

Development Permit Application

Application for Development Permit



LLOYDMINSTER

Application Submission Date: March 22, 2022

PROJECT	Is the project already constructed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	OFFICE USE ONLY
	Municipal Address: <u>1601 59B Ave</u>	
APPLICANT INFORMATION	Tax Roll # <u>22182545000</u> Zoning District <u>R1</u>	Application # <u>22-2578</u>
	Legal Description: Lot <u>21</u> Block <u>11</u> Plan <u>1722062</u>	Permit # <u></u>
	[REDACTED]	Permit Fee <u>\$300.00 / MC</u>
	Are you also the property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>(If property owner is different from applicant Owner Authorization Form is required)</small>	Receipt # <u>637683</u>
Owner Authorization Form Attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Approved by <u></u>	
DEVELOPMENT INFORMATION	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 <u></u>	Refused by <u></u>
	Proposed Development: (Select all that Apply) <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use <input checked="" type="checkbox"/> Variance Application	Valid Date <u></u>
	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Front Deck	Expiry Date <u></u>
	<input type="checkbox"/> Renovation <input checked="" type="checkbox"/> Rear Deck	
	<input type="checkbox"/> Addition <input type="checkbox"/> Other: <u>we are 3.6% over the 40% lot fill</u>	
	<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): <u></u>		
<input checked="" 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 <u></u>		
<input checked="" type="checkbox"/> Attached Garage		
<input type="checkbox"/> Detached Garage		
DECLARATION	I hereby declare <input checked="" 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.	
	Note: By typing your name into the signature box below (or by signing a printed version of this application), you agree that all information provided is true and correct. [REDACTED]	<u>March 21st</u> + Date of Application
DECISION OFFICE USE ONLY	<u></u>	
	<u></u>	
	<u></u>	
	<u></u>	
	<u></u> Development Officer	<u></u> 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.

Owner Authorization Registered Owner Consent



LLOYDMINSTER

Submission Date	Date: <input type="text" value="March 21st 2022"/>	Application # <input type="text" value="22-2578"/>
AFFECTED PROPERTY DETAILS	Municipal Address: <input type="text" value="6208 20th Street Cross 601-59 B Ave"/> Municipal Tax Roll #: <input type="text"/> Zoning: <input type="text"/> Legal Description: Lot: <input type="text" value="21"/> Block: <input type="text" value="11"/> Legal Plan: <input type="text" value="1722062"/>	
APPLICANT INFORMATION	<div style="background-color: black; width: 100%; height: 100%; min-height: 50px;"></div>	
PROPERTY OWNER INFORMATION	<div style="background-color: black; width: 100%; height: 100%; min-height: 50px;"></div>	
APPLICATION INFORMATION	Application Type(s): <input checked="" type="checkbox"/> Development Permit <input type="checkbox"/> Subdivision Application <input type="checkbox"/> Land Use Bylaw Amendment <input type="checkbox"/> Property File Information <input type="text"/> <small>(Specify Documents ex. Building Plans, Permits etc.)</small> <input checked="" type="checkbox"/> Right of Entry (Permission to enter land for inspection purposes) <input type="checkbox"/> New; or Amendment to an ASP or ARP <input type="checkbox"/> Business License Use Approval for: <input type="text"/> <small>Type/Name of Business</small> <input checked="" type="checkbox"/> Other <input type="text" value="Variance Application"/>	
REGISTERED OWNER CONSENT	Please be advised that I/We, the registered owner(s) of the property indicated above, <input checked="" type="checkbox"/> authorize the above applicant to apply for all applications related to the above mentioned project; <input type="checkbox"/> authorize the applicant above to access property information Period of Authorization Authorization Effective Date (mm/dd/yyyy): <input type="text" value="03/21/2022"/> Authorization Expiry Date (mm/dd/yyyy): <input type="text" value="03/21/2023"/> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="text" value=""/> <small>Registered Owner Signature</small> </div> <div style="width: 45%;"> <input type="text" value="March 21, 2022"/> <small>Date</small> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="text"/> <small>Registered Owner Signature</small> </div> <div style="width: 45%;"> <input type="text"/> <small>Date</small> </div> </div>	
<p>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.</p>		

March 25, 2022

Property Owner

**RE: Landowner Notification
Development Permit – Discretionary Use
Development Permit Application No: 22-2578**

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 **Variance** for and increase in lot coverage by 9% at **1601-59B Avenue** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
1601 - 59B Avenue Lot: 21, Block: 11, Plan: 172-2062	R1 - Variance Lot Coverage Increase 9%	22-2578

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

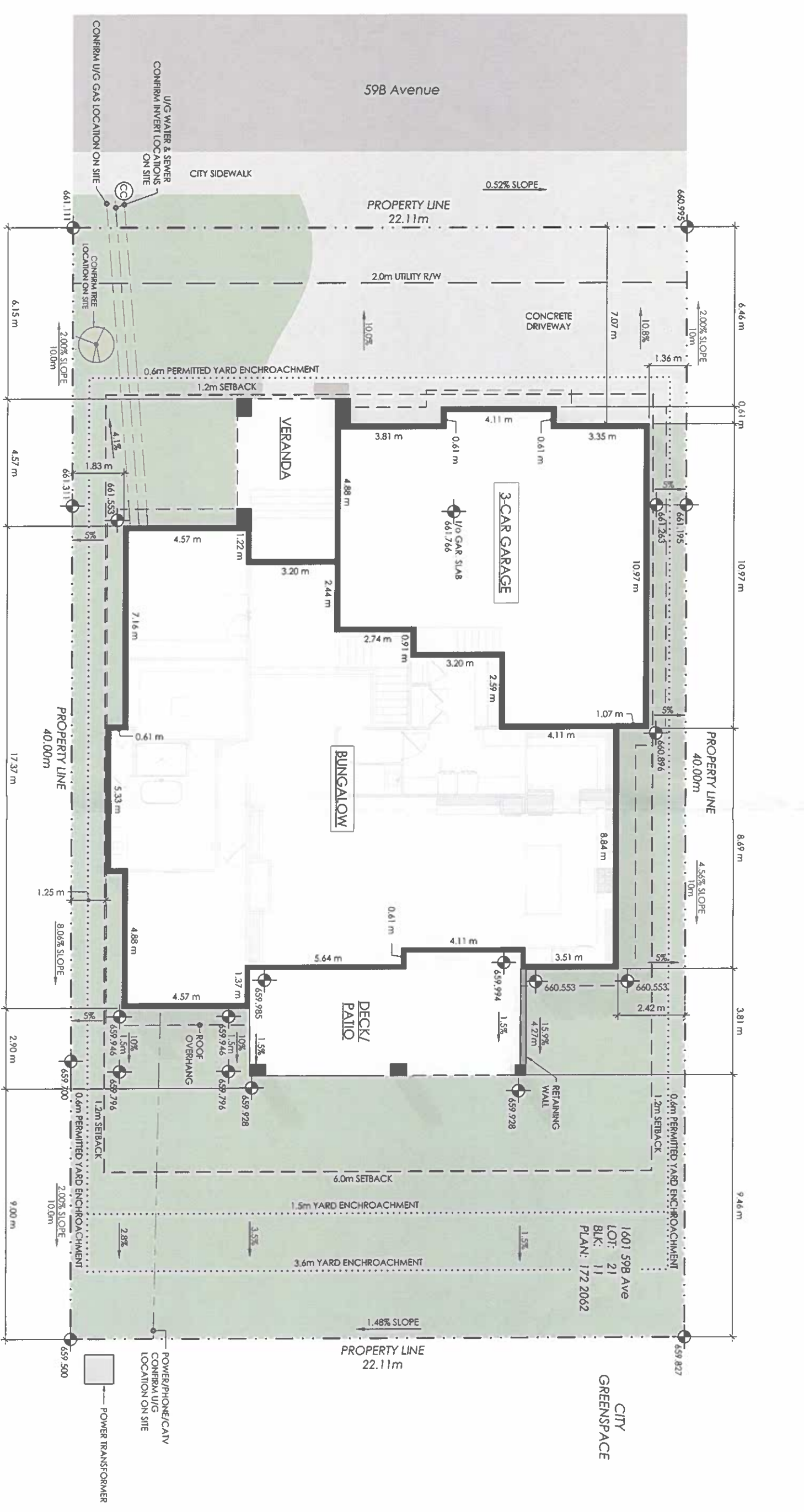
To locate the information search under the Discretionary Permit option and then by select the application number you wish to review.

If you have any questions, or require any clarification, please contact the undersigned at (780) 874-3700 or by email at rshortt@lloydminster.ca.



Roxanne Shortt
Development Officer, Planning
Operations Centre

ZONING REVIEW		COVERAGE CALCULATIONS		LIMITING DISTANCE CALCULATIONS	
CITY OF LLOYDMINSTER					
R1 - SINGLE DETACHED RESIDENTIAL DISTRICT					
SETBACK LIMITATIONS	Minimum	Proposed			
MINIMUM FRONT SETBACK	6.00m	6.15m West			
MINIMUM SIDE SETBACK	1.20m	1.36m North			
MINIMUM REAR SETBACK	6.00m	1.25m South			
		9.46m East			
MAXIMUM BUILDING HEIGHT	Maximum	Proposed			
	10.5m	8.38m			
BUILDING AREA:					
BASEMENT:	2522sq ft. (234.3m ²)				
MAIN FLOOR:	2522sq ft. (234.3m ²)				
GARAGE:	1140sq ft. (105.9m ²)				
COVERED ENTRY:	80sq ft. (7.4m ²)				
COVERED DECK:	411sq ft. (38.2m ²)				
SITE COVERAGE:	9519 sq.ft. (884.4m ²)				
PARCEL AREA:	9519 sq.ft. (884.4m ²)				
BUILDING AREA:	4,153sq.ft. (385.8m ²)				
TOTAL COVERAGE:	43.6%				
SOUTH WALL (HOUSE):	AREA:	95.2m ²	SOUTH WALL (GARAGE):	AREA:	18.0m ²
UPO AREA:	1.67m ²		UPO AREA:	0.0m ²	
LIMITING DISTANCE:	2.0m		LIMITING DISTANCE:	9.5m	
% EXPOSING BUILDING FACE AREA:	1.8%		% EXPOSING BUILDING FACE AREA:	0.0%	
ALLOWED:	7%		ALLOWED:	>100%	
NORTH WALL (HOUSE):	AREA:	45.2m ²	NORTH WALL (GARAGE):	AREA:	43.2m ²
UPO AREA:	2.5m ²		UPO AREA:	0.0m ²	
LIMITING DISTANCE:	2.0m (avg.)		LIMITING DISTANCE:	1.36m	
% EXPOSING BUILDING FACE AREA:	5.6%		% EXPOSING BUILDING FACE AREA:	0.0%	
ALLOWED:	10%		ALLOWED:	7.0%	



1 Site Plan
A1.1 Scale: 1:150

The use of these plans and specifications is restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or in part is prohibited unless authorized by Drew's Drafting & Design. Ownership of the design, plans, and specifications is solely with Drew's Drafting & Design.

PROGRESS DRAWING
This drawing is not intended to be used for contract pricing or fabrication purposes. All content is subject to change.

A1.1
Site Plan