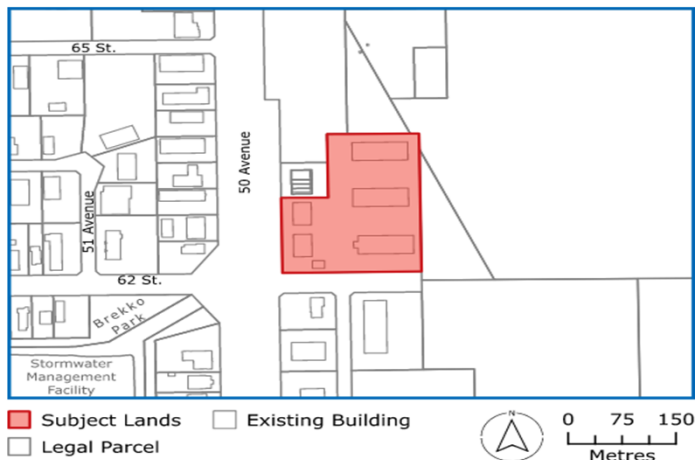


Approved Discretionary Use

MUNICIPAL ADDRESS

6201 49 Avenue
(AKA 6209 49 Avenue)
Lloydminster, SK
Lot 2 , Block 1, Plan 102159727

Date: 09/25/2025
File No.: 25-5213
Permit: 20250585



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

The application for Fleet Services (Taxi Company) at the above address is **APPROVED** as applied for on 08/27/2025.

Although approved, this decision is subject to a twenty-one (21) day appeal period from 09/25/2025 - 10/17/2025.

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

Additional Information

Development Officer Reviewer: Amy Moore

Application Classification:
Fleet Services (Taxi Company)

Fleet Services is defined as a Development using a fleet of vehicles for the delivery of people, goods or services. This use includes, but is not limited to, taxi services, bus lines, and messenger and courier services, but may or may not include an office of dispatch component.

Land Use District:
Business Transition (BT)

Description of Development:

The applicant applied for a Use Approval for Fleet Services (Taxi Company) which has been approved. Some of the conditions of the approval include:

1. Approved for Use only, as Fleet Services
2. Applicant is responsible to obtain and maintain a City of Lloydminster Business License.
3. Applicant shall adhere to all Federal, Provincial and Municipal regulations, bylaws, standards and Policies that apply.
4. Applicant shall call Waste Services Departments Pollution Prevention Lead, to schedule an inspection prior to September 30, 2025.

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

DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #

25-5213

DP Permit #

20250585

Decision: ☒ Approved ☐ Refused Development Officer Reviewer: Amy Moore

Issued Date: September 25, 2025 Valid Date: October 17, 2025 Expiry Date: October 17, 2026

Development Classification: ☐ Permitted ☒ Discretionary ☐ Variance Land Use District: Business Transition (BT)

Applicant Name: (Contact Name and Company)

Applicant Address:

Proposed Construction Value: N/A Application Fee: \$290.00 Receipt #: 1058457

Project Address: 6209 49 Avenue (AKA 6201 50 Avenue) Legal Description: Lot 2, Block 1, Plan 102159727

Registered Landowner:

Description of Development: Use Approval for Fleet Services (Taxi Company)

Notice of Decision and Conditions:

The Development/Use of Fleet Services (Taxi Company) to be located at 6209 49 Avenue (AKA 6201 50 Avenue) is **APPROVED** as applied for on August 27, 2025, subject to the following conditions:

1. The Applicant shall conform to the applicable regulations within Land Use Bylaw 05-2025 and all Federal, Provincial and Municipal regulations, bylaws, standards and policies that apply.
2. The applicant is responsible for obtaining and maintaining a Business Licence. Call the Business Licence Department at 780-875-6184 ext. 2123 to submit or to confirm the status of your application.
3. This permit application is approved based on the information received by the Development Authority on August 27, 2025. Any changes to the approved use or the addition of a new use may require additional permits, and the City shall be contacted prior to ensure conformance with Land Use Bylaw 05-2025.
4. Any signage proposed to be installed on the property may require Development Permit Approval prior to installation.
5. As per Subsection 3.9.3 and 3.9.5 of Land Use Bylaw 05-2025, Development permit may become void, if in the opinion of the Development Authority, the use has not started within a period of twelve (12) months of the date of issuance.
6. When a Development Permit becomes void, a new Development Permit application is required before development may proceed. Such applications shall be dealt with as if it was the first application and there shall be no obligation to approve such application on the basis that a previous application had been approved for that development.
7. Where there is deemed to be a contravention of any of the above conditions a Stop Order may be issued following notice to the landowner.
8. The Applicant must Applicant shall contact Lucas van Assem – City of Lloydminster – Waste Services: Pollution Prevention Lead at 780-874-3700 (ext. 2769) to arrange a site inspection prior to October 1, 2025.
9. This approval may be rescinded if in the opinion of the Development Authority it is determined that this application is in contravention of any of the above condition(s), or the Development Permit approval has been obtained by misrepresentation.

DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #

25-5213

DP Permit #

20250585

Although approved, this permit is subject to a twenty-one (21) day appeal period from the date of issuance.

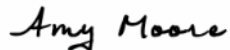
Any development commenced or undertaken within the twenty-one (21) day appeal period, or where an appeal has been filed but not finally determined, shall be solely at the risk of the developer and in no event shall the City be liable for the filing or outcome of any appeal.

If you are not in agreement with this decision or the conditions described herein, it may be appealed within twenty-one (21) days from the date of decision (as per Section 686: *Municipal Government Act*) by submitting a written notice and processing fee as identified in the current Fees and Charges Bylaw, 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

If you have any questions, or require any clarification, please contact the undersigned at (780) 874-3700 or by email at amoore@lloydminster.ca.

Sincerely,



Amy Moore
Development Officer, Planning
City of Lloydminster, Operations Centre



Building and Development Permit Application

Applicant Information

Name	[REDACTED]	Contact Name	[REDACTED]	Contact Phone	[REDACTED]
Contact Email	[REDACTED]	Contact Address	[REDACTED]		
City	[REDACTED]	Postal Code	[REDACTED]	Date (MM/DD/YY)	07-31-25

What is this application for? ☒ Building Permit ☐ Development Permit ☐ Both
Are you the landowner? ☐ Yes ☒ No
If you selected No, has the attached Landowner Authorization Form been completed? ☒ Yes ☐ No

Development Information

Address of Property:	6209 49 Ave	Lot:	PAV 17	Block:	Stall # 60	Plan:	[REDACTED]
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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 ☐ Interior Renovation ☐ Addition ☐ Foundation
☒ Accessory Building ☐ New Dwelling ☐ Detached Garage ☐ Secondary Suite
☐ Additional Dwelling Unit ☐ Deck, Covered ☐ Deck, Uncovered ☐ Stripping and Grading Only
☐ Use Approval, Type of Use: _____ ☐ Other: [REDACTED]
☐ Home Based Business, ☐ Major or ☐ Minor, Type of Business: TAXI

Construction Information

Value of Construction: \$ _____ No. of Stories: _____ Main Floor Area: _____ 2nd Floor Area: _____
Basement Area: _____ ☐ Developed ☐ Undeveloped Garage Area: _____ ☐ Developed ☐ Undeveloped

Describe the work and/or intended use of the building: For taxi parking only

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 05-2016. I/We will notify the Development Authority of any proposed changes to the plans submitted within this application.

By signing below, you confirm that all information submitted in this form is true and accurate.

Signature of Applicant: [REDACTED] Date of Application: July 31, 2025

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. Appeals to the Subdivision and Development Appeal Board can also be filed in regard to permit refusals and/or conditions within 21 days of a decision.

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.

CITY USE ONLY

Application No: 25-5213
Permit No: 20250585
Receipt No: 1058457
Tax Rate No: 11001081000
Land Use District: BT

Permitted or Discretionary: Discretionary



Good day sir,

I, [REDACTED] would like to request a transfer location of the office and the parking of the taxi cabs from [REDACTED] to bay number # of sandstone truck carwash located at 6209 49 Avenue Lloydminster, Saskatchewan.

This bay number # of sandstone truck wash will serve as a parking space of all of the taxi cabs as one of the requirements requested by Western Financial Insurance and also to lower the taxi insurance we paid monthly.

Additionally, I plan to contact the Business Department of City Hall to ensure that all necessary regulations and guidelines are followed.

Sincerely,



Bay #17, as shown and stall
#66 is in the north east
corner of the parking lot we
rent off the city.

