

Approved Discretionary Use

MUNICIPAL ADDRESS

5312 – 47 Street
Lloydminster, AB
Lot 6, Block 18 , Plan 3460Q

Date: 01/06/2026
File No.: 25-5477
Permit: 20250806



The application for a Use Approval for a Short-Term Rental at the above address is **APPROVED** as applied for on November 27, 2025.

Although approved, this decision is subject to a twenty-one (21) day appeal period from **01/09/2026 - 01/31/2026**.

Any development commenced or undertaken within the appeal period, or where and 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: Short-Term Rental

Land Use District: Low Density Residential (LDR)

Description of Development:

The applicant applied for a Use Approval for a Short-Term Rental which has been approved. Below is a general list of conditions that will be included as part of the Development Approval.

1. A minimum of two (2) off-street parking stalls must be always made available to tenants.
2. Maximum number of tenants permitted to stay at the property at one time is six (6) as per the application submission.
3. Any signage proposed may require a separate permit application prior to installation.
4. Approval is for Use only, any change to the Use operations, addition of a secondary dwelling unit on the site, or conditions may require additional permits and review.
5. Any renovations to accommodate this Use may require a building or plumbing permit.
6. Saskatchewan Health Authority shall be contacted to determine if any approval or inspection is required prior to Use commencing.
7. An active Business License is required for the duration of the Use.
8. Rental postings for the Short-Term Rental shall have the Business License number in the posting

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](https://lloydminster.ca/development)

DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #

25-5477

DP Permit #

20250806

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

Issued Date: January 6, 2026 Valid Date: January 31, 2026 Expiry Date: January 31, 2027

Development Classification: ☐ Permitted ☒ Discretionary ☐ Variance Land Use District: LDR Low Density

Applicant Name: (Contact Name and Company) [REDACTED]

Applicant Address: [REDACTED]

Start Date Deadline: January 31, 2027 Application Fee: \$480.00 Receipt # 1089243

Project Address: 5312 47 Street Legal Description: Lot 6, Block 18, Plan 3460Q

Registered Landowner: [REDACTED]

Description of Development: Use Approval – Short Term Rental

Notice of Decision and Conditions:

The Development/Use of a Short-Term Rental to be located at 5312 – 47 Street is **APPROVED** as applied for on November 27, 2025, subject to the following conditions:

1. Approved as per Short-Term Rental Regulations from Land Use Bylaw 5-2025. The applicant/landowner must not live in the dwelling for this to be valid.
2. A minimum of two (2) off-street parking stalls must be always made available to tenants.
3. Approval is for Use only, any change to the Use operations, addition of a secondary dwelling unit on the site, or conditions may require additional permits and review.
4. The number of clients per booking as applied for, six (6), is acceptable to the Development Authority.
5. The applicant is required to obtain and maintain a valid Business Licence while the Short-Term Rental is in operation. Please call the Business Licence Department at 780-875-6184 ext. 2123 to confirm application status.
6. Rental postings for this business must include the valid Business Licence number in the posting.
7. Should a Business Licence not be issued before the start date deadline above, the permit will be invalid, and a new application will be required. A valid Business Licence is required while the business is operating.
8. The applicant must reach out to the Saskatchewan Health Authority to confirm if any approval or inspections are required. They can be reached by email at publichealthinspection@pnrha.ca.
9. Any exterior signage proposed for the Short-Term Rental may require a separate permit application prior to installation.
10. Any renovations to accommodate this use may require a Building Permit and/or Plumbing Permit to be submitted for review. Please reach out to Jeff Sydoruk, Building Inspector - Superior Safety Codes, with the scope of work to confirm if additional permits are required.

DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #

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11. This approval may be rescinded if in the opinion of the Development Authority it is determined that this business has a negative impact on the neighborhood, is in contravention of any of the above condition(s), or the Development Permit has been obtained by misrepresentation.

Although approved, this permit is subject to a twenty-one (21) day appeal period from the date of advertisement. The advertisement is proposed to be in the December 11, 2025, edition of the Meridian Source newspaper.

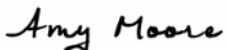
Any development commenced or undertaken within the twenty-one (21) day appeal period, or where an appeal has been filed but not finally determined, shall be solely at the risk of the developer and in no event shall the City be liable for the filing or outcome of any appeal.

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 issuance (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