



April 27, 2022

Property Owner

**RE: Development Permit  
Letter of Approval  
Permit Application Number: 22-2536**

Dear Property Owner:

Please be advised that the application as described below meets the requirements of Land Use Bylaw 5-2016 and has been approved by the City of Lloydminster. No written concerns were submitted within the referral period.

<b>Application Number:</b>	22-2536
<b>Permit Number:</b>	20220208
<b>Purpose:</b>	Direct Control #1 District - Discretionary Use - Home Based Business: Minor (Cakes and Pastries)
<b>Involving:</b>	#3, 4804 - 45 Street (Lot 42, Block 7, Plan 101923679)

Although this permit is Approved, it is subject to a twenty-one (21) day appeal period from the date of Council Decision of **April 25, 2022**. An advertisement will be placed in the **April 28, 2022**, edition of the Meridian Source.

The City of Lloydminster Council has designated lands as Direct Control of which council may regulate and control the use and development of the land or buildings in any manner they consider necessary. **Section 641 (4a), Despite Section 685 of the Municipal Government Act, if a decision with respect to a development permit application with respect to a direct control zone is made by Council, there is no appeal to the Subdivision and Development Appeal Board.**

However, if you believe the Development Authority misinterpreted the decision of Council, you may have grounds for an appeal. You must submit your appeal in writing along with the processing fee of four hundred dollars (\$400.00) to the following:

City Hall - Office of the City Clerk  
Attention - Secretary of the Subdivision and Development Appeal Board  
4420 - 50 Avenue  
Lloydminster, AB T9V 0W2

Adjacent property owners within a thirty (30) metre radius of the above referenced property will be notified of this request as per the requirements set forth in Land Use Bylaw 5-2016.

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,

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