

Development Permit

Application for Development Permit



LLOYDMINSTER

App No 23-3827

Submit Applicant

Date Received: _____

Property Information *Roll# 11060070000*

Municipal Address *(if applicable)*
4507 - 50th Avenue

Legal Description *(all/parts of)*

Lot 13-19 Block 16

Registered Plan 96-B-14939 Zoning C1

Applicant Information *B1271*

Applicant Name [Redacted]

Business Name [Redacted]

Mailing Address [Redacted]

Phone Number [Redacted]

Cell Number: [Redacted]

Email Address: [Redacted]

Registered Name [Redacted]

Signature (owner/authorized person) [Redacted]

Form of Development

Residential Industrial Commercial Institutional

Multi-family - # of Units _____ Permitted Discretionary

Proposed Development (Check All that Apply)

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Suite: <input type="checkbox"/> Secondary
<input type="checkbox"/> Renovation	<input type="checkbox"/> Garage: <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Garage <input type="checkbox"/> Garden
<input type="checkbox"/> Addition	<input type="checkbox"/> Deck: <input type="checkbox"/> Front <input type="checkbox"/> Rear	<input type="checkbox"/> Home Occupation: <input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> Foundation	<input type="checkbox"/> Basement Developed	<input type="checkbox"/> Business License Use Approval for: _____
<input type="checkbox"/> Superstructure	<input type="checkbox"/> Variance	
<input type="checkbox"/> Accessory Building		
<input type="checkbox"/> Other		

Declaration

I/We hereby declare that I/We represent the owner(s) of the property in which the development in this Application will be conducted in accordance with the plans submitted and upon approval; we adhere to the conditions and provisions of the Land Use Bylaw. I/We further declare that I/We WILL NOTIFY the Development Authority of any proposed changes to the plans submitted with this Application.

Signature of Applicant: x [Redacted]

Date: x _____

Application Info *(for office use only)*

Permit # _____

Fees \$ *350.00* Receipt # *827190* *City: 006186*

Motion # _____

Approved By DO / SDAB

Refused By DO / SDAB

Permit Issuance _____

Permit Expiry _____

Date _____

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.

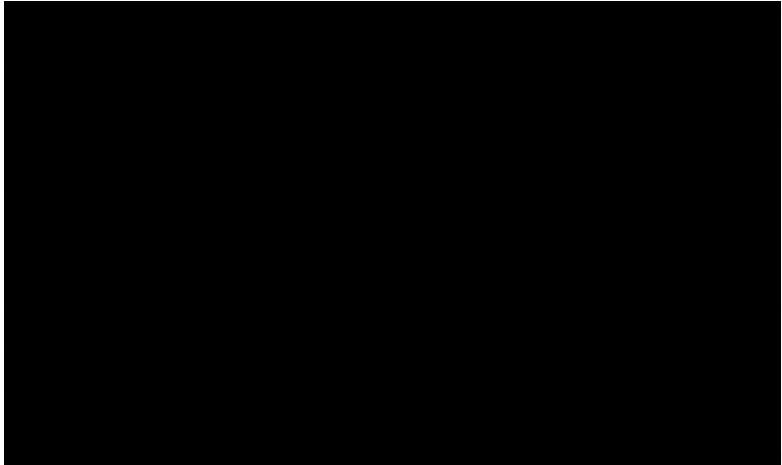
IMPORTANT NOTICE:

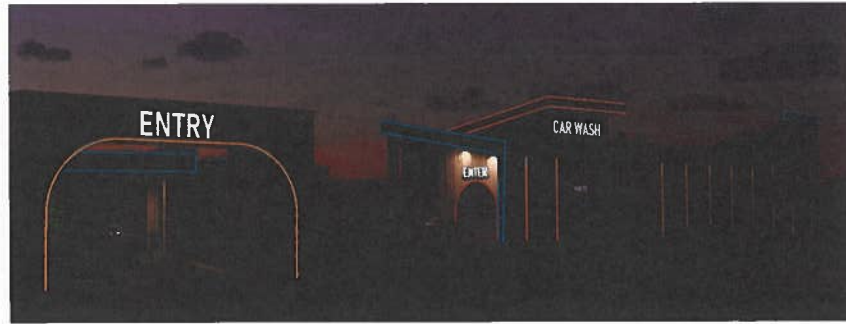
This application does not permit you to commence any development until such time as the Development Authority has issued a development permit. If a decision has not been issued or within 40 days of the date the application was deemed complete, the applicant may file an appeal to the Subdivision and Development Appeal Board (SDAB). Appeals to the SDAB can also be made in regards to permit refusals and/or conditions within 14 days of decision.



CROSSROADS CAR WASH

**50TH AVE & 44 STREET
LLOYDMINSTER, SK.**







October 30, 2023

Property Owner

RE: Landowner Notification
Development Permit – Discretionary Use
Development Permit Application No: 23-3827

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 **Car Wash (Drive Through Vehicle Services)** at **4507 -50 Avenue** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
4507 - 50 Avenue Lot: 7-12, Block: 16, Plan: B 1271	Drive Through Vehicle Services (Automatic Car Wash)	23-3827

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

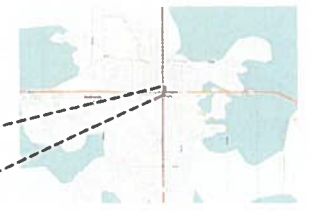


Roxanne Shortt
Development Officer, Planning
Operations Centre



1 SITE PLAN
1" = 30' 0"

- FUTURE DEVELOPMENT, SUBJECT TO CHANGE
- ENTRANCE SIGNAGE ARCHWAY
- REFUSE/RECYCLING CONTAINMENT
- SOD THROUGHOUT ALL NON-HARDSCAPED SURFACES, *OR* CONFR & DECID PLANTING (SPECIES TBD)
- PREFAB PAYMENT KIOSK
- OVERHEAD CANOPY
- 13 VEHICLE QUEING CAPACITY (6m L x 4.2m W)
- CONTINUOUS LANDSCAPED SCREENING ADJACENT TO QUEING
- BARRIER-FREE CURB CUT
- LANE
- ASPHALT PAVING THROUGHOUT
- 1 VEHICLE QUEING CAPACITY (6m L x 4.2m W)
- CONCRETE APRON SLAB, TYP @ ENTRANCE & EXIT
- RELOCATED TRANSFORMER
- MULCHED PERENNIAL BED



2 PROJECT LOCATION
1:5

LAND USE BY LAW

LEGAL DESCRIPTION:
4305 - 50TH AVE
LOTS 6-18, BLOCK 18
LLOYDMINSTER, SK

AUTHORITY HAVING JURISDICTION:
CITY OF LLOYDMINSTER

DISTRICT:
C1 - CENTRAL COMMERCIAL

DISTRICT REGULATIONS			
REGULATION	REQUIRED	EXISTING	PROVIDED
FRONT YARD SETBACK	0.0m	EXISTING	
REAR YARD SETBACK	0.0m	3.4m	
SIDE YARD SETBACK	0.0m	EXISTING	
MAX. BUILDING HEIGHT	30.5m	13.3m	
SITE COVERAGE		19.5%	
PARKING STALLS	57 STALLS	19	

- ADDITIONAL DEVELOPMENT REGULATIONS:
- DEVELOPMENTS SHALL INCLUDE ELEMENTS THAT CREATE PEDESTRIAN BUILT FORM.
 - CAR WASH TO CONFORM TO DRIVE-THROUGH VEHICLE SERVICES
 - THE FRONTAGE OF EACH COMMERCIAL RETAIL UNIT SHALL BE 15m MAXIMUM.
 - 2.0m WIDE WEATHER PROTECTION CANOPY AT ACTIVE COMMERCIAL FRONTAGE.
 - MINIMUM 60% OF GROUND FLOOR COMMERCIAL FACADES FRONTING ONTO A ROAD SHALL HAVE CLEAR GLAZING.
 - ON CORNER LOTS THE FACADE TREATMENT SHALL WRAP AROUND THE SIDE OF THE BUILDING
 - DEVELOPMENT SHALL CONFORM TO SECTION 3.2.2 50TH AVENUE (MERIDIAN) MAIN STREET LLOYDMINSTER DOWNTOWN AREA DEVELOPMENT PLAN.

NOISE IMPACT:
ANTICIPATED NOISE LEVELS CREATED BY CARWASH BLOWERS, MEASURED FROM NOTED DISTANCE OUTSIDE WITH DOOR OPEN:

- 10' = 95db
- 20' = 80db
- 30' = 65db
- 40' = 62db
- 50' = 60db