

Proposed Discretionary Use

MUNICIPAL ADDRESS

5201A 63 Street
Lloydminster, AB

Date: 03/27/2026
File No.: 26-5777



 Subject Lands
 Legal Parcel

 Existing Building



0 80 160
Metres

Tell Us What You Think

Please submit any comments, concerns, or support surrounding this proposed development in writing to Planning Services no later than **04/16/2026** to be considered prior to a decision being made.

When submitting please include the following:

Your full name,
Your Municipal Address,
Reasoning supporting or opposing the development,
Application number

Comments can be submitted by email to:
permits@lloydminster.ca.

Or in person at:
City of Lloydminster Operations Centre
6623 52 Street
Lloydminster, AB, T9V 3T8

This notification is sent to all property owners within 200 m of the address listed to inform nearby residents that Planning Services has received an application for a **Discretionary Use** proposed at the indicated address.

Application Information

Proposed Use:
Fitness Studio

Application No.: 26-5777

Applications are reviewed based on the provisions of **Land Use Bylaw 05-2025** along with any planning related concerns submitted.

For more information, contact Planning Services using the contact details below; or scan the QR Code for our website, scroll to *Public Notices*, *View Current Applications* and look for *Application No.:* 26-5777.



lloydminster.ca/development

Building and Development Permit Application



What is this application for? Building Permit Development Permit Both

Are you the landowner? Yes No

Landowner name: _____

If you selected No, has the attached Landowner Authorization Form been completed? Yes No

Development Information

Address of Property: 5201A 63 St	Lot: 14	Block: 6	Plan/Land Description: 782-0790
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Nature of Development

Residential Industrial Commercial Institutional Multi-family/hotel/mixed use: No. of Units: _____

Proposed Development (select all that apply)

- New Construction
- Accessory Building
- Additional Dwelling Unit
- Use Approval, Type of Use: Martial Arts + Fitness Gym
- Home Based Business, Major or Minor, Type of Business: _____
- Interior Renovation
- New Dwelling
- Deck, Covered
- Addition
- Detached Garage
- Deck, Uncovered
- Foundation
- Secondary Suite
- Stripping and Grading Only
- Other: _____

Construction Information

Value of Construction: \$ 25,000 No. of Stories: _____ Main Floor Area: 3,315 sqft 2nd Floor Area: 1000 sqft
 Basement Area: N/A Developed Undeveloped Garage Area: N/A Developed Undeveloped

Describe the work and/or intended use of the building:
Remodeling interior of building. Including updating paint, ceiling & wall repairs. Installing new dry wall, flooring on mezzanine.

I hereby declare (select one) I am 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 the Notice of Decision and Land Use Bylaw 05-2025. I/We will notify the Development Authority of any proposed changes to the plans submitted within this application. I acknowledge that, if I am not the landowner on title, a copy of this application and decision may be provided to the landowner for their records.



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 appeal to the subdivision and development appeal board. Appeals to the subdivision and development appeal board. Appeals to the Subdivision and Development Appeal Board can also be made. Appeals to the Subdivision and Development Appeal Board can also be made within 21 days of a decision.

Collection and Use of Personal Information: The personal information you provide in this application is for the purposes of processing and acting upon this application in accordance with the provisions of the Access to Information Act (LAFOIP). The City will not share your personal information with other agencies without your written permission in writing, unless there is a specific exemption stated in the Act.

\$530⁰⁰
Disc.
Fitness Studio

CITY USE ONLY	
Application No.:	<u>26-577#</u>
City No.:	<u>20260202</u>
Agency Permit No.:	
Receipt No.:	<u>1130559</u>
Tax Roll No.:	<u>2110490000</u>
Land Use District:	<u>M1</u>
DP Fees:	BP Fees: