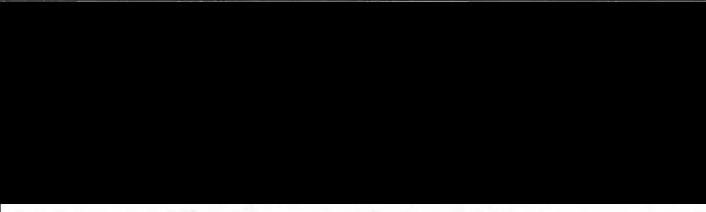


Development Permit Application

Application for Development Permit


LLOYDMINSTER
Application Submission Date: February 28, 2025

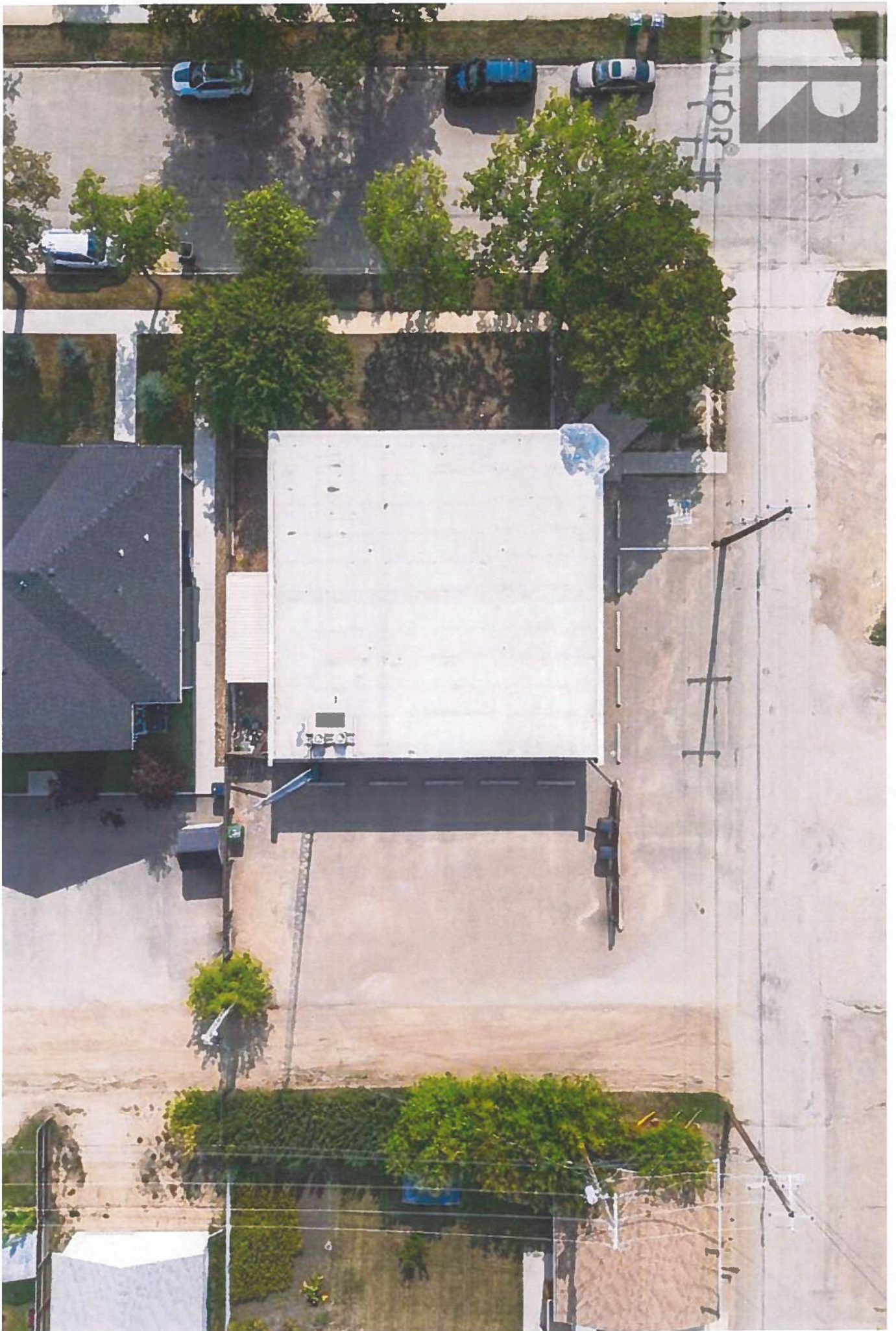
PROJECT	Is the project already constructed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OFFICE USE ONLY
	Municipal Address <u>4824 47 Street</u>	
APPLICANT INFORMATION	Tax Roll # <u>11001615,000</u> Zoning District <u>DC1</u>	Application # <u>25-4746</u>
	Legal Description: Lot <u>30-32</u> Block <u>5</u> Plan <u>8 1127</u>	Permit # <u></u>
		Permit Fee <u>\$5900 inc</u>
		Receipt # <u>990798</u>
		Approved by <u></u>
Refused by <u></u>		
(If property owner is different from applicant Owner Authorization Form is required)		Issue Date <u></u>
Owner Authorization Form Attached? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		Valid Date <u></u>
DEVELOPMENT INFORMATION	Development Class: <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input type="checkbox"/> Multi-family - # of Units <u></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	<input type="checkbox"/> Other: <u></u>
	<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 checked="" type="checkbox"/> Business License Use Approval for (type of business): <u>Business Technology Services Office</u>
	<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 <u></u>
	<input type="checkbox"/> Attached Garage	
<input type="checkbox"/> Detached Garage		
DECLARATION	I hereby declare <input type="checkbox"/> I am <input checked="" 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 information submitted on this form is true and accurate.	
DECISION OFFICE USE ONLY	<u></u>	February 26, 2025 5:13 PM MST
	Signature of Registered Owner / Agent	Date of Application
Development Officer <u></u>		Date <u></u>

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.

REALTOR®







LLOYDMINSTER

March 3, 2025

Property Owner

**RE: Landowner Notification
Development Permit – Discretionary Use
Development Permit Application No: 25-4746**

Dear Property Owner:

Please take notice that a neighbor who is within a one hundred (100) metre radius of your property boundary has submitted the following Development Permit Application for the purposes of an **Office** at **4824 - 47 Street** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
4824 - 47 Street Lot: 30-32, Block: 5, Plan: B 1127	Office	25-4746

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: permits@lloydminster.ca

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

<https://www.lloydminster.ca/business-building-development/planning-and-development/open-applications/>

To locate the information search under the Discretionary Permit and 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 permits@lloydminster.ca.

Sincerely,
City of Lloydminster

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