



March 28, 2022

Property Owner

**RE: Landowner Notification
Development Permit – Discretionary Use
Development Permit Application No: 22-2582**

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 an increase in lot coverage of 8.75% at **6113 – 20 Street Close** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
6113 – 20 Street Close Lot: 39, Block: 6, Plan: 142-3846	R1 – Variance Lot Coverage Increase 8.75%	22-2582

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:

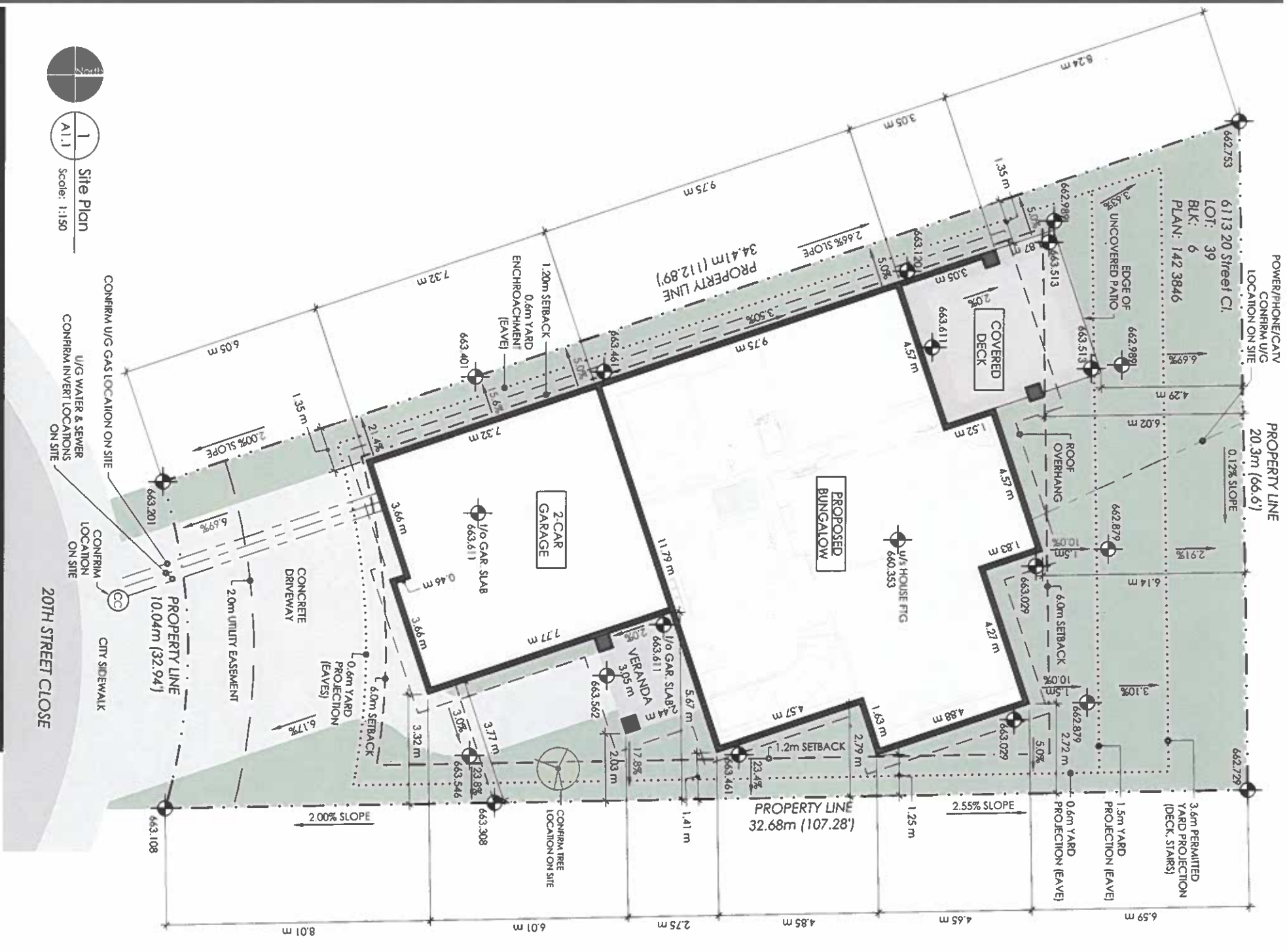
www.lloydminster.ca/yourcityhall/permits

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.

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**Development Officer, Planning
Operations Centre**



1 Site Plan
Scale: 1:150

ZONING REVIEW

CITY OF LLOYDMINSTER
R1 - SINGLE DETACHED RESIDENTIAL DISTRICT

SETBACK LIMITATIONS	Minimum	Proposed
MINIMUM FRONT SETBACK	6.00m	6.05m South 1.25m East
MINIMUM SIDE SETBACK	1.20m	1.35m West 6.02m North
MINIMUM REAR SETBACK	6.00m	6.02m North

MAXIMUM BUILDING HEIGHT	Maximum	Proposed
	10.5m	6.58m

COVERAGE CALCULATIONS

BUILDING AREA:

BASEMENT:	1379sq.ft. (128.1m²)
MAIN FLOOR:	1379sq.ft. (128.1m²)
GARAGE:	594sq.ft. (55.2m²)
COVERED ENTRY:	809sq.ft. (7.4m²)
COVERED DECK:	1539sq.ft. (14.2m²)
UNCOVERED DECK:	939sq.ft. (8.6m²)

SITE COVERAGE:
PARCEL AREA: 5,280.2sq.ft. (490.5m²)

PRINCIPAL DWELLING AREA:
(MAIN FLR., GARAGE, COVERED DECK & ENTRY)
PRINCIPAL DWELLING COVERAGE: 41.8%
*VARIANCE REQUESTED

TOTAL LOT COVERAGE: 2,299sq.ft. (213.6m²)
(PRINCIPAL DWELLING AREA + UNCOVERED DECK)
TOTAL LOT COVERAGE: 43.5%

LIMITING DISTANCE CALCULATIONS

EAST WALL (House):	EAST WALL (Garage):
AREA: 13.8m²	AREA: 21.7m²
UPO AREA: 1.4m²	UPO AREA: 0.8m²
LIMITING DISTANCE: 2.1m (avg.)	LIMITING DISTANCE: 4.5m (avg.)
% EXPOSING BUILDING FACE AREA: 10.0%	% EXPOSING BUILDING FACE AREA: 3.7%
ALLOWED: 12.0%	ALLOWED: 3.9%

WEST WALL:

AREA: 41.8m²
UPO AREA: 2.4m²
LIMITING DISTANCE: 1.35m
% EXPOSING BUILDING FACE AREA: 3.9%
ALLOWED: 7%