



Development Permit Application

Application for Development Permit

LLOYDMINSTER

Application Submission Date:

October 12, 2023

PROJECT	Is the project already constructed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Municipal Address <input type="text" value="3211 72 Avenue"/> Tax Roll # <input type="text" value="22181184000"/> Zoning District <input type="text" value="R3"/> Legal Description: Lot <input type="text" value="3031"/> Block <input type="text" value="23"/> Plan <input type="text" value="2121419"/>	OFFICE USE ONLY
APPLICANT INFORMATION	[REDACTED] Are you also the property owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If property owner is different from applicant Owner Authorization Form is required) Owner Authorization Form Attached? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Application # <input type="text" value="23-3806"/> Permit # <input type="text"/> Permit Fee <input type="text" value="\$300.00 / UISA"/> Receipt # <input type="text" value="822044"/> Approved by <input type="text"/> Refused by <input type="text"/> Issue Date <input type="text"/> Valid Date <input type="text"/>
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 <input type="text" value="66"/> Proposed Development: (Select all that Apply) <input type="checkbox"/> Permitted Use <input type="checkbox"/> Discretionary Use <input checked="" type="checkbox"/> Variance Application <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="The rear setback is a minimum of 7.5 metres and building 17 is 7.41 metres and"/> <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	
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 [REDACTED] this form is true and accurate. <div style="display: flex; justify-content: space-between;"> <div style="width: 45%; border: 1px solid black; padding: 2px;"> [REDACTED] <small>015E90B2BC164B1</small> Signature of Registered Owner / Agent </div> <div style="width: 45%; border: 1px solid black; padding: 2px;"> 10/12/2023 Date of Application </div> </div>	
DECISION OFFICE USE ONLY	<div style="border: 1px solid black; height: 100px; margin-bottom: 10px;"></div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%; border: 1px solid black; padding: 2px;"></div> <div style="width: 45%; border: 1px solid black; padding: 2px;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%; text-align:center;">Development Officer</div> <div style="width: 45%; text-align:center;">Date</div> </div>	

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.



October 16, 2023

Property Owner

**RE: Landowner Notification
Development Permit – Discretionary Use
Development Permit Application No: 23-3806**

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 **Variance – 0.5% Side Yard Reduction and a 2.5% Rear Yard 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: 31, Block: 23, Plan: 222-1223	Variance - 0.5% (0.01 metre) Side Yard Reduction 2.5% (0.19 metre) Rear Yard Reduction	23-3806

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

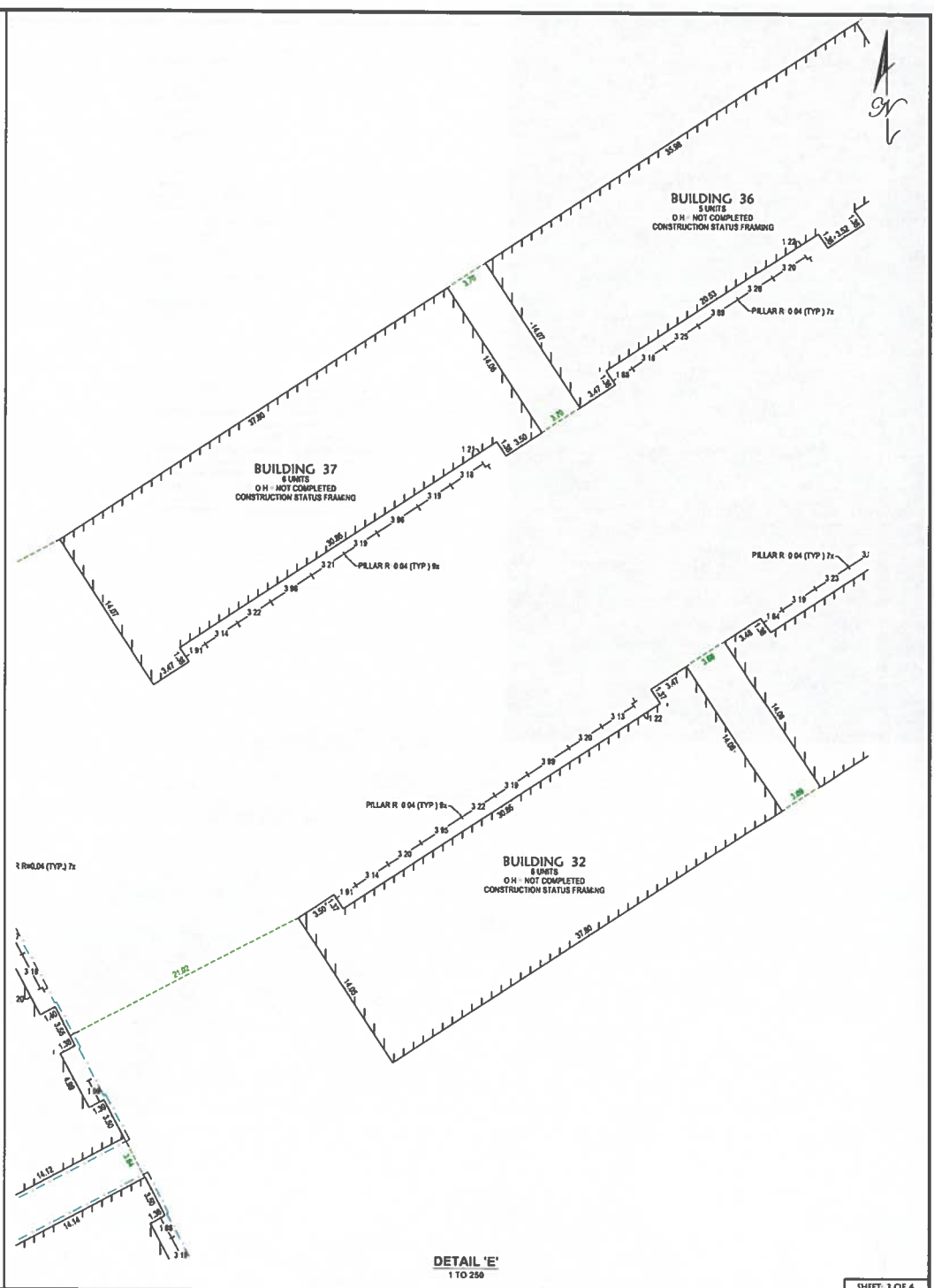
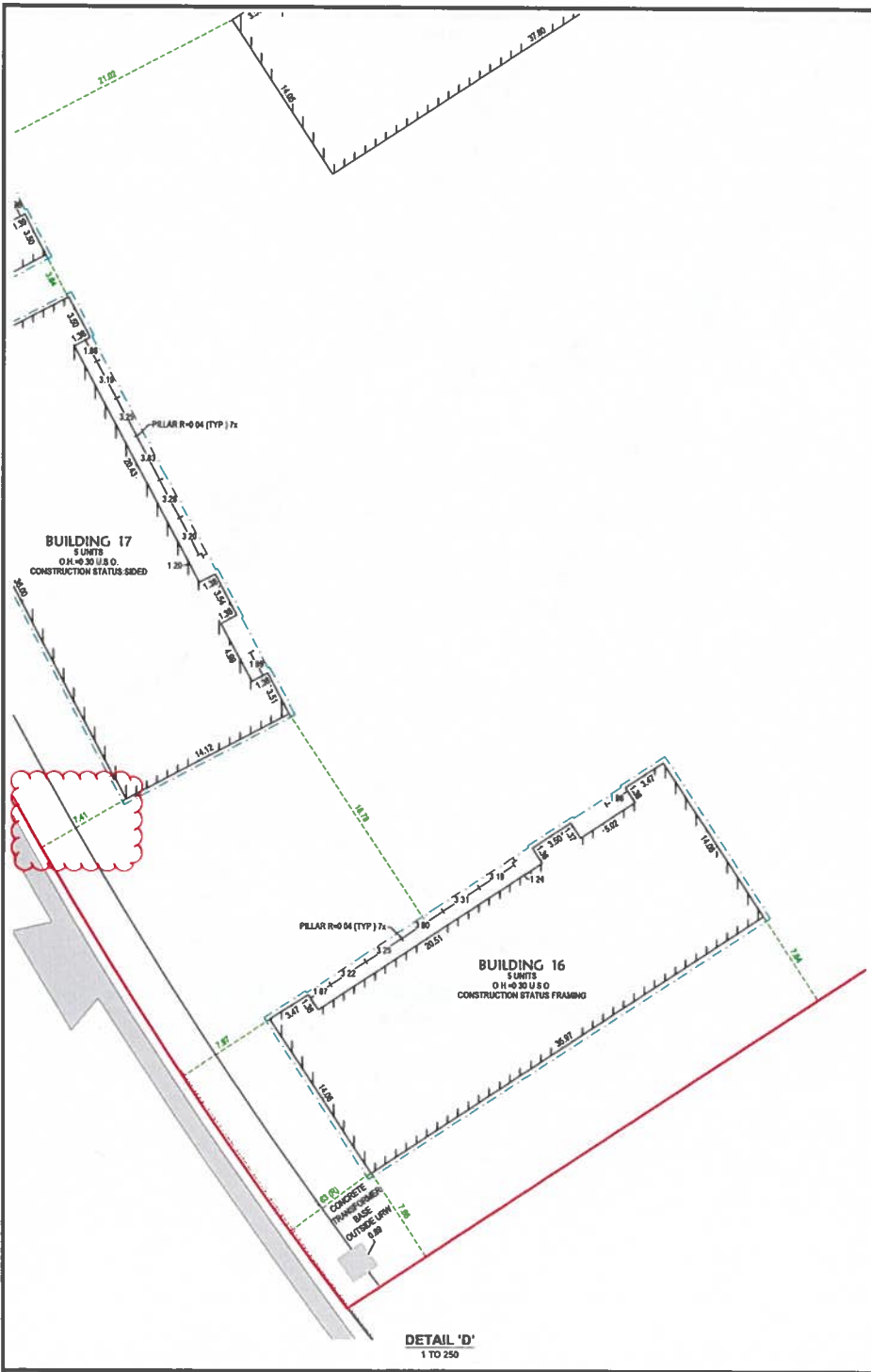
Additional information about the application can also be viewed on the City of Lloydminster website at:

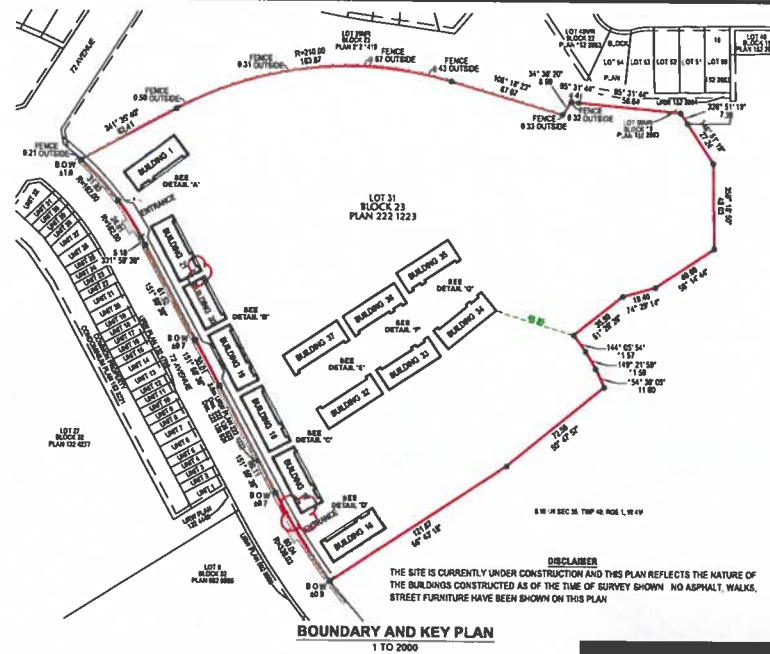
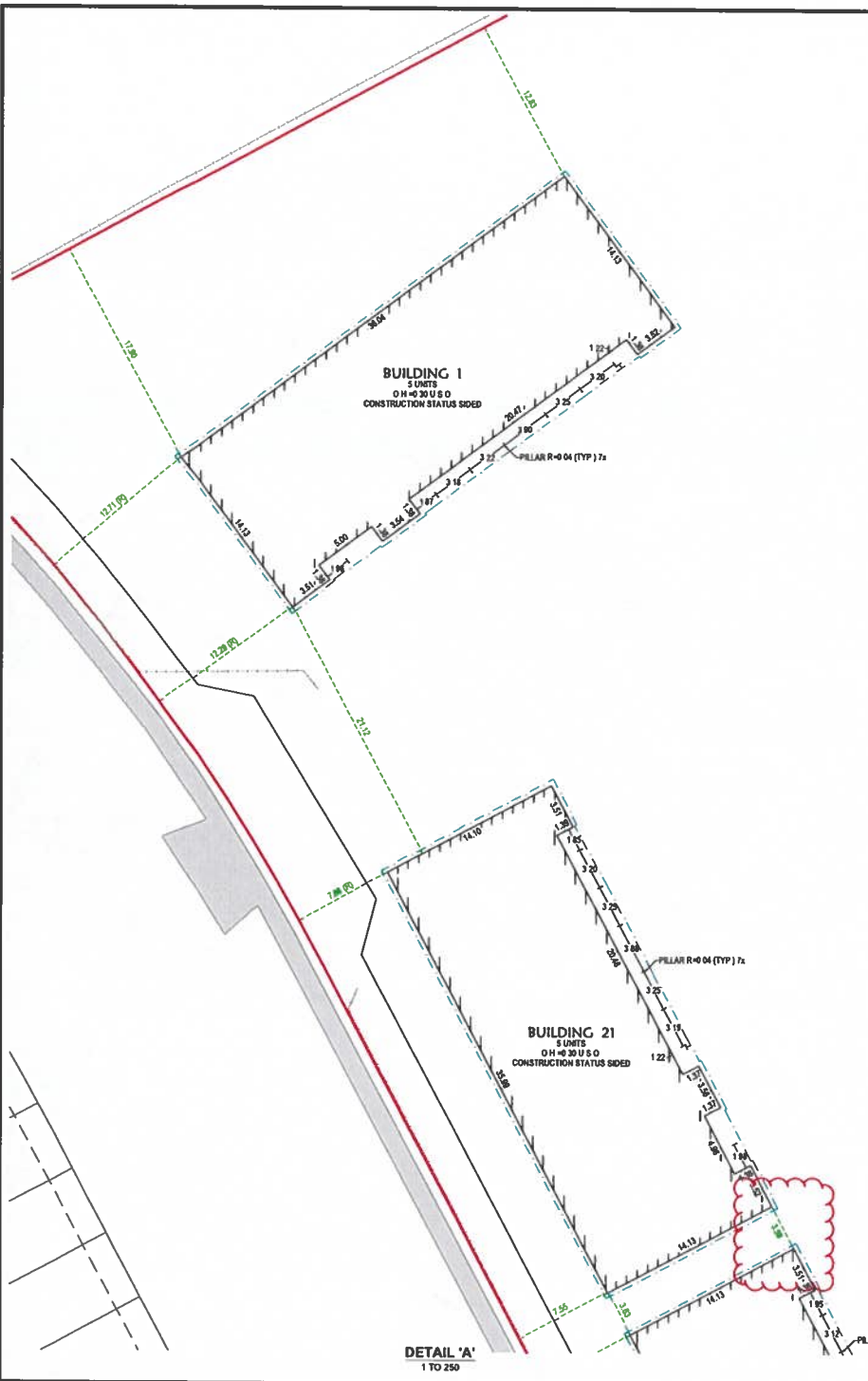
www.lloydminster.ca/en/your-city-hall/permits

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.


Roxanne Shortt
Development Officer, Planning
Operations Centre





DISCLAIMER
THE SITE IS CURRENTLY UNDER CONSTRUCTION AND THIS PLAN REFLECTS THE NATURE OF THE BUILDINGS CONSTRUCTED AS OF THE TIME OF SURVEY SHOWN. NO ASPHALT, WALKS, STREET FURNITURE HAVE BEEN SHOWN ON THIS PLAN.

- NOTES**
- OVERHANGS ARE MEASURED TO THE LINE OF FASCIA
 - FENCE LOCATIONS ARE WITHIN 0.20m OF PROPERTY LINES UNLESS NOTED OTHERWISE
 - REFER TO REGISTERED DOCUMENTS ON TITLE FOR DETAILS
 - SURVEY WAS PERFORMED BETWEEN JULY 26, 2002 TO SEPT 29, 2003
 - BEARINGS ARE UTM MAGN. DERIVED FROM GROUND OBSERVATIONS
 - ALL DIMENSIONS ARE SHOWN IN METERS AND DECIMALS THEREOF
 - ALL DIMENSIONS ARE TO BUILDING FINISHING MATERIALS
 - ALL DIMENSIONS REFERENCED TO PROPERTY LINES ARE PERPENDICULAR
 - ALL DIMENSIONS REFERENCED BETWEEN BUILDINGS ARE PERPENDICULAR AND TO THE CURRENT BUILDING
 - ALL DIMENSIONS REFERENCED TO PILLARS ARE CENTER TO CENTER
 - ALL DIMENSIONS ON CURVED BOUNDARIES ARE ARC DISTANCES
 - COR. DENOTES CORNER
 - CS DENOTES COUNTER SUNK
 - DIA. DENOTES DIAMETER
 - FOI DENOTES FOUND IRON POST
 - HT. DENOTES HEIGHT
 - MP DENOTES MARKER POST
 - OH DENOTES OVERHANG
 - URW DENOTES UTILITY RIGHT OF WAY
 - USD DENOTES UNLESS STATED OTHERWISE
- LEGEND**
- STATUTORY IRON SURVEY POSTS FOUND SHOWN THIS
 - CALCULATED POINT SHOWN THIS
 - CONCRETE PAD / WALKWAY SHOWN THIS
 - BUILDING WALL SHOWN THIS
 - PERPENDICULAR TIES SHOWN THIS
 - OVERHANGS SHOWN THIS
 - FENCE LINE SHOWN THIS
 - SUBJECT LOT SHOWN THIS
 - BLD. DENOTES BUILDING
 - B O W DENOTES BACK OF WALK
 - FD I DENOTES FOUND IRON POST
 - FMI DENOTES FOUND NO MARK
 - HT DENOTES HEIGHT
 - O H DENOTES OVERHANG
 - (R) DENOTES RADIAL
 - TYP DENOTES TYPICAL
 - U N O DENOTES UNLESS NOTED OTHERWISE