

# Development Permit Application

## Application for Development Permit



**LLOYDMINSTER**

Application Submission Date: March 8 2021

<b>PROJECT</b>	Is the project already constructed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Municipal Address <u>1807 47 Avenue</u> Tax Roll # <u>12060410000</u> Zoning District <u>R4</u> Legal Description: Lot <u>3</u> Block <u>11</u> Plan <u>101937348</u>	<b>OFFICE USE ONLY</b>
<b>APPLICANT INFORMATION</b>	Applicant Name: <u>[REDACTED]</u> Address: <u>[REDACTED]</u> Province: <u>[REDACTED]</u> Phone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u> Are you a resident of Lloydminster? <input type="checkbox"/> Yes <input type="checkbox"/> No (If property owner is different from applicant Owner Authorization Form is required) Owner Authorization Form Attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Application # <u>21-1782</u> Permit # _____ Permit Fee <u>\$360.00 MC</u> Receipt # <u>597384</u> Approved by _____ Refused by _____ Valid Date _____ Expiry Date _____
<b>DEVELOPMENT INFORMATION</b>	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 _____ Proposed Development: (Select all that Apply) <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use <input 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 type="checkbox"/> Other: _____ <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 checked="" type="checkbox"/> Business License Use Approval for (type of business): <u>Online Business</u> <input type="checkbox"/> New Dwelling <input checked="" type="checkbox"/> Home Based Business: <input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Accessory Building              Description of Home Business: <u>Coffee Roasting, online selling</u> <input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage	
<b>DECLARATION</b>	I hereby declare <input type="checkbox"/> I am <input checked="" 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 information submitted on this form is true and accurate. Signature of Registered Owner/Agent: <u>[REDACTED]</u> Date of Application: _____	
<b>DECISION OFFICE USE ONLY</b>	_____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____	
		_____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____
Development Officer		Issued 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.

# Home Office/Occupation Questionnaire Application for Development Permit



LLOYDMINSTER

Office Use Only
DP # <u>21-1782</u>

Date: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Affected City: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: #1 1807 47 Avenue Lloydminster, SK

Lot 3 Block 11 Plan 101937348

Property Owner (Signature) \_\_\_\_\_

## Part 1 – General Information – CIRCLE YES or NO

1. Does your office/business require you to perform duties other than paperwork in your home?  YES OR  NO
2. Will there be an office in your home that will be used for the exchange or sale of goods and/or services from the confines of your dwelling? YES OR  NO
3. Is there a rental unit (secondary, garden or garage suite) in your primary dwelling or on your site?  YES OR  NO
4. Will any goods stored be viewed from the street of adjoining properties?  
If Yes, please provide a Site Plan indicating where goods will be stored on the property. YES OR  NO
5. Will there be any structural, mechanical or electrical equipment used to carry on or support your business? YES OR  NO
6. Will your office/business generate noise, vibration, smoke, dust, odor, heat or glare? YES OR  NO
7. Will the business generate more vehicle or pedestrian traffic? YES OR  NO
8. Besides your own personal vehicle, will there be vehicles/equipment utilized by the business? YES OR  NO
9. Will there be clients, customers, students or animals coming into your home? YES OR  NO
10. Will you hire staff other than those residing at this location? YES OR  NO
11. Will you be erecting a sign for your office or business on your property? YES OR  NO
12. Have you considered locating this Home Occupation to either a commercial or industrial zoned site? YES OR  NO
13. Does the proposed occupation occupy greater than 15% of the homes floor space? YES OR  NO
14. Have you attached owner authorization if you are not the sole property owner and/or you are a member of a Condo Association?  YES OR  NO
15. Do you have or have you applied for a City of Lloydminster Business License? YES OR  NO
16. Do you reside (live) in the home?  YES OR  NO

# Home Office/Occupation Questionnaire Application for Development Permit



LLOYDMINSTER

## Part 2 – Clarification

Office Use Only  
DP # 21-1782

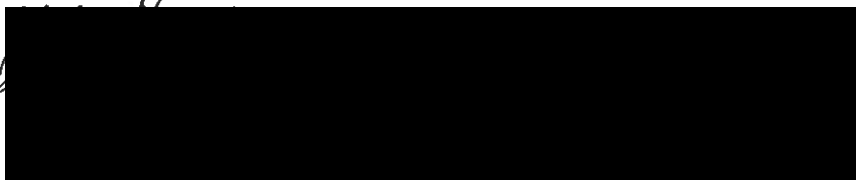
1. In the space below please provide further clarification to any questions that were answered "YES" to on page 1

I will be roasting the coffee at home, with equipment meant for home use. The property is a fourplex. I will be applying for the business license this week.

## Part 3 - Business/Office Details

1. What is your business name? Five O-Four Coffee
2. What type of business do you intend to operate? Online retail of coffee, operated by Five O-Four Ltd.
3. What services are you providing and/or what is being sold from your home? Roasted Coffee
4. Are there any other offices or businesses operating at this address?  Yes  No  
If yes, describe \_\_\_\_\_
5. What is the total floor area (including the basement area) in square feet is your home? Need floor plans
6. How much of the total floor area in square feet will be used for the office/business? Less than half the kitchen area
7. What are the dimensions of the rooms used for your home office/business? N/A
8. What days of the week will your business operate? 7 days a week
9. Between what hours will your business operate? No set hours due to the online nature online nature of the business
10. How many clients per week will be coming into your home? 0
11. How many client vehicles can be accommodated on your property (not including street parking)? 1

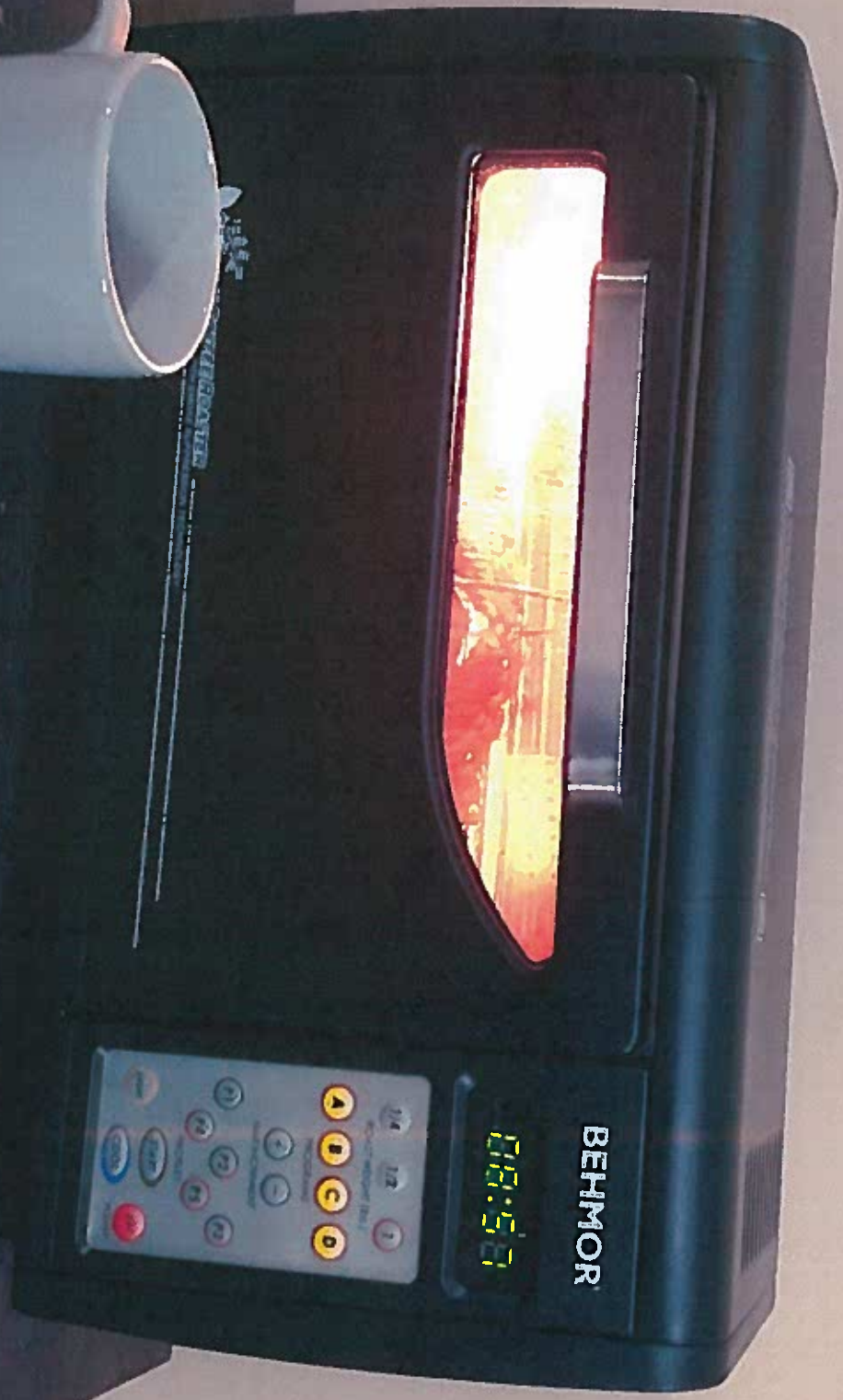
### AUTHORIZATION:



Information provided to be true and accurate

January 19, 2021

Date



## Behmor 2000AB Plus Coffee Roaster (120v)

**Short description:** The Behmor coffee bean roaster is an easy to use coffee roaster that allows the user to utilize pre-programmed roast settings or manually control roast parameters. Roast 100-gram samples to 1 pound small batch production The Behmor Coffee Bean Roaster employs patent-pending smoke suppression technology for roasting.



**Tagline:** Craft and sample roasting meets affordable technology

### Features:

- Up to 1 pound (454 grams) of coffee beans per roast
- New higher Multi-speed motor for better roast control- 16 and 32 RPM
- New 2x more powerful MCU (Micro Controller) cuts data refresh time by 50%
- New On Board Audible Beep Advisory (unattended safety cutoff and :15 remaining warning)
- New Universal Power and Control Boards- adds future flexibility/ work in 120v or 220v\*
- New Reprogrammable Firmware Feature (requires wired connection)
- 5 pre-programmed roast settings
- Patented smoke suppression technology for indoor roasting
- Manual roasting override ability of key settings
- Unattended Safety Cut off w/ audible advisory
- Cooling cycle for quick end to roasting duration
- Thermostatically Controlled Quartz Roasting Elements
- Lighted interior for visual monitoring during roasting
- Adjustable, On-the-Fly Time Controls
- Removable roasting drum with internal braces for full bean turbulence
- Removable chaff tray for easy cleaning
- Automatic System Diagnostics – Troubleshooting
- RoHS Compliant- reduced hazardous substances
- Easy to clean interior
- 1-year warranty
- Power: 1630W
- Certified : CETL, CE, GCC, SAA

### Dimensions:

**Shipping / Gift box:** 16" X 20" X 14"H **Gross Weight:** 25 lbs/ 11.3 kg

**Product dimensions:** 17" x 12" x 10.25" **Net Weight** 18 lbs / 8.2 kg

\*Universal Boards still require proper AC Components associated to voltage

\*220v Version sold as: Behmor 2020SR Plus Coffee Roaster

Inquiries to: [sales@behmor.com](mailto:sales@behmor.com)



March 12, 2021

Property Owner

RE: Land Owner Notification  
Development Permit – Discretionary Use  
Development Permit Application No.: 21-1782

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 **Home-Based Business: Major (Coffee Roasting and Sales)** at **#1, 1807 – 47 Avenue** and it is being reviewed in accordance with Land Use Bylaw 5-2016. A photo of the coffee roaster is included as an attachment with this notification letter.

Affected Address	Discretionary Use	Application #
#1, 1807 – 47 Avenue Lo:t 3, Block: 11, Plan: 101937348	Home-Based Business: Major (Coffee Roasting and Sales)	21-1782

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](mailto:rshortt@lloydminster.ca)

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

[www.lloydminster.ca/yourcityhall/permits](http://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](mailto:rshortt@lloydminster.ca).

Sincerely,



Development Officer, Planning  
Operations Centre

Enclosure – Photo of Coffee Roaster