Development Permit Application

Application for Development Permit

LLOYDMINSTER

Application Submission Date: August 5, 2021

PROJECT

Is the project already constructed? ☐ Yes ☑ No

Municipal Address: 5013 55 Street

Tax Roll #: 21100715000 Zoning District: R1

Legal Description: Lot 20 Block 28 Plan 3460Q

APPLICANT INFORMATION

App[redacted]

Add[redacted]

Pro[redacted]

Pho[redacted]

Ema[redacted]

Are you also the property owner? [redacted]

(If property owner is different from applicant Owner Authorization Form is required)

Owner Authorization Form Attached? ☑ Yes ☐ No ☐ N/A

OFFICE USE ONLY

Application #	21-2093
Permit #	
Permit Fee	350.00 MC
Receipt #	613406
Approved by	
Refused by	
Valid Date	
Expiry Date	

DEVELOPMENT INFORMATION

Development Class: ☑ Residential ☐ Industrial ☐ Commercial ☐ Institutional ☑ Multi-family - # of Units 2

Proposed Development: (Select all that Apply) ☐ Permitted Use ☑ Discretionary Use ☐ Variance Application

- ☑ New Construction
- ☐ Renovation
- ☐ Addition
- ☐ Foundation
- ☐ Superstructure
- ☑ New Dwelling
- ☐ Accessory Building
- ☑ Attached Garage
- ☐ Detached Garage
- ☐ Front Deck
- ☐ Rear Deck
- ☑ Other: Duplex
- ☐ Income Suite: ☐ Secondary to Home ☐ Garage Suite ☐ Garden Suite
- ☐ Business License Use Approval for (type of business):
- ☐ Home Based Business: ☐ Minor ☐ Major

Description of Home Business

DECLARATION

I hereby declare ☐ I am ☑ 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.

[redacted]

Signature of Registered Owner / Agent

August 5, 2021

Date of Application

DECISION
OFFICE USE ONLY

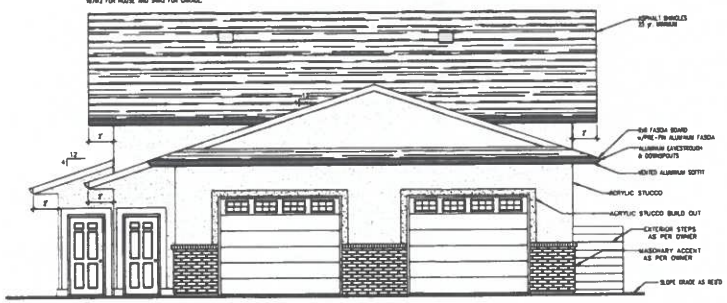
Development Officer

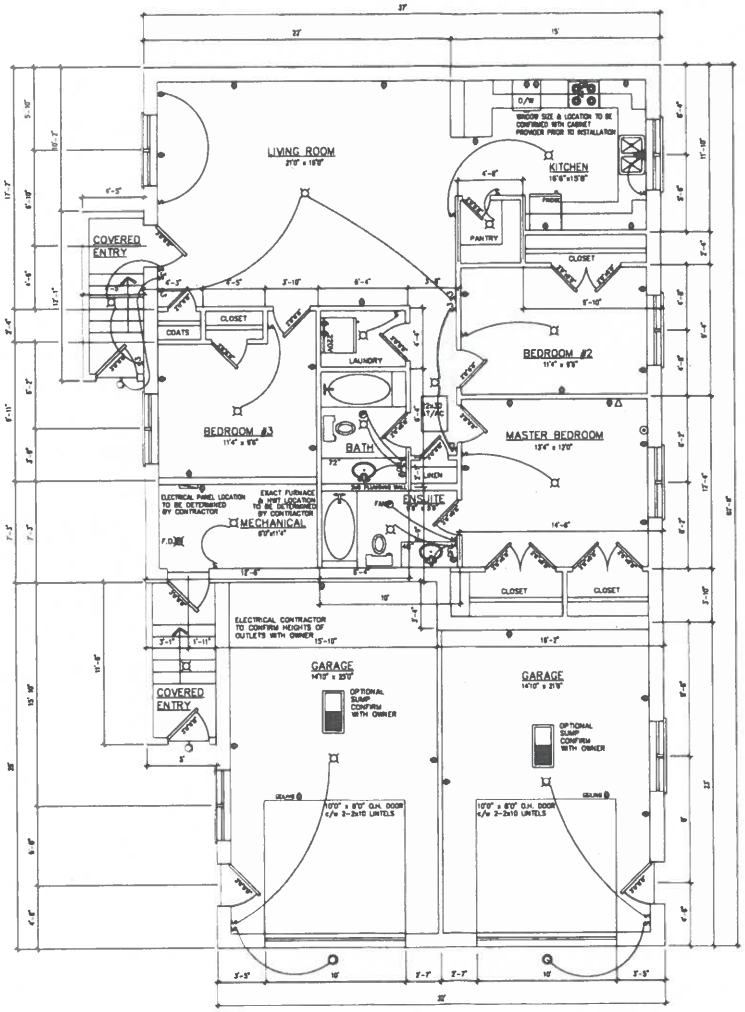
Issued Date

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.

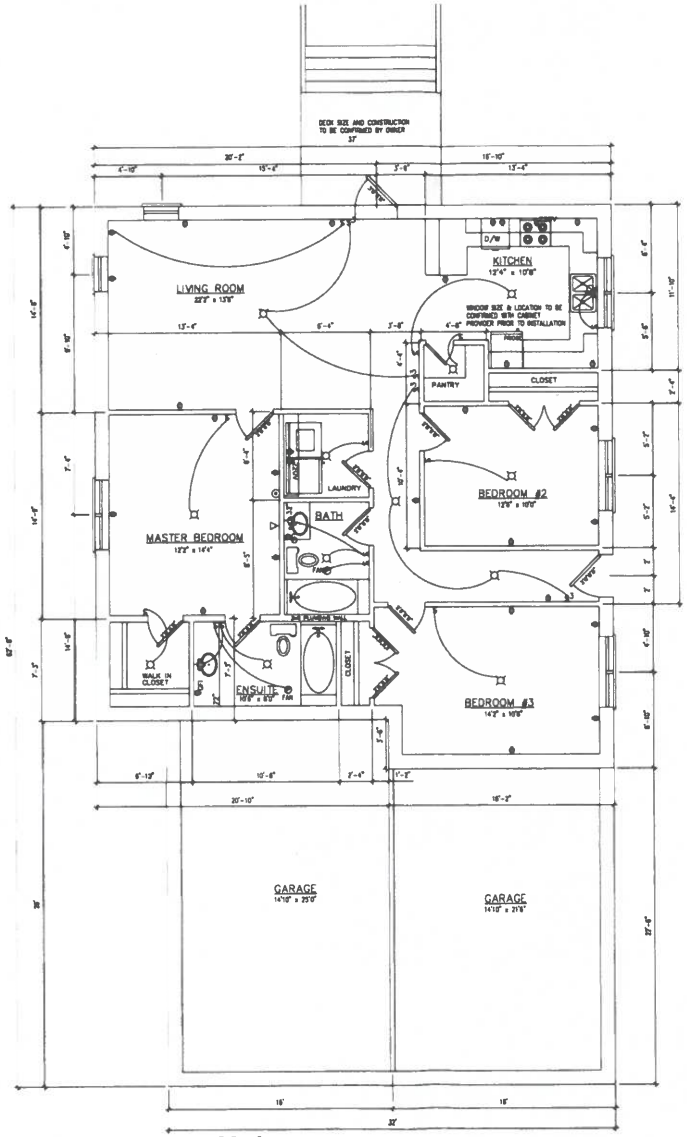
NOTE:
MINIMUM MINIMUM 65.7M-2 ATTIC VENTILATION
OVER HOUSE AND 21.4M-2 ATTIC VENTILATION OVER
GARAGE.
MINIMUM AREA AT TOP OF ATTIC SPACE IS
16.7M-2 FOR HOUSE AND 5.4M-2 FOR GARAGE.


ASPHALT SHINGLES
25 yr. MINIMUM
1'
1'
12
4
1'
1'
1'



Lower Unit

SCALE: N.T.S



Upper Unit

SCALE: N.T.S.

[redacted]

August 6, 2021

LLOYDMINSTER

Property Owner

RE: Land Owner Notification
Development Permit – Discretionary Use
Development Permit Application No.: 21-2093

FILE COPY

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 **Duplex Dwelling** at **5013 – 55 Street** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
5013 – 55 Street Lot: 20, Block: 28, Plan: 3460Q	Duplex Dwelling	21-2093

Definition: Duplex Dwelling means Development consisting of a building containing only two units, with one unit being placed over the other in whole or in part with individual and sperate access to each unit.

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.

Sincerely,
City of Lloydminster

[redacted]

Roxanne Shortt
Development Officer, Planning
Operations Centre