

Development Permit Application

Application for Development Permit



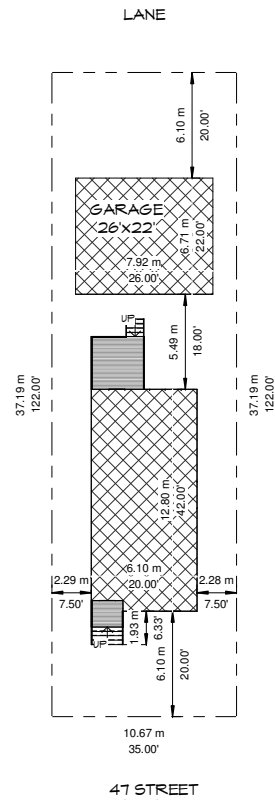
LLOYDMINSTER

Application Submission Date: May 24, 2024

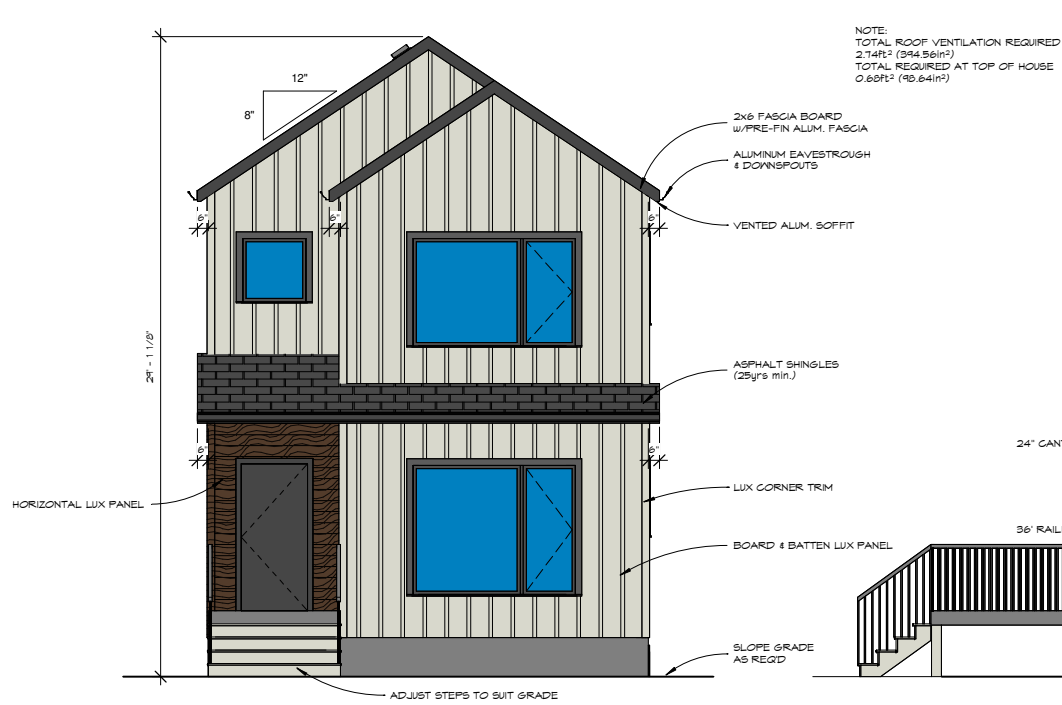
PROJECT	Is the project already constructed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Municipal Address <u>5016 47 ST T9V0E9</u> Tax Roll # <u>21100115000</u> Zoning District <u>DC1</u> Legal Description: Lot <u>23</u> Block <u>8</u> Plan <u>9524972</u>	OFFICE USE ONLY
	Application # <u>24-4219</u> Permit # _____ Permit Fee <u>\$500.00 VISA</u> Receipt # <u>895864</u> Approved by _____ Refused by _____ Issue Date _____ Valid Date _____	
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	
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 _____ Proposed Development: (Select all that Apply) <input type="checkbox"/> Permitted Use <input checked="" type="checkbox"/> Discretionary Use <input 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 type="checkbox"/> Other: _____ <input type="checkbox"/> Foundation <input checked="" type="checkbox"/> Income Suite: <input checked="" 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 checked="" 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="checkbox"/> Attached Garage Who is completing the work? <input checked="" type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Detached Garage Contractor Name [Redacted]	
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 _____ as a printed version of this application), you agree that _____ Sign _____ Date of Application <u>05/24/24</u>	
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.

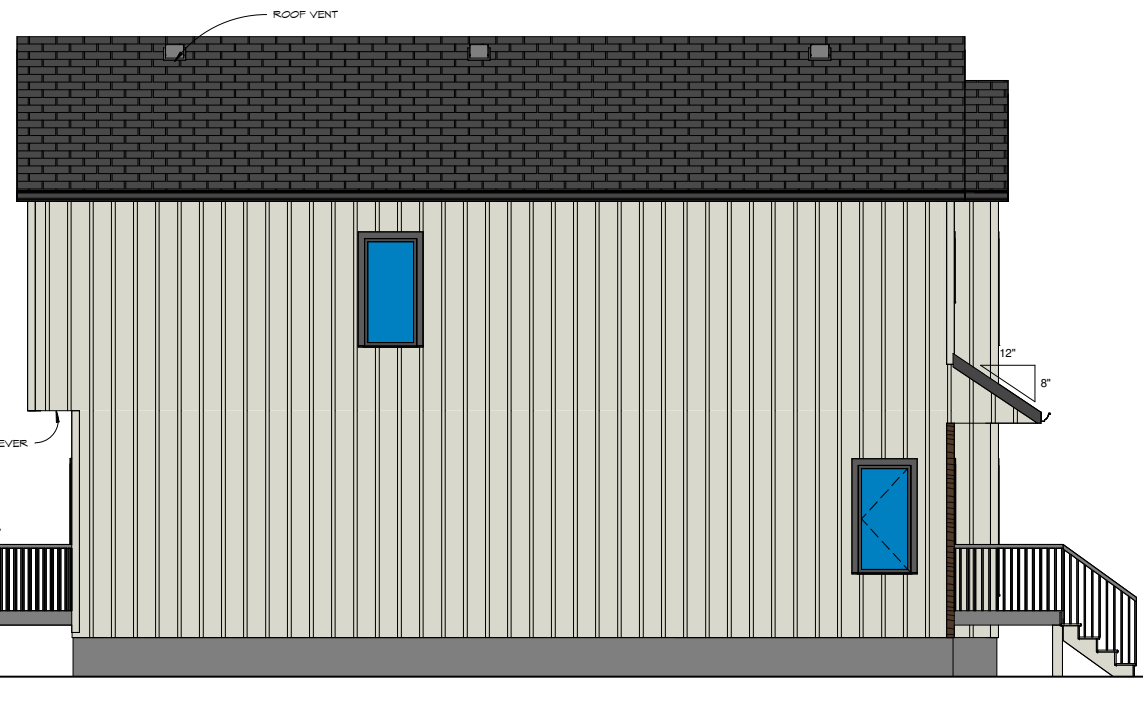
IMPORTANT NOTICE: THIS APPLICATION DOES NOT PERMIT YOU TO COMMENCE CONSTRUCTION UNTIL SUCH TIME A DEVELOPMENT PERMIT HAS BEEN ISSUED BY THE DEVELOPMENT AUTHORITY AND ALL OTHER PERMITS (IF REQUIRED) ARE APPROVED. IF A DECISION HAS NOT BEEN ISSUED WITHIN 40 DAYS OF THE DATE THE APPLICATION IS DEEMED COMPLETE, 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.



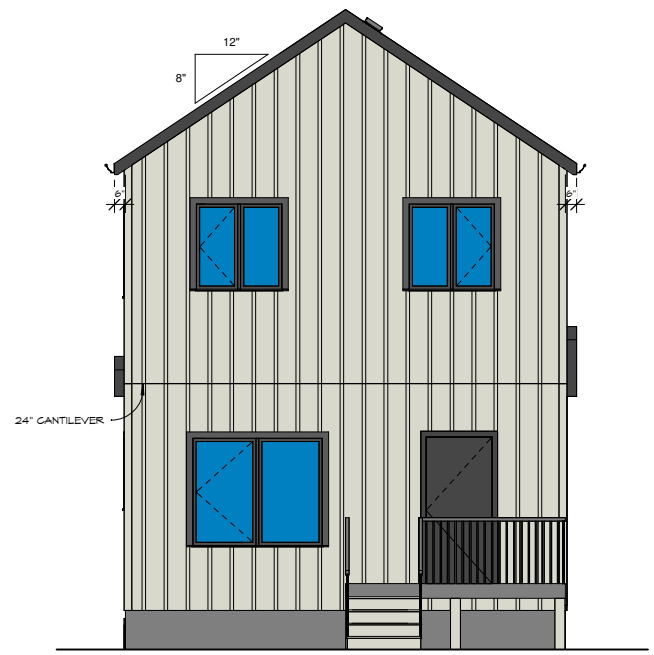
5 Site Plan
1:200
5017 41 STREET
LLOYDMINSTER, ALBERTA



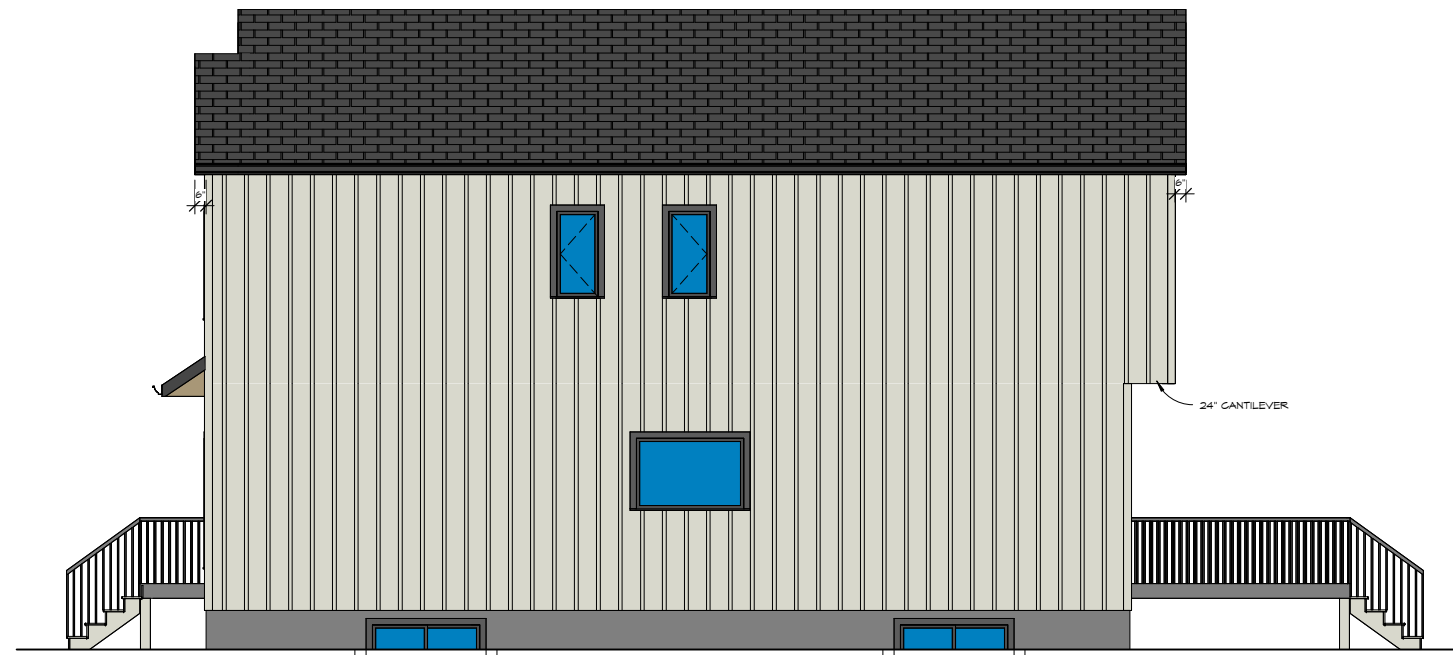
1 Front Elevation
1/4" = 1'-0"



2 Left Elevation
1/4" = 1'-0"



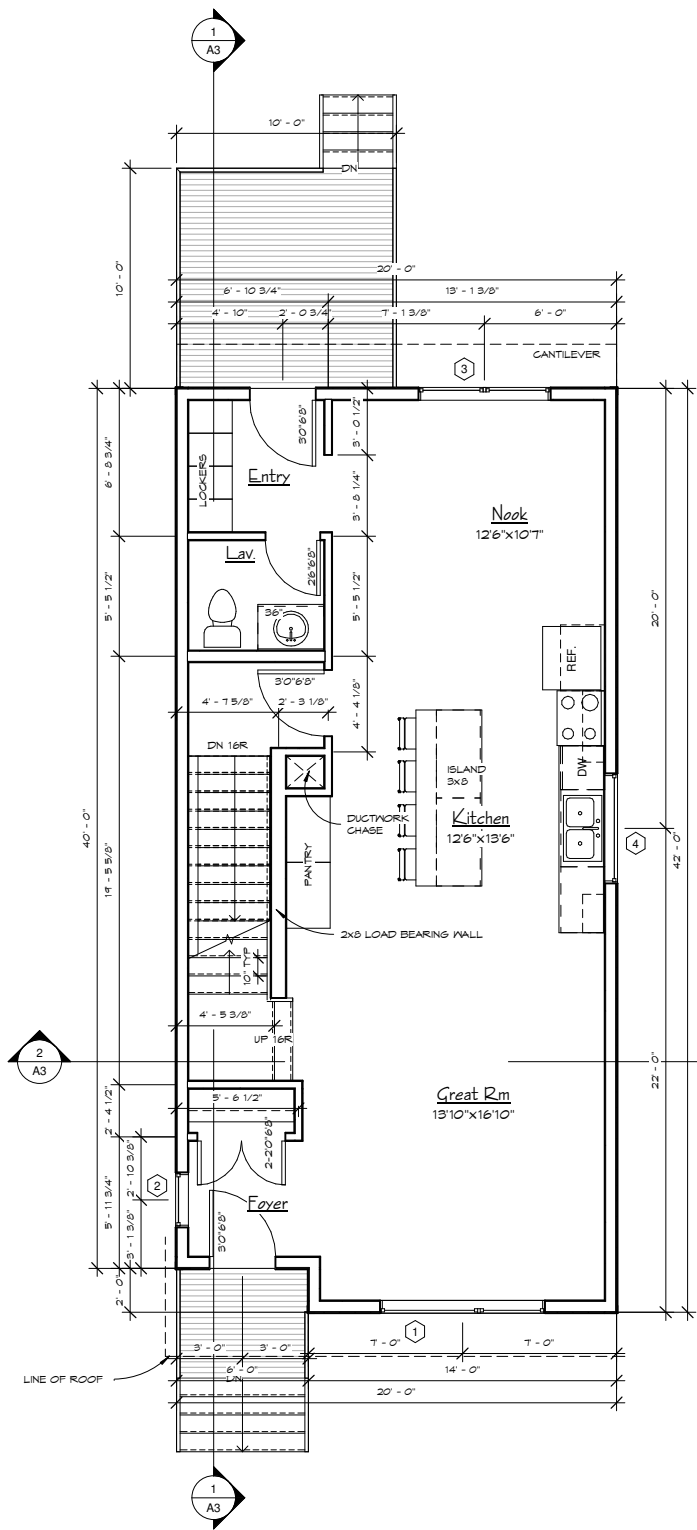
3 Rear Elevation
1/4" = 1'-0"



4 Right Elevation
1/4" = 1'-0"

Drawing List

A1	Site Plan & Elevations
A2	Main, Second Floor and Foundation Plans
A3	Section & Details



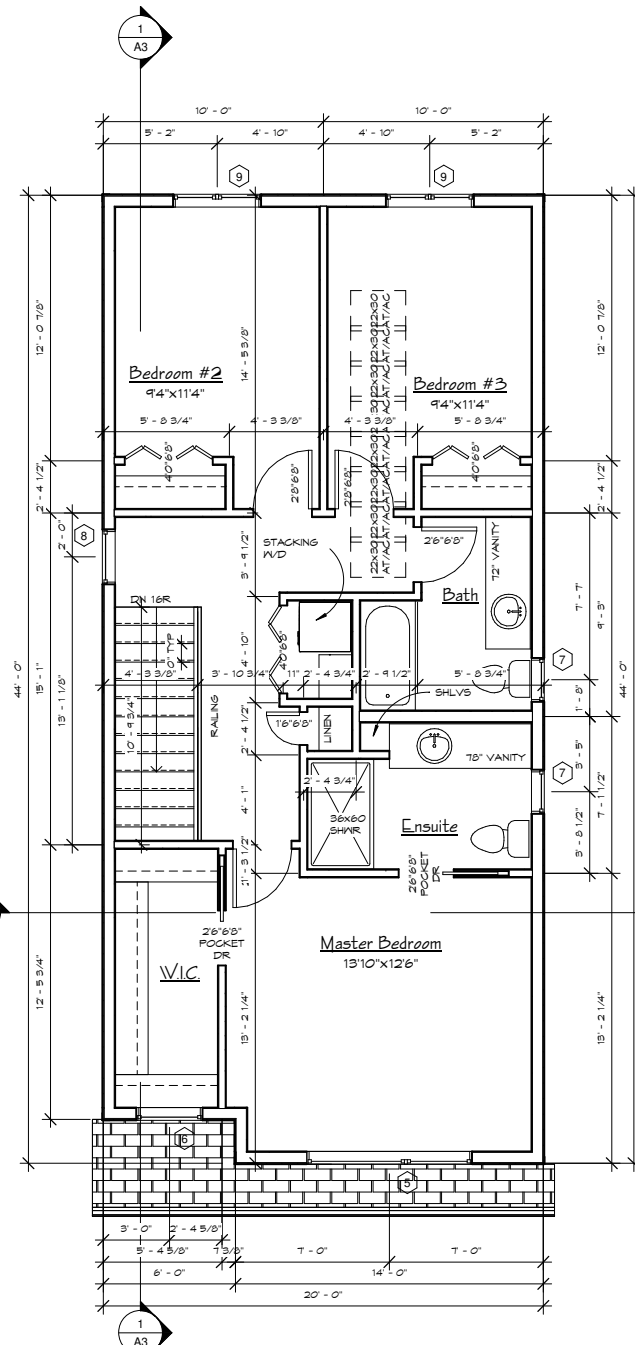
1 Main Floor Plan
1/4" = 1'-0"

AREA: 828ft²

Window Schedule				
Type Mark	Count	Width	Height	Comments
1	1	7'-6"	6'-0"	FIXED/CASEMENT
2	1	2'-6"	5'-0"	CASEMENT
3	1	6'-0"	5'-0"	FIXED/CASEMENT
4	1	5'-0"	3'-4"	FIXED
5	1	7'-6"	5'-0"	FIXED/CASEMENT
6	1	3'-0"	3'-0"	FIXED
7	2	2'-0"	4'-0"	CASEMENT W/RAIN GLASS
8	1	2'-6"	5'-0"	FIXED
9	2	4'-0"	4'-0"	FIXED/CASEMENT
10	2	5'-0"	2'-6"	SLIDERS

2 Second Floor Plan
1/4" = 1'-0"

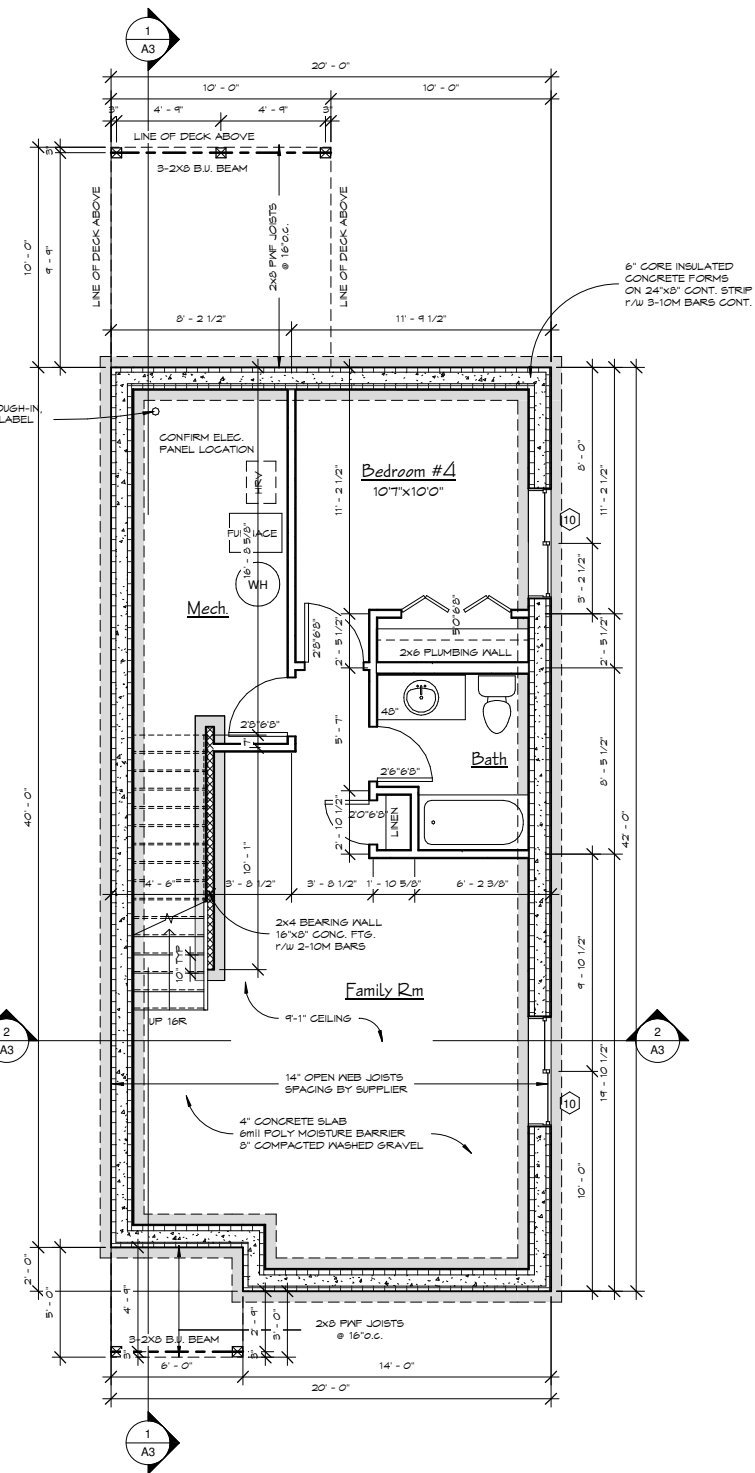
AREA: 822ft²



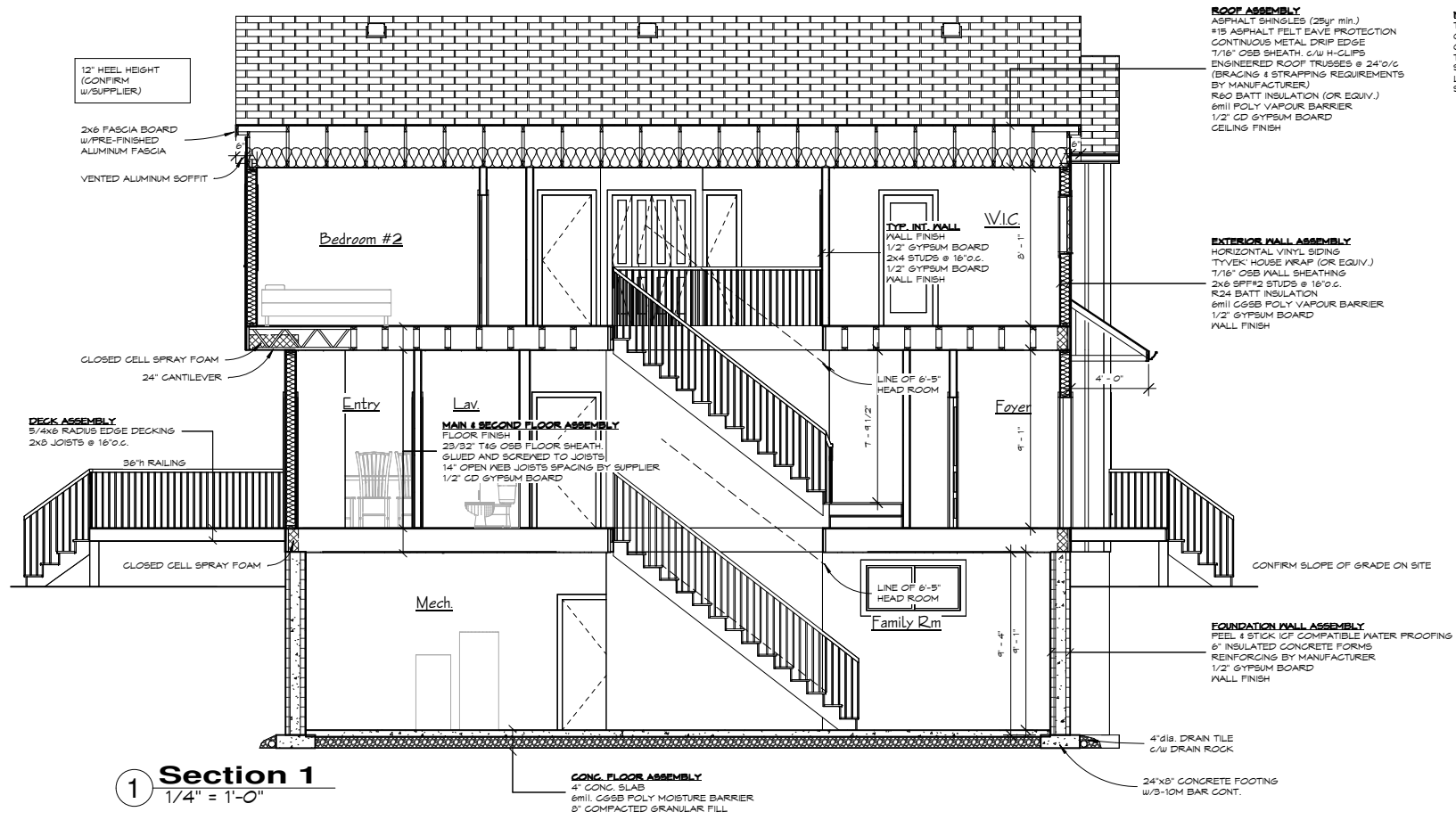
RADON GAS ROUGH-IN
CAP OFF, AND LABEL
SEE DETAIL

3 Foundation Plan
1/4" = 1'-0"

AREA: 828ft²



NOTE:
CONFIRM R.O.S W/SUPPLIER
WINDOW MANUFACTURER TO ENSURE BEDROOM
WINDOWS MEET N.B.C. EGRESS REQUIREMENTS
PROVIDE EGRESS HARDWARE
TO ALL BEDROOM CASEMENT WINDOWS



1 Section 1
1/4" = 1'-0"

ROOF ASSEMBLY
 ASPHALT SHINGLES (25yr min.)
 #15 ASPHALT FELT EAVE PROTECTION
 CONTINUOUS METAL DRIP EDGE
 7/16" OSB SHEATH, c/w H-CLIPS
 ENGINEERED ROOF TRUSSES @ 24" o/c
 (BRACING & STRAPPING REQUIREMENTS
 BY MANUFACTURER)
 R60 BATT INSULATION (OR EQUIV.)
 6mil POLY VAPOUR BARRIER
 1/2" CD GYPSUM BOARD
 CEILING FINISH

NOTE:
 TRUSS DESIGN BY OTHERS.
 CONFIRM TRUSS LAYOUT PRIOR TO
 CONSTRUCTION. TRUSS MANUFACTURER
 TO PROVIDE TRUSS LAYOUT &
 SHOP DRAWINGS TO UCG FOR REVIEW.
 LIABILITY OF ROOF DESIGN BY OTHERS IF NO
 SHOP DRAWINGS PROVIDED.

EXTERIOR WALL ASSEMBLY
 HORIZONTAL VINYL SIDING
 TYVEK HOUSE WRAP (OR EQUIV.)
 7/16" OSB WALL SHEATHING
 2x6 SPP#2 STUDS @ 16" o/c
 R24 BATT INSULATION
 6mil GCSB POLY VAPOUR BARRIER
 1/2" GYPSUM BOARD
 WALL FINISH

FOUNDATION WALL ASSEMBLY
 FELT & STICK OF COMPATIBLE WATER PROOFING
 6" INSULATED CONCRETE FORMS
 REINFORCING BY MANUFACTURER
 1/2" GYPSUM BOARD
 WALL FINISH

CONC. FLOOR ASSEMBLY
 4" CONC. SLAB
 6mil GCSB POLY MOISTURE BARRIER
 8" COMPACTED GRANULAR FILL

MAIN & SECOND FLOOR ASSEMBLY
 FLOOR FINISH
 23/32" T&S OSB FLOOR SHEATH
 GLUED AND SCREWED TO JOISTS
 14" OPEN WEB JOISTS SPACING BY SUPPLIER
 1/2" CD GYPSUM BOARD

DECK ASSEMBLY
 5/4" RADIUS EDGE DECKING
 2x8 JOISTS @ 16" o/c
 36" RAILING

ROOF ASSEMBLY
 ASPHALT SHINGLES (25yr min.)
 #15 ASPHALT FELT EAVE PROTECTION
 CONTINUOUS METAL DRIP EDGE
 7/16" OSB SHEATH, c/w H-CLIPS
 ENGINEERED ROOF TRUSSES @ 24" o/c
 (BRACING & STRAPPING REQUIREMENTS
 BY MANUFACTURER)
 R60 BATT INSULATION (OR EQUIV.)
 6mil POLY VAPOUR BARRIER
 1/2" CD GYPSUM BOARD
 CEILING FINISH

EXTERIOR WALL ASSEMBLY
 HORIZONTAL VINYL SIDING
 TYVEK HOUSE WRAP (OR EQUIV.)
 7/16" OSB WALL SHEATHING
 2x6 SPP#2 STUDS @ 16" o/c
 R24 BATT INSULATION
 6mil GCSB POLY VAPOUR BARRIER
 1/2" GYPSUM BOARD
 WALL FINISH

MAIN & SECOND FLOOR ASSEMBLY
 FLOOR FINISH
 23/32" T&S OSB FLOOR SHEATH
 GLUED AND SCREWED TO JOISTS
 14" OPEN WEB JOISTS SPACING BY SUPPLIER
 1/2" CD GYPSUM BOARD

FOUNDATION WALL ASSEMBLY
 FELT & STICK OF COMPATIBLE WATER PROOFING
 6" INSULATED CONCRETE FORMS
 REINFORCING BY MANUFACTURER
 1/2" GYPSUM BOARD
 WALL FINISH

CONC. FLOOR ASSEMBLY
 4" CONC. SLAB
 6mil GCSB POLY MOISTURE BARRIER
 8" COMPACTED GRANULAR FILL

WAXED CARDBOARD
 INSULATION STOP
 2x6 FASCIA BOARD
 w/PRE-FINISHED
 ALUMINUM FASCIA
 VENTED ALUMINUM SOFFIT

CLOSED CELL
 SPRAY FOAM, TYP

2 Section 2
1/4" = 1'-0"



May 27, 2024

Property Owner

RE: Landowner Notification
Development Permit – Discretionary Use
Development Permit Application No.: 24-4219

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 **Single Detached Dwelling** at **5016 - 47 Street** and it is being reviewed in accordance with Land Use Bylaw 5-2016.

Affected Address	Discretionary Use	Application #
5016 - 47 Street Lot: 23, Block: 8, Plan: 952-4972	DC1 – Direct Control #1 – Single Detached Residential Dwelling	24-4219

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 addresses 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 /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,



Development Officer, Planning
Operations Centre