

Approved Discretionary Use

MUNICIPAL ADDRESS

**3616C – 41B Avenue
Lloydminster, SK
Unit 18, Condo Plan 102420076**

**Date: 05/27/2026
File No.: 26-5865
Permit: 20260270**



The application for a Rowhouse Development over 7 Units is **APPROVED** as proposed on 04/29/2026.

Although approved, this decision is subject to a twenty-one (21) day appeal period from **05/28/2026 – 06/19/2026**.

Any development commenced or undertaken within the appeal period, or where an appeal has been filed but not finally determined, shall be solely at the risk of the developer and in no event shall the City be liable for the filing or outcome of any appeal.

If you are not in agreement with this decision or the described conditions, it may be appealed within 21 days from the date listed in this letter (as per Section 686 of the *Municipal Government Act*) by submitting a written notice and the \$400 processing fee to the following:

Lloydminster City Hall – Legislative Services
Attention: Secretary - Subdivision and Development Appeal Board
4420 - 50 Avenue
Lloydminster, AB T9V 0W2

Additional Information

Development Officer Reviewer: Roxanne Shortt

Application Classification:

Rowhouse Development over 7 Units

Land Use District: MDR – Medium Density



Conditions of Approval:

1. A Building Permit and Development Permit are required to be submitted, reviewed, and approved for each building. **PRIOR** to construction.
2. The exterior design must be similar and complementary to the existing development in the neighbourhood.
3. The project will be required to adhere to the Municipal Development Standards (MDS) and all other Federal, Provincial, and Municipal regulations, standards, policies, and bylaws that apply.

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

For more information contact Planning Services at the email or phone number below or scan the QR code for the website, scroll to Public Notices, Select the application you wish to review.



Lloydminster.ca/development