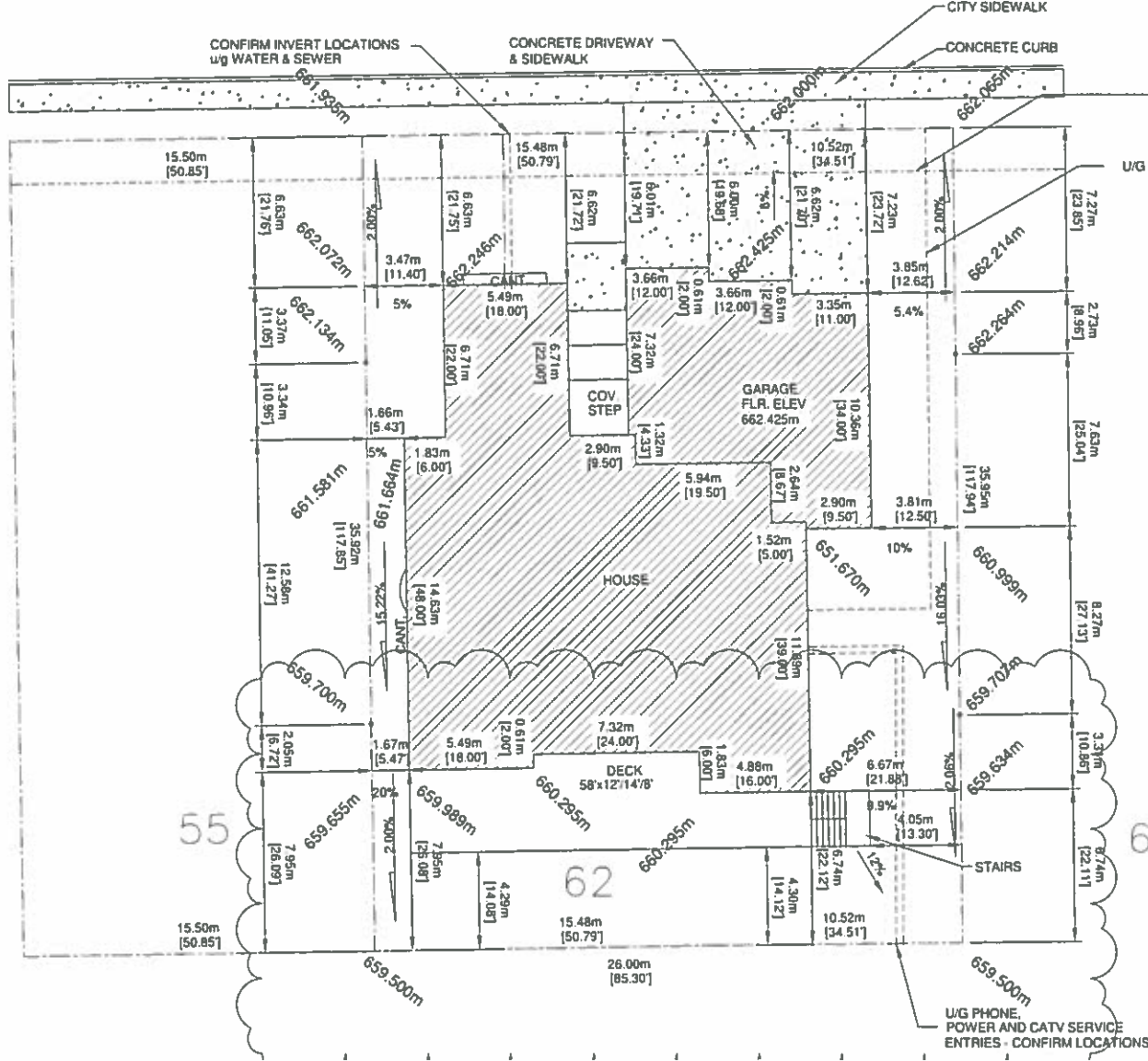


17th STREET CLOSE



Site Plan

SCALE: 1:200 (METRIC)

LEGAL DESCRIPTION

LOT 62
BLOCK 14
PLAN - 162 2967
6117 17th STREET CLOSE, LAKESIDE
LLOYDMINSTER, ALBERTA

SITE AREA - 937.20sq.m. (10,067.95sq.ft.)

BUILDING AREA w/COV. DECK AND STEP
387.51sq.m (4,171.16sq.ft.)

TOTAL COVERAGE - 41.34% (Max. ALLOWED 40%)

BUILDING AREA w/DECK, COV. DECK, AND STEP
450.47sq.m. (4,849.85sq.ft.)
TOTAL COVERAGE - 48.00% (Max. ALLOWED 50%)

LIMITING DISTANCE CALCULATION
WEST WALL AREA = 75.32m2
UPO AREA = 6.0m2
LIMITING DISTANCE - 1.67m
% ACTUAL EXPOSING BUILDING FACE AREA = 8%
% ALLOWED BUILDING FACE AREA = 8%

EAST WALL AREA = 38.74m2
UPO AREA = 2.14m2
LIMITING DISTANCE - 3.81m
% ACTUAL EXPOSING BUILDING FACE AREA = 5.5%
% ALLOWED BUILDING FACE AREA = 32%

2.0m EASEMENT
r/w PLAN -162 2968

U/G N. GAS SERVICE

U/G PHONE,
POWER AND CATV SERVICE
ENTRIES - CONFIRM LOCATIONS



December 24, 2020

Property Owner

**RE: Land Owner Notification
Development Permit – Discretionary Use
Development Permit Application No.: 20-1658**

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 a **Variance of 1.34% Lot Coverage Increase** at 6117 – 17 Street Close and it is being reviewed in accordance with Land Use Bylaw 5-2016.

| Affected Address | Discretionary Use | Application # |
|--|---------------------------------------|---------------|
| 6117 – 17 Street Close Lot: 62, Block: 14, Plan: 162-2967 | Variance: 1.34% Lot Coverage Increase | 20-1658 |

The City of Lloydminster’s Land Use Bylaw, 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.

Sincerely,

