

# Development Permit Application

## Application for Development Permit



**LLOYDMINSTER**

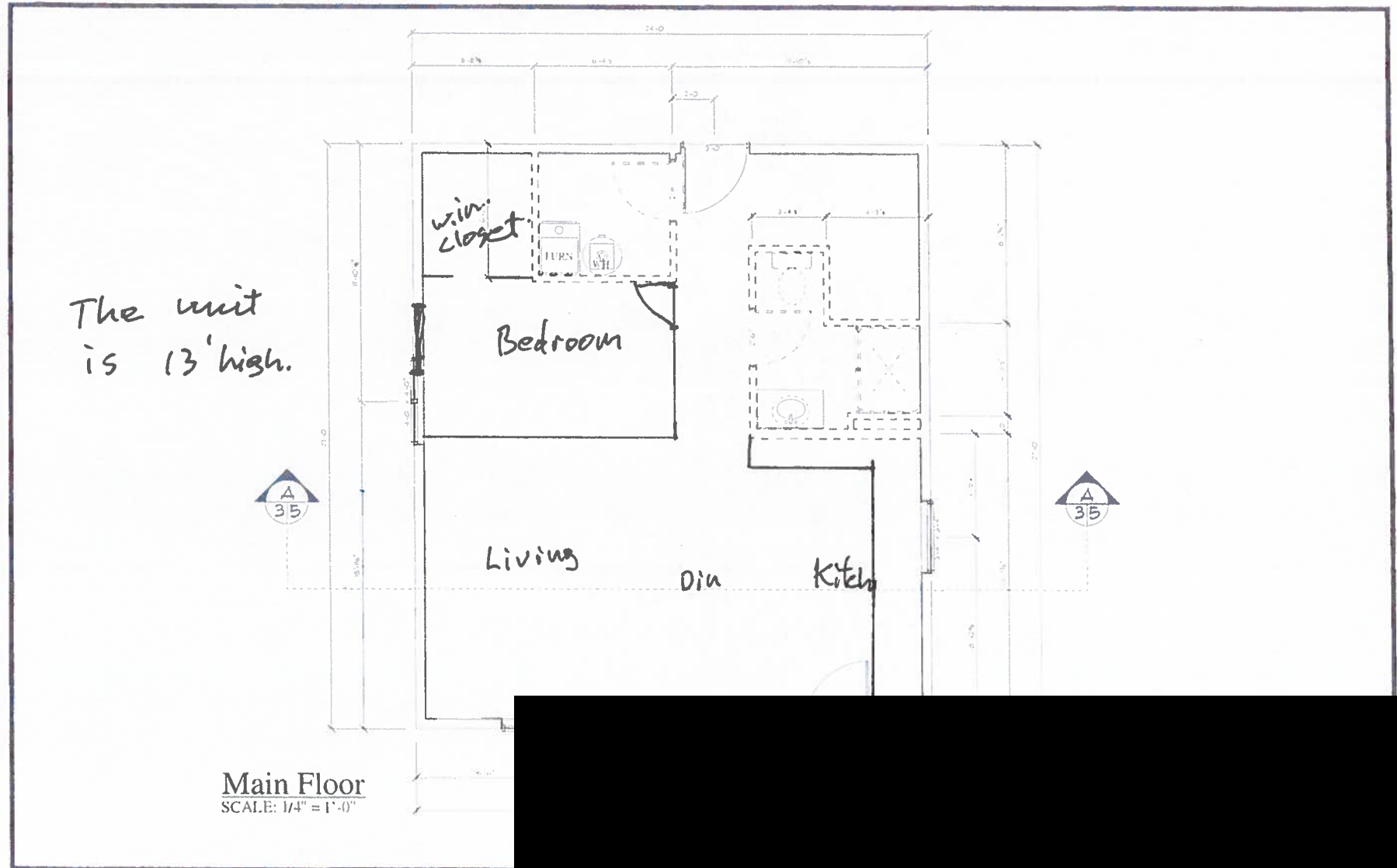
Application Submission Date: May 8, 2024

PROJECT	Is the project already constructed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OFFICE USE ONLY Application # <u>24-4170</u> Permit # Permit Fee <u>\$500.00 (with)</u> Receipt # <u>890059</u> Approved by Refused by Issue Date Valid Date
	Municipal Address <u>4811 40 St</u> Tax Roll # <u>12,023,550.00</u> Zoning District <u>R1</u> Legal Description: Lot <u>19</u> Block <u>5</u> Plan <u>BM 5137</u>	
APPLICANT INFORMATION	[REDACTED]	
	(If property owner is different from applicant Owner Authorization Form is required) Owner Authorization Form Attached? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
DEVELOPMENT INFORMATION	Development Class: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input type="checkbox"/> Multi-family - # of Units <input type="text"/>	
	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 <input type="checkbox"/> Other: <input type="text"/> <input type="checkbox"/> Foundation <input type="checkbox"/> Income Suite: <input type="checkbox"/> Secondary to Home <input checked="" 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 checked="" type="checkbox"/> Who is completing the work? <input type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Detached Garage Contractor Name <input type="text"/> Contractor Phone # <input type="text"/>	
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 all <input type="text"/> <input type="text"/> <u>May 7/2024</u> Signature of Registered Owner / Agent 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.

# Northern Empire Homes



May 14, 2024

Property Owner

**RE: Landowner Notification  
Development Permit – Discretionary Use  
Development Permit Application No: 24-4170**

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 **Garden Suite** at **4811- 40 Street** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
4811 - 40 Street Lot 19, Block 5, Plan BM 5137	Garden Suite	24-4170

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](mailto: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](http://www.lloydminster.ca/en/your-city-hall/permits)

*To locate the information search under the Discretionary Use option and then select the application number 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](mailto:rshortt@lloydminster.ca).

Sincerely,  
City of Lloydminster

**Amy Moore on behalf of Roxanne Shortt  
Development Officer, Planning  
Operations Centre**

**SASKATCHEWAN LAND SURVEYOR'S  
REAL PROPERTY REPORT**

**DESCRIPTION OF PARCEL**

**LOT 19      BLOCK 5      PLAN BM5137**

**MUNICIPAL ADDRESS :** 4811 40TH STREET, LLOYDMINSTER, SASKATCHEWAN

**TITLE No.** 141697132

**DATE OF TITLE SEARCH :** APRIL 22, 2024

