

Zoning Compliance Letters

WHAT YOU NEED TO KNOW



LLOYDMINSTER



Zoning Compliance Letter

Often when purchasing, selling or mortgaging a property, lending institutions request a Zoning Compliance Letter. This letter will confirm whether or not the property in question complies with the Land Use Bylaw in term of Setbacks and ensures that development shown on the Surveyors' Certificate (Real Property Report) is permitted. In order to obtain this letter from the City, the landowner must:

- Complete application form
- Provide payment as per the Fee Schedule in the Land Use Bylaw
- Provide an up to date Real Property Report (RPR) from a Surveyor that reflects the property as it sits on the day of the application submission. Must show all decks, sheds, detached garages, accessory buildings, hot tubs and any other development on your property.
- All Development on the property must have an approved Development permit. If not, the applicant must obtain all necessary permits to make the property conform to the Land Use Bylaw.
- The Policy and Procedure for Zoning Compliance Letters are identified in Policy Code – PD-07-00-26100-32 and PD-08-00-26100-32 adopted by Council April 3, 2000 and May 1, 2000.

DID YOU KNOW?

- If the City has an RPR on file for your property they can give you the name of the survey company and file number to get an update or copy for submission. Because a survey is a copy written document we are unable to reproduce it.
- A compliance letter is only valid for the date that it is written. We cannot confirm without an updated Real Property Report that the property has not changed in one form or another.
- Staff may drive by the property to ensure that the Application reflects the property as it sits the day of application submission.
- Compliance Certificates are provided as a service by request as it is not mandatory to have one completed.

QUESTIONS?

WE'RE HERE TO HELP

Roxanne Shortt
Land Use Technician

By Phone: 780-874-3700 Ext. 2608

Email: permits@lloydminster.ca

OR

In Person at:
6623 52 Street,
Lloydminster, Alberta
T9V 0W2

The information shown is for reference only. The City of Lloydminster disclaims all responsibility for the accuracy, completeness, timeliness and merchant ability of information shown.

Also, keep in mind that additional information may be required as per the Development Officer and our Land Use Bylaw.

