

Development Permit Application

Application for Development Permit



LLOYDMINSTER

Application Submission Date: July 24, 2023

PROJECT	Is the project already constructed? <input type="checkbox"/> Yes <input type="checkbox"/> No	OFFICE USE ONLY	
	Municipal Address <u>5607 43 Street</u> Tax Roll # <u>22160580000</u> Zoning District <u>R4</u> Legal Description: Lot <u>17</u> Block <u>62</u> Plan <u>743K3</u>	Application # <u>23-3609</u>	Permit # _____
APPLICANT INFORMATION	[REDACTED]		Permit Fee <u>\$700.00 Discretionary</u>
			Receipt # <u>795461</u>
			Approved by _____
			Refused by _____
(If property owner is different from applicant Owner Authorization Form is required)		Issue Date _____	Valid Date _____
Owner Authorization Form Attached? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
DEVELOPMENT INFORMATION	Development Class: <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input checked="" type="checkbox"/> Multi-family - # of Units <u>4</u>		
	Proposed Development: (Select all that Apply) <input type="checkbox"/> Permitted Use <input checked="" 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	Other: <u>4 Unit Dwellings</u>	
	<input type="checkbox"/> Foundation	<input checked="" 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="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="checkbox"/> Attached Garage	Who is completing the work? <input type="checkbox"/> Property Owner <input type="checkbox"/> Contractor		
<input type="checkbox"/> Detached Garage	Contractor Name _____ Contractor Phone # _____		
DECLARATION	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.		
	Note: By typing your name into the signature box below (or by signing a printed version of this application), you agree that		
[REDACTED]		<u>July 24/23</u>	Date of Application
DECISION OFFICE USE ONLY			
	Development Officer	Date	

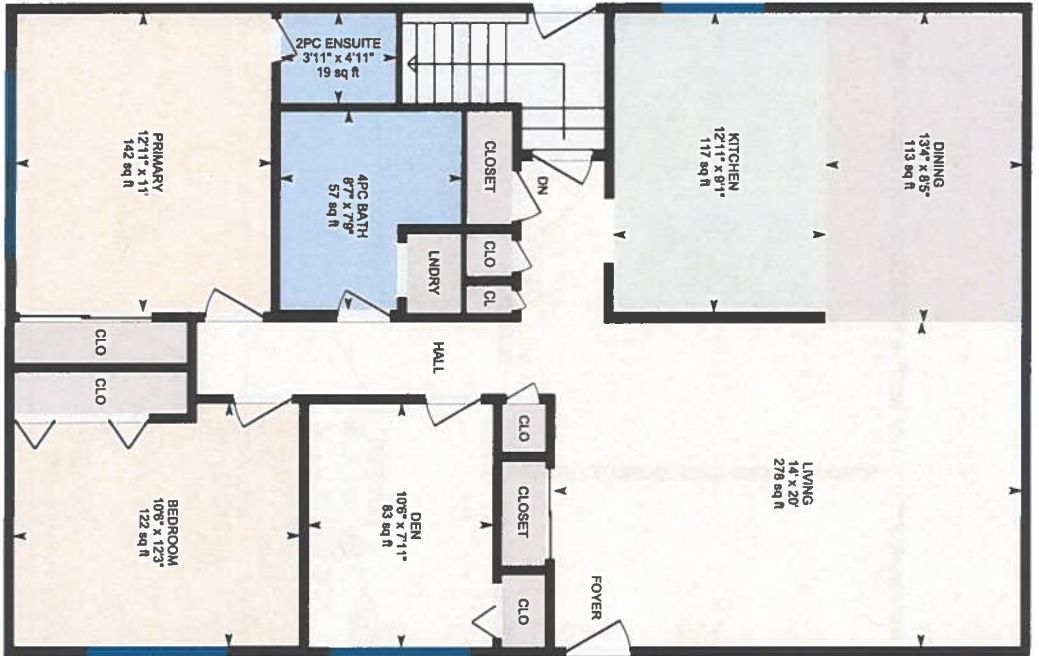
Collection and Use of Personal Information: The personal information being collected on this form is for the purposes of processing and acting upon this application in accordance with the Municipal Government Act, and is protected by the privacy provisions of the Freedom of Information and Protection 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.

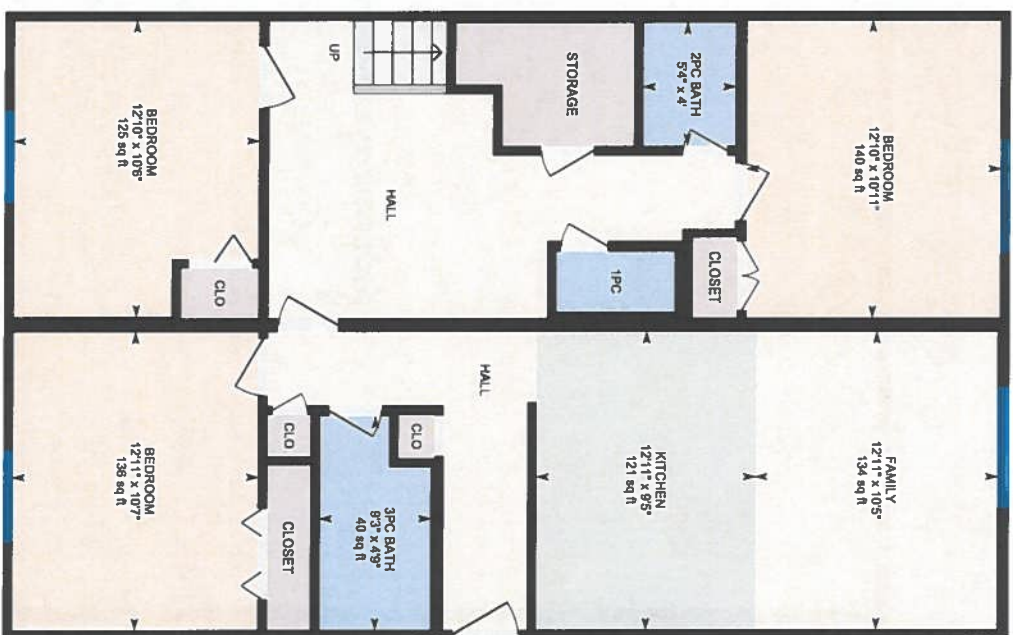
5607 43 St, Lloydminster, AB

June 28th, 2022

Main Building: Total Exterior Area Above Grade 1237.81 sq ft



Main Floor
Exterior Area 1237.81 sq ft



Basement (Below Grade)
Exterior Area 1165.60 sq ft



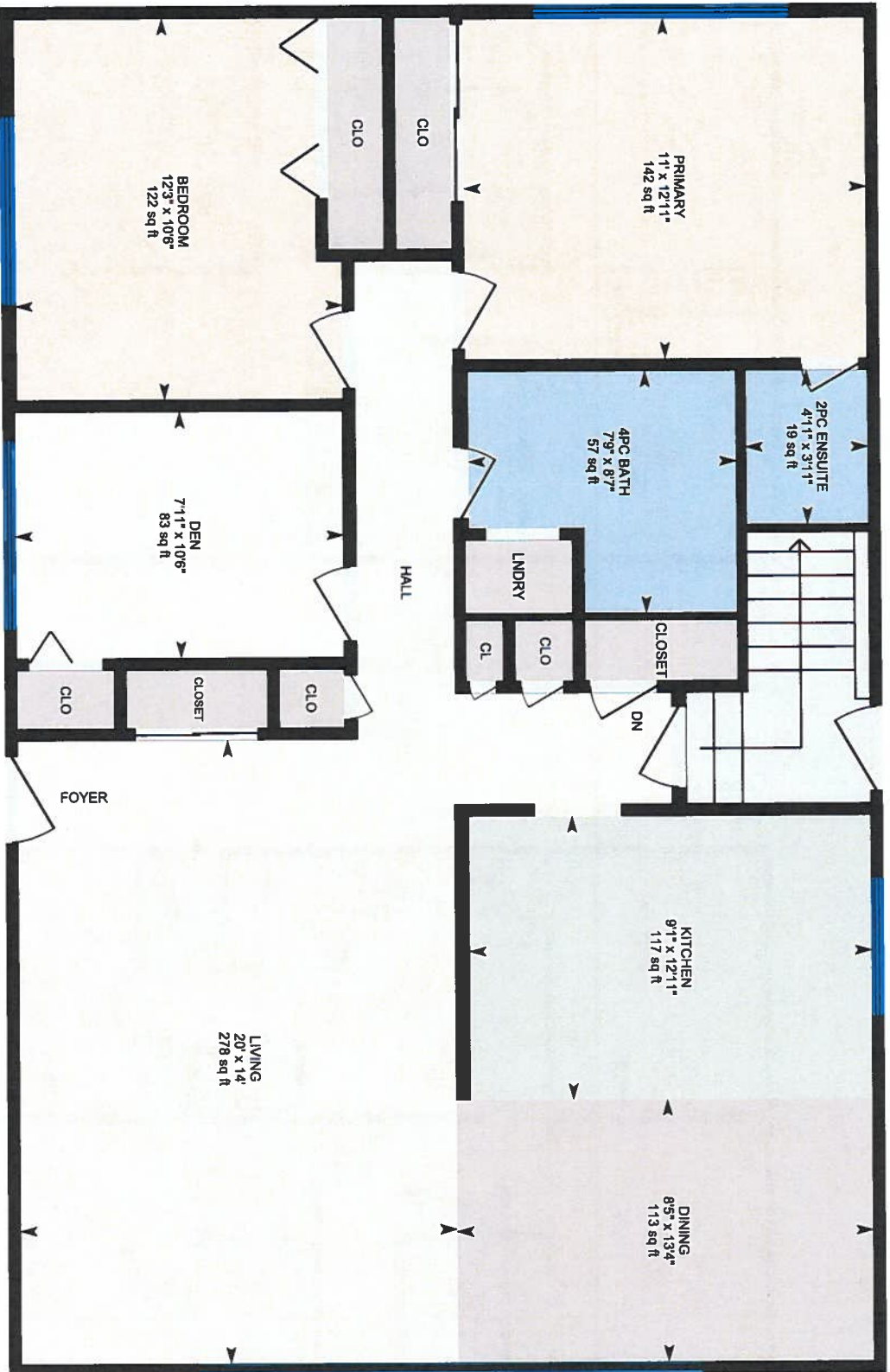
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2022/06/28



5607 43 St, Lloydminster, AB

Main Floor Exterior Area 1237.81 sq ft
Interior Area 1194.44 sq ft



PREPARED: 2022/06/28

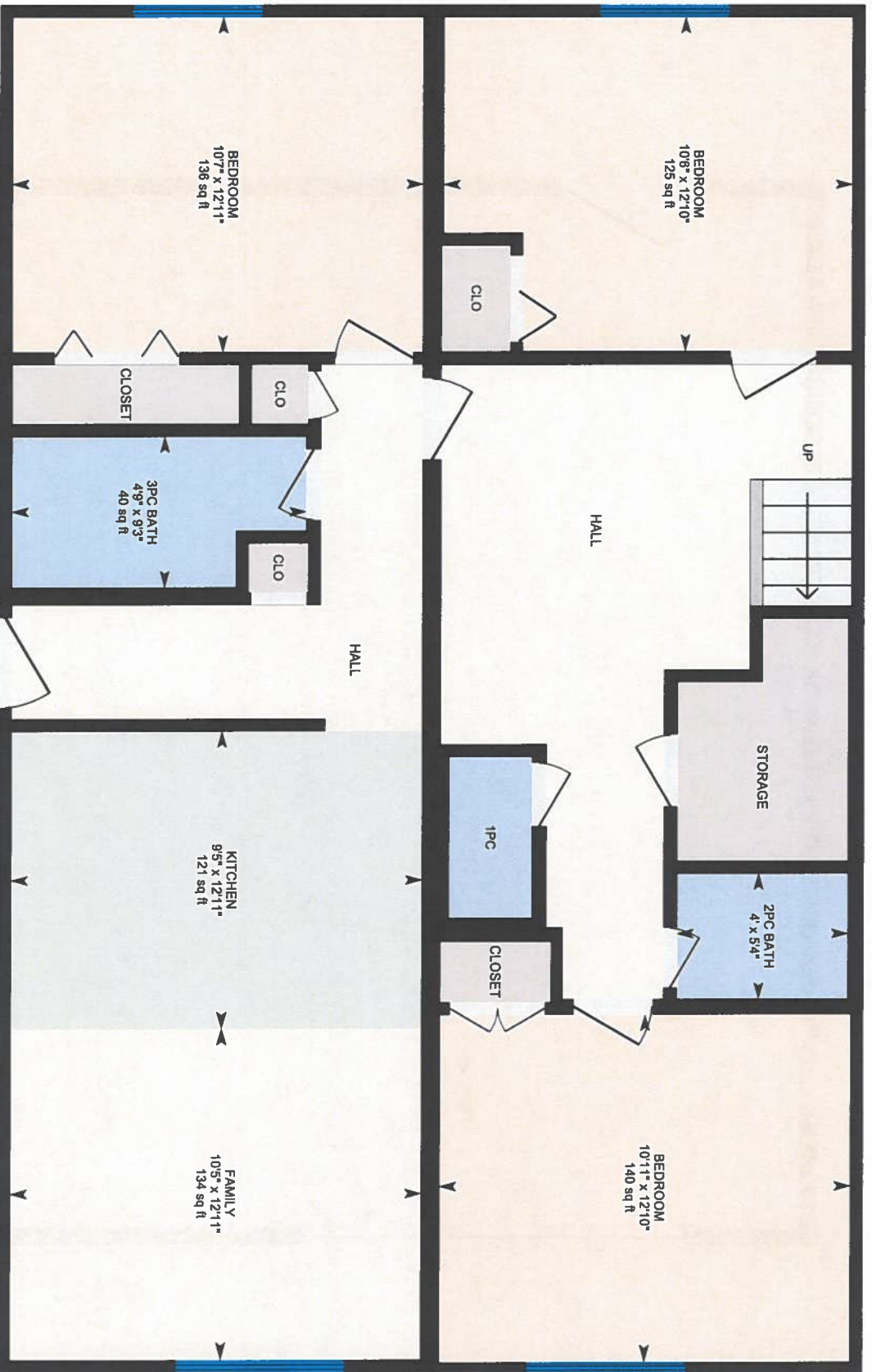


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



5607 43 St, Lloydminster, AB

Basement (Below Grade) Exterior Area 1165.60 sq ft
Interior Area 1113.70 sq ft



PREPARED: 2022/06/28

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



July 25, 2023

Property Owner

**RE: Landowner Notification
Development Permit – Discretionary Use
Development Permit Application No: 23-3609**

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 **Multi-Unit Dwelling (4 Units)** at **5607 – 43 Street** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
5607 – 43 Street Lot 17, Block 62, Plan 743 KS	R4 – Discretionary Use – Multi-Unit Dwelling (4 Units)	23-3609

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 address 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/en/your-city-hall/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



Roxanne Shortt
Development Officer, Planning
Operations Centre