>	
	Applicant Name <u>Rosswill Homes Ltd</u>	Receipt # <u>679293</u>	
	Address [Redacted]	Approved by	
	Province [Redacted]	Refused by	
	Phone [Redacted]	Issue Date	
Email [Redacted]	Expiry Date		
Are you also the property owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>(If property owner is different from applicant Owner Authorization Form is required)</small>			
Owner Authorization Form Attached? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
DEVELOPMENT INFORMATION	Development Class: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input type="checkbox"/> Multi-family - # of Units <input type="text"/>		
	Proposed Development: (Select all that Apply) <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use <input checked="" type="checkbox"/> Variance Application		
	<input type="checkbox"/> New Construction	<input type="checkbox"/> Front Deck	
	<input type="checkbox"/> Renovation	<input type="checkbox"/> Rear Deck	
	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Other: <u>Set back variance</u>	
	<input type="checkbox"/> Foundation	<input type="checkbox"/> Income Suite: <input type="checkbox"/> Secondary to Home <input type="checkbox"/> Garage Suite <input type="checkbox"/> Garden Suite	
	<input type="checkbox"/> Superstructure	<input type="checkbox"/> Business License Use Approval for (type of business): <input type="text"/>	
	<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Home Based Business: <input type="checkbox"/> Minor <input type="checkbox"/> Major	
	<input type="checkbox"/> Accessory Building	Description of Home Business <input type="text"/>	
	<input type="checkbox"/> Attached Garage		
<input type="checkbox"/> Detached Garage			
DECLARATION	I hereby declare <input checked="" type="checkbox"/> I am <input type="checkbox"/> I represent the owner of the property on which the work identified in this application will be conducted in accordance to the plans submitted, and upon approval will adhere to the conditions/terms of Land Use Bylaw 5-2016. I/We will notify the Development Authority of any proposed changes to the plans submitted with this application.		
	Note: By typing your name into the signature box below (or by signing a printed version of this application), you agree that all info [Redacted] accurate.		
	<input type="text"/>	<u>Aug 19, 2022</u>	
	Signature of Registered Owner / Agent	Date of Application	
DECISION OFFICE USE ONLY	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>	<input type="text"/>	
	Development Officer	Date	

Collection and Use of Personal Information: The personal information being collected on this form is for the purposes of processing and acting upon this application in accordance with the Municipal Government Act, and is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act (FOIP). The City will not share your personal information for purposes outside of those stated without your permission in writing, unless there is a specific exemption stated in the Municipal Government Act.

IMPORTANT NOTICE: THIS APPLICATION DOES NOT PERMIT YOU TO COMMENCE CONSTRUCTION UNTIL SUCH TIME A DEVELOPMENT PERMIT HAS BEEN ISSUED BY THE DEVELOPMENT AUTHORITY AND ALL OTHER PERMITS (IF REQUIRED) ARE APPROVED. IF A DECISION HAS NOT BEEN ISSUED WITHIN 40 DAYS OF THE DATE THE APPLICATION IS DEEMED COMPLETE, YOU HAVE THE RIGHT TO FILE AN APPEAL TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD. APPEALS TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD CAN ALSO BE FILED IN REGARDS TO PERMIT REFUSALS AND/OR CONDITIONS WITHIN 21 DAYS OF A DECISION.

PLAN OF SURVEY



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

RE: LOT 15 BLOCK 16 PLAN 172 3446
 6106 13th STREET CLOSE, LLOYDMINSTER, ALBERTA
 (the Property)

DATE OF SURVEY: 09/18/22
 DATE OF TITLE SEARCH: 03/22/22
 C. of T. No. 212 194 442

REGISTERED ENCUMBRANCES RELATING TO EXTENT OF TITLE:
 UTILITY RIGHT OF WAY No. 172 320 472 AS TO PORTION OF PLAN 172 3447
 RESTRICTIVE COVENANT No. 172 320 473

NOTES

1. STATUTORY IRON POSTS FOUND SHOWN THUS:
2. DISTANCES ARE IN METRES AND DECIMALS THEREOF.
3. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS ONLY AT THE DATE OF SURVEY.
4. FENCES SHOWN ARE WITHIN 0.20 OF PROPERTY LINE UNLESS OTHERWISE NOTED.
5. © LEE A. ANDERSEN, ALBERTA LAND SURVEYOR, 2022.

CERTIFICATION

I hereby certify that this Report, which includes the attached Plan and related Survey was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practices of the Alberta Land Surveyors' Association and supplements thereto, Accordingly within those standards and as of the date of this Report, I am of the opinion that:

1. the Plan illustrates the boundaries of the Property, the Improvements as defined in Part 1), Section 8.5 of the Alberta Land Surveyor's Association's Manual of Standard Practices, registered easements and rights of way affecting the extent of title to the Property;
2. the Improvements are entirely within the boundaries of the Property;
3. no visible encroachments exist on the Property from any Improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements, or rights-of-way affecting the extent of title to the Property.

DATED AT LLOYDMINSTER, ALBERTA
 THIS 25TH DAY OF MARCH, 2022.

LEE A. ANDERSEN, ALBERTA LAND SURVEYOR

CERTIFIED TRUE COPY

PURPOSE

This Report and related plan have been prepared for the benefit of the property owner, subsequent owners and any of their agents for the purpose of a land conveyance, a mortgage application, or a subdivision to the municipality for a compliance certificate. Copying is permitted only for the benefit of these parties, and only if the plan remains attached.

Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report.

The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user.

The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

This document is not valid unless it bears an original signature and a permit stamp in blue ink.



SCALE : 1:300
 DATE : 03/22/22
 FILE NO. LL213653

Meridian Surveys Ltd.
 BOX 10219 LLOYDMINSTER, AB T9V 3K4 F:780935-1440 F:780935-4913



August 22, 2022

Property Owner

RE: Landowner Notification
Development Permit – Discretionary Use
Development Permit Application No: 22-2911

Dear Property Owner:

Please take notice that a neighbor who is within a thirty (30) metre radius of your property boundary has submitted the following Development Permit Application for the purposes of **Variance** to reduce the side yard setback by 5% at **6106 – 13 Street Close** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
6106 – 13 Street Close Lot: 15, Block: 16, Plan: 172-3446	R1 – Variance Side Yard Setback Reduction 5%	22-2911

The City of Lloydminster’s Land Use Bylaw 5-2016 grants the Development Officer the authority to consider the proposed use on this application. Any person that objects to the use may deliver to the Development Officer a written statement of their objections within fourteen (14) days of this letter indicating:

- Full name and address; and,
- Reasons for objection(s) to the proposed use.

Please note that a full name and addresses are required for submission of valid comment(s). If the submission is not accompanied by this information the written statement may be deemed invalid and rejected.

Written comments and general inquiries on the proposed use may be submitted by contacting:

Roxanne Shortt
City Operations Centre (6623 – 52 Street)
Phone: 780-874-3700 Ext 2608
Email: rshortt@lloydminster.ca

Additional information about the application can also be viewed on the City of Lloydminster website at:

www.lloydminster.ca/yourcityhall/permits

To locate the information search under the Discretionary Permit option and then by select the application number you wish to review.

If you have any questions, or require any clarification, please contact the undersigned at (780) 874-3700 or by email at rshortt@lloydminster.ca.



Roxanne Shortt
Development Officer, Planning
Operations Centre