



February 12, 2024

Property Owner

**RE: Landowner Notification
Development Permit – Discretionary Use
Development Permit Application No: 24-3959**

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 **Front Yard Variance Reduction** at **3601 - 70 Avenue** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
3601 - 70 Avenue Lot 73, Block 6, Plan 152 2663	Variance Front Yard Setback Reduction – 0.11 metre	24-3959

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

Select the Discretionary Permit Application option and then select the application number you wish to review.

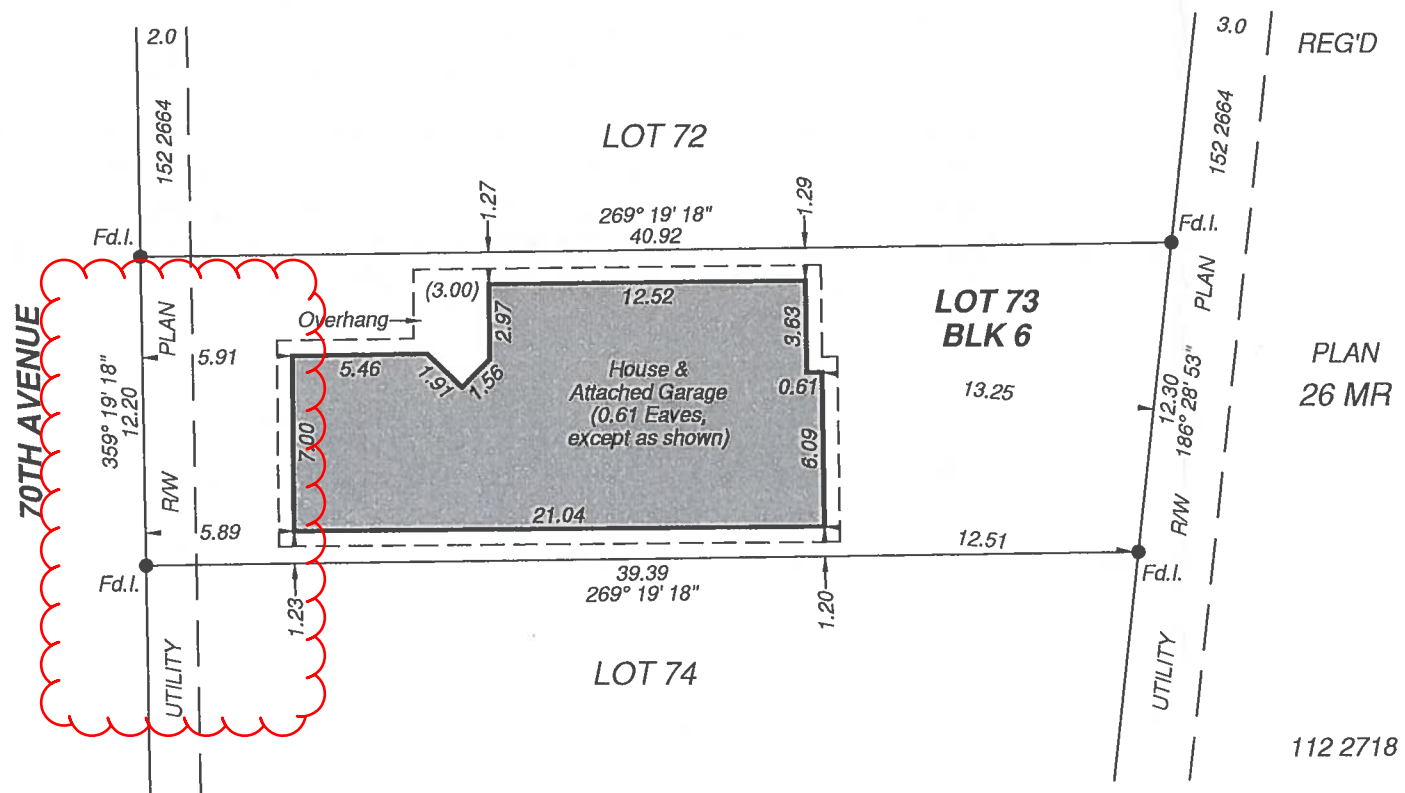
If you have any questions, or require any clarification, please contact the undersigned at (780) 874-3700 or by email at rshortt@lloydminster.ca.

Sincerely,
City of Lloydminster



**Roxanne Shortt
Development Officer, Planning
Operations Centre**

PLAN OF SURVEY



112 2718



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

TO:



RE: LOT 73 BLOCK 6 PLAN 152 2663
3601 70TH AVENUE, LLOYDMINSTER, ALBERTA
(the "Property")

DATE OF SURVEY: 01/10/24

DATE OF TITLE SEARCH: 01/17/24

C. of T. No. 152 169 654 +32

(Copy on reverse)

REGISTERED ENCUMBRANCES RELATING TO EXTENT OF TITLE :
UTILITY RIGHT OF WAY No. 152 169 656 AS TO PORTION OR PLAN 152 2664
RESTRICTIVE COVENANT No. 152 397 181

NOTES

1. STATUTORY IRON POSTS FOUND SHOWN THUS ●
2. DISTANCES ARE IN METRES AND DECIMALS THEREOF.
3. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS ONLY AT THE DATE OF SURVEY.
4. FENCES SHOWN ARE WITHIN 0.20 OF PROPERTY LINE UNLESS OTHERWISE NOTED.
5. © IAN C. ISACKSON, ALBERTA LAND SURVEYOR, 2024.

CERTIFICATION

I hereby certify that this Report, which includes the attached Plan and related Survey was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:

1. the Plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyor's Association's Manual of Standard Practice, registered easements and rights of way affecting the extent of title to the Property;
2. the improvements are entirely within the boundaries of the Property;
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements, or rights-of-way affecting the extent of title to the Property.

DATED AT LLOYDMINSTER, ALBERTA
THIS 29TH DAY OF JANUARY, 2024.

IAN C. ISACKSON, ALBERTA LAND SURVEYOR

CERTIFIED TRUE COPY

PURPOSE

This Report and related plan have been prepared for the benefit of the property owner, subsequent owners and any of their agents for the purpose of a land conveyance, a mortgage application, or a submittal to the municipality for a compliance certificate.

Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report.

The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user.

The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the property will not be reflected on the Report.

This document is not valid unless it bears an original signature and a permit stamp in blue ink.

SCALE : 1:300
DATE : 01/17/24
FILE No. LL233713