

# Development Permit Application

## Application for Development Permit



**LLOYDMINSTER**

Application Submission Date:

<b>PROJECT</b>	Is the project already constructed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>OFFICE USE ONLY</b>
	Municipal Address <input type="text" value="3211 72 Avenue"/>	
<b>APPLICANT INFORMATION</b>	Tax Roll # <input type="text" value="22181184000"/> Zoning District <input type="text" value="R3"/>	Application # <input type="text" value="21-2249"/>
	Legal Description: Lot <input type="text" value="30"/> Block <input type="text" value="23"/> Plan <input type="text" value="212 1419"/>	Permit # <input type="text"/>
	Are you also the property owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Permit Fee <input type="text" value="\$300.00 inc"/>
	(If property owner is different from applicant Owner Authorization Form is required)	Receipt # <input type="text" value="621033"/>
	Owner Authorization Form Attached? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Approved by <input type="text"/>
		Refused by <input type="text"/>
<b>DEVELOPMENT INFORMATION</b>	<b>Development Class:</b> <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input checked="" type="checkbox"/> Multi-family - # of Units <input type="text" value="190"/>	Valid Date <input type="text"/>
	<b>Proposed Development: (Select all that Apply)</b> <input type="checkbox"/> Permitted Use <input checked="" type="checkbox"/> Discretionary Use <input checked="" type="checkbox"/> Variance Application	Expiry Date <input type="text"/>
	<input checked="" 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: <input type="text" value="Parking Reduction Variance"/>	
<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		
<b>DECLARATION</b>	I hereby declare <input 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.	
	<b>Note:</b> 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.	
<b>DECISION OFFICE USE ONLY</b>	<input type="text" value="Redacted Signature"/> / Agent	<input type="text" value="Redacted Date"/>
	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.

COPY



LLOYDMINSTER

October 18, 2021

Property Owner

**RE: Land Owner Notification  
Development Permit – Discretionary Use  
Development Permit Application No: 21-2249**

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 **15% Parking Variance Reduction** at **3211 - 72 Avenue** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
3211 - 72 Avenue Lot: 30, Block: 23, Plan: 212-1419	15% Parking Variance Reduction	21-2249

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:

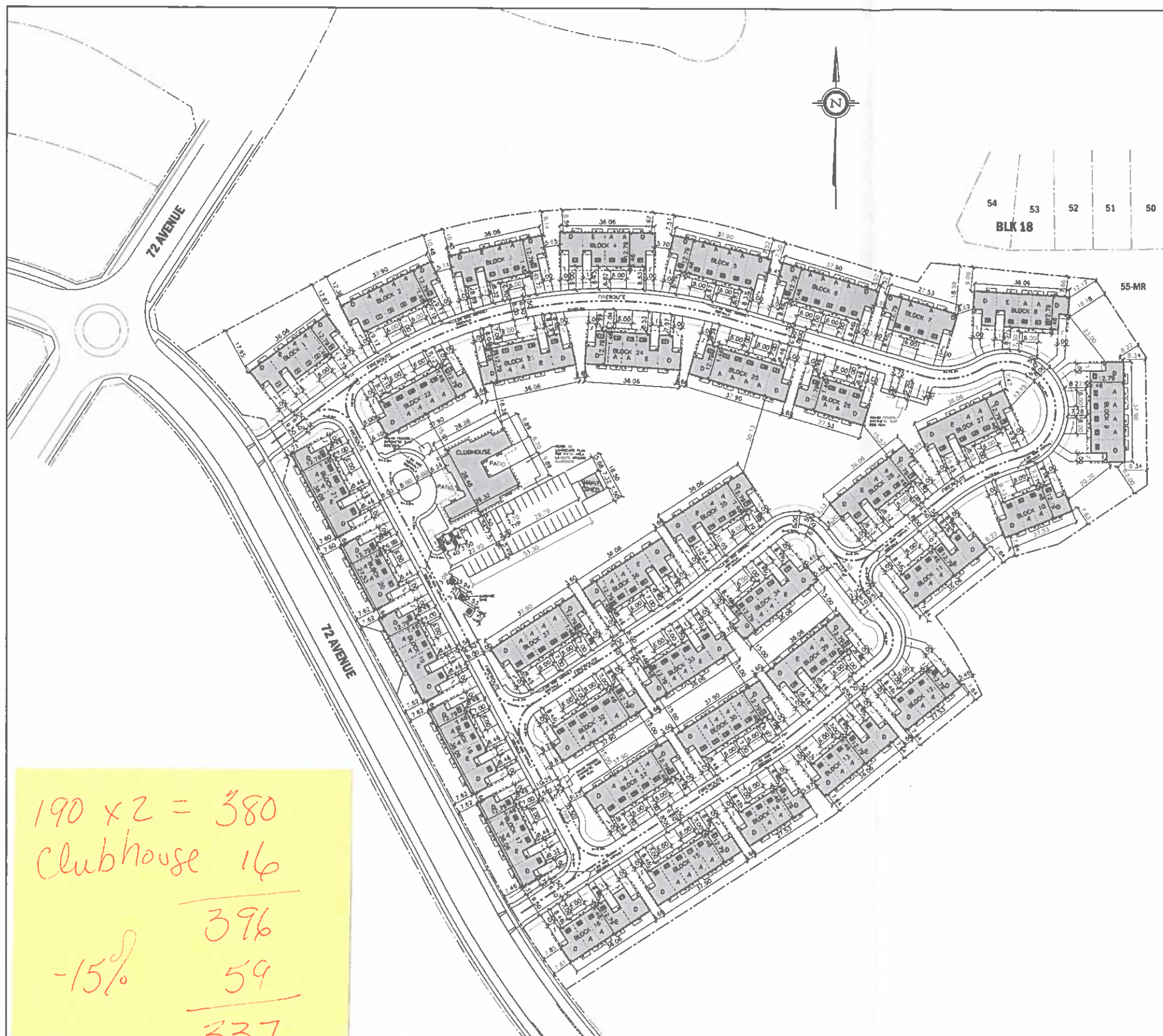
[www.lloydminster.ca/yourcityhall/permits](http://www.lloydminster.ca/yourcityhall/permits)

*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,  
City of Lloydminster

Development Officer, Planning  
Operations Centre



190 x 2 = 380  
 Clubhouse 16  


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 396  
 -15% 59  


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 337

**LAND AREA & PHASING LOT COVERAGE SUMMARY**

TOTAL LAND AREA = 63,683 SCM (15.74 ACRES) - TOTAL COVERAGE = 100.0%

**BUILDING AREAS SUMMARY:**

- TOWNHOUSE UNITS = 16,679 SOM - COVERAGE = 26.2%
- CLUBHOUSE AREA = 546.6 SOM - COVERAGE = 0.9%
- MAINTENANCE SHED AREA = 50 SOM - COVERAGE = 0.1%

**TOTAL BUILDING AREA = 17,275.6 SCM - COVERAGE = 27.2%**

AREA OF ASPHALT = 9,578 SOM - COVERAGE = 15.0%

AREA OF LANDSCAPE = 36,829.4 SCM - COVERAGE = 57.8%

**BUILDING INFORMATION SUMMARY**

**TOWNHOUSE RESIDENTIAL UNITS:**

- 4 UNIT BLOCK (2 ONE BEDRM UNIT + 2 TWO BEDROOM UNITS)
  - BLOCK AREA = 624 SOM
  - SINGLE STOREY
  - SLAB ON GRADE (NO BASEMENT)
  - # OF BLOCKS = 6
  - TOTAL # UNITS = 24
- 5 UNIT BLOCK (2 ONE BEDRM UNITS + 3 TWO BEDRM UNITS)
  - BLOCK AREA = 402 SOM
  - SINGLE STOREY
  - SLAB ON GRADE (NO BASEMENT)
  - # OF BLOCKS = 20
  - TOTAL # UNITS = 100
- 6 UNIT BLOCK (4 ONE BEDRM UNITS + 2 TWO BEDROOM UNITS)
  - BLOCK AREA = 445 SOM
  - SINGLE STOREY
  - SLAB ON GRADE (NO BASEMENT)
  - # OF BLOCKS = 11
  - TOTAL # UNITS = 65

**RESIDENTIAL TOWNHOUSE UNIT MIX SUMMARY:**

- TOTAL # ONE BEDRM UNITS = 96
- TOTAL # TWO BEDRM UNITS = 94

**TOTAL # UNITS = 190**

**CLUBHOUSE SUMMARY:**

- BUILDING AREA = 546.6 SOM
- SINGLE STOREY
- SLAB ON GRADE (NO BASEMENT)

**MAINTENANCE SHED SUMMARY:**

- BUILDING AREA = 50 SOM
- SINGLE STOREY
- SLAB ON GRADE (NO BASEMENT)

**PARKING SUMMARY:**

PROVIDED CLUBHOUSE: 37 SPACES

PROVIDED ON STREET VISITORS PARKING: 16 SPACES

PROVIDED RESIDENTIAL PARKING SPACES = 284 SPACES  
 (1 SPACES PER ONE BEDRM UNIT, 2 SPACES PER TWO BEDRM UNIT)  
 (REQ'D RESIDENTIAL PARKING SPACES = 238 BASED ON 1.25 SPACES PER UNIT)

**TOTAL PARKING PROVIDED = 337 SPACES**

**GENERAL NOTES:**

REFER TO LANDSCAPE PLAN AND DETAILS FOR ALL GARDENS, INTERNAL WALKWAYS, AND EXTERIOR AMENITY SPACE LAYOUTS

REFER TO GRADING AND SERVICING PLANS FOR ALL SITE GRADING AND SERVICING.



**DEVELOPER INFORMATION:**  
 NLGC Inc.  
 2962 Carp Road, Ottawa, ON., K0A 1L0

**OWNER INFORMATION:**

**ARCHITECT'S INFORMATION:**

REVISIONS		
1	ISSUED FOR SITE PLAN APPLICATION	AUG1221
2	ISSUED FOR SITE PLAN APPLICATION	AUG3121
3	REVISED AS PER D.P. COMMENTS	SEPT2821
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**PROJECT:**  
 WELLINGS OF  
 LLOYDMINSTER  
 LLOYDMINSTER, ALBERTA

**DRAWING:**  
 SITE PLAN

**ISSUE DATE:**  
 AUG 2021

**SCALE:**  
 1:750

**DRAWN BY:**  
 M.W.

**PROJECT NO:**  
 1921

**DRAWING NO.:**  
 A101