LLOYDMINSTER

Approved Discretionary Use

MUNICIPAL ADDRESS

3503 – 70 Avenue
Lloydminster, AB
Lot 77, Block 6, Plan 152-2663

Date: 03/06/2026
File No.: 26-5684
Permit: 20260121

The application for a Variance is **APRROVED** as proposed on 02/11/2026.

Although approved, this decision is subject to a twenty-one (21) day appeal period from 03-12-2026 – 04-02-2026.

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 – 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: Variance

Land Use District:
LDR – Low Density Residential

Conditions of Approval:

1. *Approved as submitted on the Real Property Report dated February 10, 2026..*
2. *The Applicant shall conform to the applicable regulations within Land Use Bylaw 5-2025 and all Federal, Provincial, and Municipal regulations, bylaws, policies, and standards that apply.*
3. *Any other variances will require a separate application. No further variance will be granted for the front yard.*
4. *All conditions in the issued Notice of Decision for the primary dwelling are still active and valid.*

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