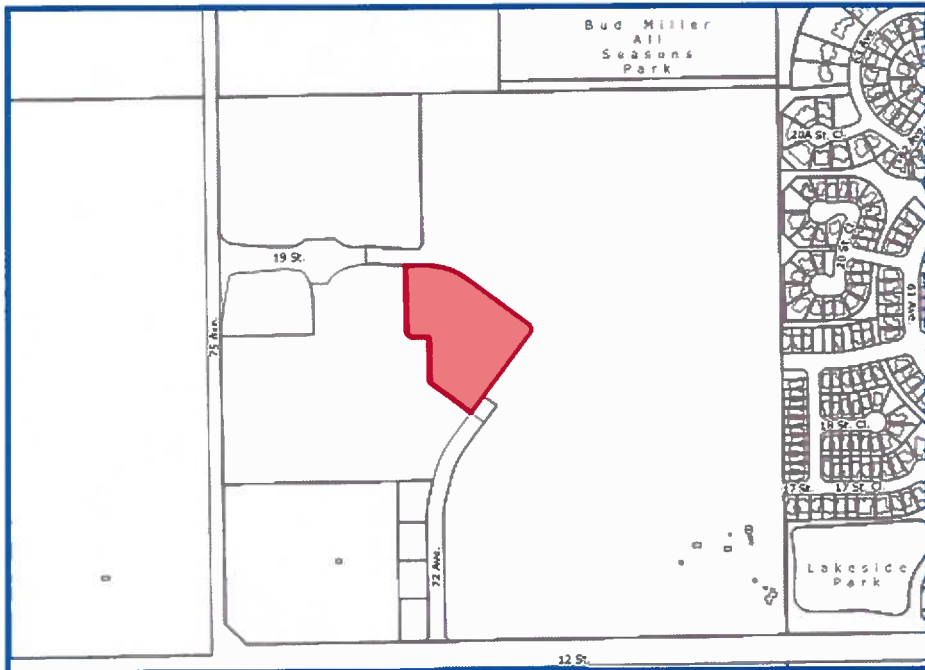


Proposed Discretionary Use

MUNICIPAL ADDRESS

7201 19 Street
Lloydminster, AB

Date: 05/06/2026
File No.: 26-5803



- Subject Lands
- Existing Building
- Legal Parcel



0 140 280
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 **05/28/2026** 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:

Variance - Increase Density

Application No.: 26-5803

Consideration of this application for Discretionary Use by the Development Authority is subject to the approval of the necessary Land Use Bylaw 05-2025 amendment from T – Transitional to MDR – Medium Density Residential. This Bylaw must be passed prior to decision being rendered on this application.

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.:* 26-5803.



lloydminster.ca/development

Discretionary Use or Variance Application

What type of application are you applying for?

Variance

For a Variance Application, please identify what you are looking to vary, why you are looking to vary and any hardships or extenuating circumstances that should be considered when reviewing the application?

Requesting variance on density under MDR zoning. As a total project between the 4 lots/buildings, we meets the density requirements for 50 units/hectare Total Hectare: lot 8 (.188) + Lot 9 (.215) + Lot 10 (.207) + Lot 11 (.356) = 0.966 hectare UNDER MDR Density = $50 \times 0.966 = 48.33$ units The overall project will contain 48 units (4 - 12 plex buildings) However, we would like to develop as 4 separate lots, individually 3 of the 4 units do not meet the density/hectare Lot 8, 0.188ha. MDR Density = $50 \times 0.188 = 9.4$ units Lot 9, 0.215ha. MDR Density = $50 \times 0.215 = 10.75$ units Lot 10, 0.207ha. MDR Density = $50 \times 0.207 = 10.35$ units Lot 11, 0.356ha. MDR Density = $50 \times 0.356 = 17.8$ units We are requesting a variance as the project has not changed other than creating 4 separate lots. Thank you.

Property Address for the Variance or Discretionary Use will be applied

Lots 8-11 Blk 20 Plan TBD (Subdivision in progress) - 7201 19 Street

Lot Number:

3

Block Number:

20

Plan Number:

252 1117

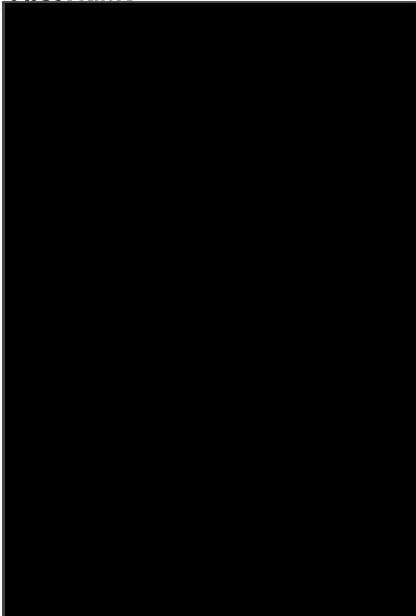
Tax Roll Number

22181136000

Land Use District (Zoning)

Transitional (LUB amendment In progress to become MDR)

First Name



Primary Telephone Number

26-5803
20260223

GR # 1132694

\$ 700

Discretionary Use or Variance Application


Are you listed as the Registered Landowner on the Land Title?

Yes

I understand that this is only an application and submission of this application does not mean this approval is guaranteed approval and fees are non-refundable

Yes

I understand that Discretionary Use and/or Variance Applications include public referrals and advertising as part of the review process and a decision can take anywhere from 4-8 weeks

Yes

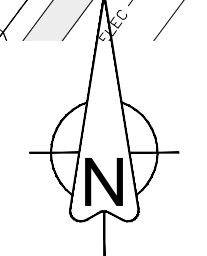
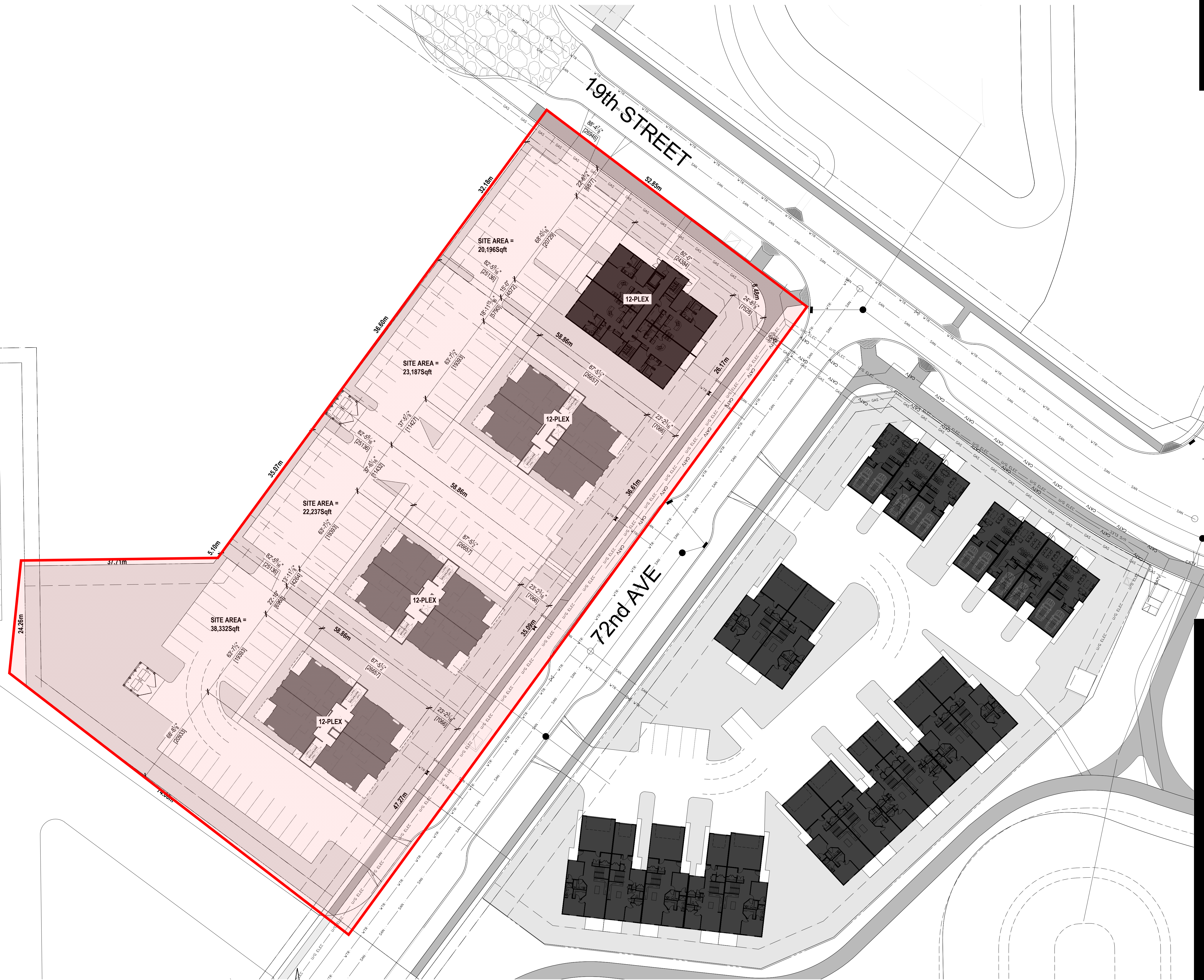
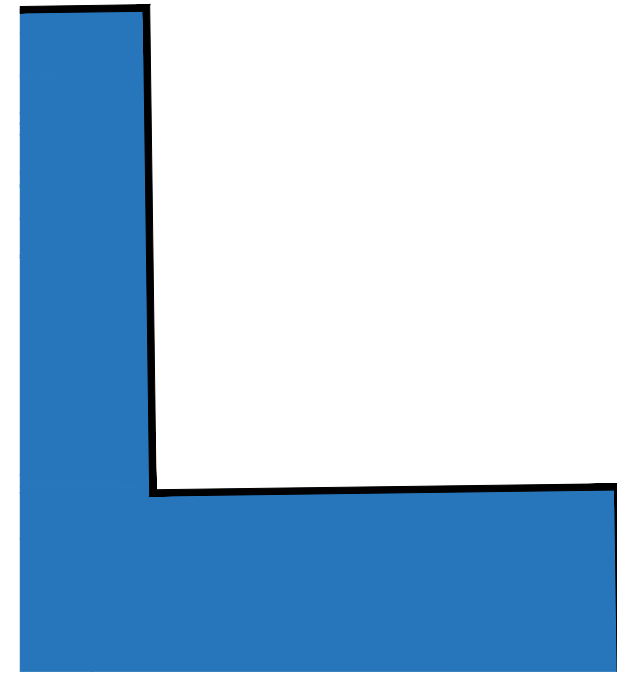
I consent to receiving notifications & correspondence regarding this application via email unless otherwise specified by the applicant in writing.

Yes



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SITE PLAN
SCALE: 1" = 20'-0"

PROJECT INFORMATION:
**LAKESIDE
MULTI-FAMILY**

LOT: 1
BLOCK: 18
PLAN:
CIVIC ADDRESS:
LLOYDMINSTER, ALBERTA

STAMPS:



① VIEW #1
1/4" = 1'-0"



② VIEW #2
1/4" = 1'-0"



① VIEW #3
1/4" = 1'-0"



② VIEW #4
1/4" = 1'-0"