

# Development Permit Application

## Application for Development Permit



**LLOYDMINSTER**

<b>Submission Date</b>	Date: <u>July 3, 2025</u>	<b>Application Submission Deemed Complete</b> Date: _____	
<b>PROJECT</b>	Municipal Address: <u>4815 50 Street Lloydminster SK</u>	<b>OFFICE USE ONLY</b>  APPLICATION #: <u>25-5047</u> PERMIT #: <u>20250431</u> PERMIT FEE: <u>\$500.00 / MC</u> RECEIPT #: <u>1035560</u> MOTION #: _____  APPROVED BY: _____ REFUSED BY: _____  ISSUE DATE: _____ EXPIRY DATE: _____	
	Municipal Tax Roll #: <u>11001801000</u> Zoning: <u>NC</u>		
	Legal Description: Lot: <u>A</u> Block: <u>3</u>		
	Legal Plan: <u>86B08706</u>		
<b>APPLICANT/OWNER INFORMATION</b>	[Redacted]		
			Is Property owner same as above? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If property owner is not the same as applicant <b>AUTHORIZATION FORM</b> is required)
<b>DEVELOPMENT INFORMATION</b>	<b>Nature of Development:</b> <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input type="checkbox"/> Multi-family - # of Units _____ <input checked="" type="checkbox"/> Permitted Use <input checked="" type="checkbox"/> Discretionary Use		
	<b>Proposed Development (Select all that Apply)</b>		
	<input type="checkbox"/> New Construction <input type="checkbox"/> Renovation <input type="checkbox"/> Addition <input type="checkbox"/> Foundation <input type="checkbox"/> Superstructure <input type="checkbox"/> Accessory Building <input type="checkbox"/> New Dwelling <input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Front Deck <input type="checkbox"/> Rear Deck <input type="checkbox"/> Basement Developed <input type="checkbox"/> Suite: <input type="checkbox"/> Secondary <input type="checkbox"/> Garage <input type="checkbox"/> Garden <input checked="" type="checkbox"/> Other: <u>Supportive Housing</u>		
	<input type="checkbox"/> Business License Use Approval for (type of business) _____ <input type="checkbox"/> Variance <input type="checkbox"/> Home Based Business: <input type="checkbox"/> Major <input type="checkbox"/> Minor - Type of Business: _____		
	Is the project already constructed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	I hereby declare <input type="checkbox"/> I am <input checked="" type="checkbox"/> 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 Land Use Bylaw 5-2016. I/We will notify the Development Authority of any proposed changes to the plans submitted with this application. <b>Note:</b> By typing your name into the signature box below (or by signing a printed version of this application), you agree that all information submitted on this form is true and accurate.		
<b>DECLARATION</b>	[Redacted Signature] <u>July 3, 2025</u> Date of Application		
<b>DECISION (OFFICE USE ONLY)</b>	[Redacted] _____ Development Officer		
	_____ Date		

**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.

**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 CAN ALSO BE FILED IN REGARDS TO PERMIT REFUSALS AND/OR CONDITIONS WITHIN 21 DAYS OF A DECISION.



LLOYDMINSTER

July 8, 2025

Property Owner

**RE: Landowner Notification  
Development Permit – Discretionary Use  
Development Permit Application No: 25-5047**

Dear Property Owner:

Please take notice that a neighbor who is within a two hundred (200) metre radius of your property boundary has submitted the following Development Permit Application for the purposes of **Dwelling, Supportive Housing** to be located at **4815 – 50 Street** and it is being reviewed in accordance with Land Use Bylaw 5-2025.

Affected Address	Discretionary Use	Application #
4815 – 50 Street Lot A, Block 3, Plan 86B 08706 <b>DTN – Downtown District</b>	Dwelling, Supportive Housing	25-5047

The City of Lloydminster's Land Use Bylaw 5-2025 grants the Development Officer the authority to consider the proposed use on this application. Any person that objects to the use may deliver to the Development Officer a written statement of their objections within fourteen (14) days of this letter indicating:

- Full name and address; and,
- Reasons for objection(s) to the proposed use.

**Please note that a full name and address are required for submission of valid comment(s). If the submission is not accompanied by this information the written statement may be deemed invalid and rejected.**

**Submission deadline is end of day July 24, 2025.**

Written comments and general inquiries on the proposed use may be submitted by contacting:

Roxanne Shortt  
City Operations Centre (6623 – 52 Street)  
Phone: 780-874-3700 Ext 2608  
Email: [permits@lloydminster.ca](mailto:permits@lloydminster.ca)

Additional information about the application can also be viewed on the City of Lloydminster website at:

<https://www.lloydminster.ca/business-building-development/planning/development-activity>

*To locate, scroll to Public Notices, select View Current Application and finally select the number you wish to review.*

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

Sincerely,  
City of Lloydminster

**Roxanne Shortt, ALUP  
Development Officer, Planning  
Operations Centre**

# Location Sketch

## LEGAL DESCRIPTION

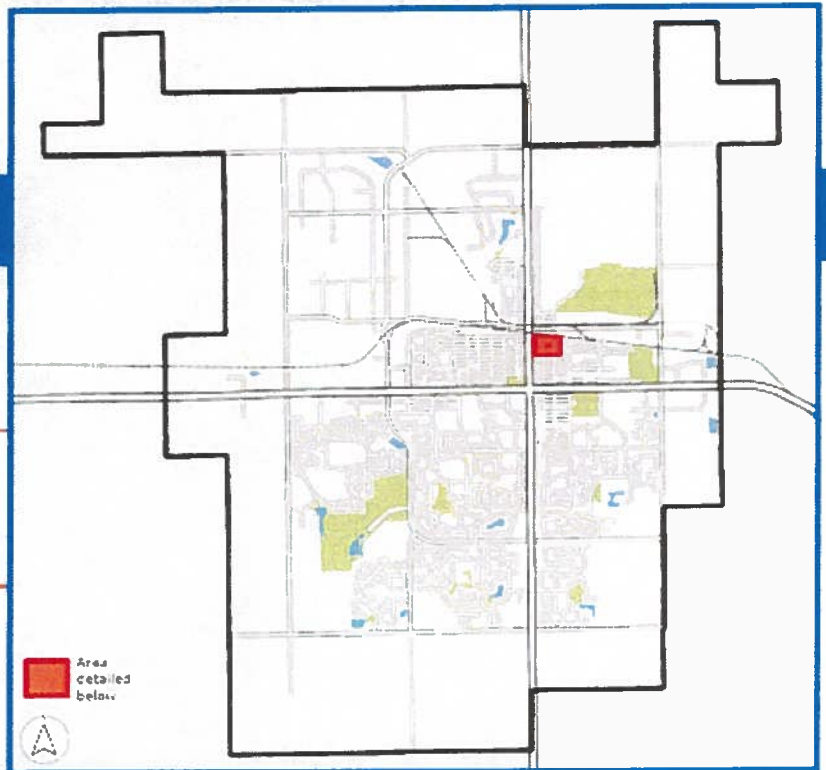
Lot: A, Block: 3, Plan: 86B 08706

## MUNICIPAL ADDRESS

4815 50 Street  
Lloydminster, SK

Date: 07/07/2025

File No. (DP): 25-5047



0 20 40  
Metres

■ Subject Lands  
□ Legal Parcel

□ Existing Building

## Application for Discretionary Use Approval – Supportive (Transitional) Housing

To the City of Lloydminster Planning & Development Department,

Please find our application for a Development Permit under the discretionary use provisions of the applicable Land Use Bylaw for the conversion of the building located at 4815 50 Street, Lloydminster SK into a Dwelling – Supportive (Transitional) Housing facility.

### Project Overview

The proposed development will provide a transitional supportive housing facility consisting of two separate dormitory areas, each offering 24 private rooms, totaling 48 units of supportive housing:

- **Dorm A:** For individuals experiencing ongoing addiction and/or mental health challenges, engaged in treatment and recovery efforts.
- **Dorm B:** For individuals who are clean and sober, working on employment, permanent housing, and life skill development.

Each resident will:

- **Pay rent** and contribute to the shared cost of operations.
- **Receive three daily meals**, participate in case management, and access healthcare and counselling services.
- Be actively supported through **wrap-around programs** focused on personal stability, recovery, and independence.

This model is distinctly **not an emergency shelter**, but a **structured, recovery-focused housing program** that bridges the gap between homelessness and stable living.

### Operational Details

- The facility will be staffed **24 hours a day**, seven days a week.
- The facility will serve tenants (both men and women) who are 18+ who are needing supports with their recovery journey, or assistance with affordable housing while receiving case management supports to work on financial management, technical life skills and/or help with obtaining employment.
- **On-site services** include counselling, case management, health support, and life skills coaching.
- Entry to the facility will be **controlled and monitored**, with only registered tenants and authorized staff permitted on-site.
- A comprehensive **security and surveillance system** will ensure safety for both tenants and surrounding properties.



## Community Considerations and Good Neighbour Strategy

To ensure this development integrates positively with the surrounding neighbourhood:

- A **Good Neighbour Policy** will be implemented and shared with nearby residents and businesses.
- **Loitering policies** will be strictly enforced, and outdoor areas will be monitored by staff.
- We will maintain regular **neighbourhood communications** to proactively address any concerns.
- The property will be actively managed to preserve the safety, cleanliness, and character of the area.
- We will be working in partnership and collaboration with other non-profit organizations as well as businesses in the community to ensure the proper wrap around services are set up for our tenants in each dormitory.

## Impact Statement: Responding to Lloydminster's Housing Crisis

This project directly responds to the **urgent housing crisis** facing Lloydminster. According to the **October 2024 Point-in-Time (PiT) Count**, **246 unhoused individuals** were surveyed, with over **91% expressing a desire to find housing**.

While expanding emergency shelter capacity remains important, we have identified a deeper systemic issue: a **severe lack of transitional and supportive housing options** for individuals who are ready to begin their recovery and stabilization journey.

This facility will:

- **Alleviate the bottleneck** in the current housing continuum.
- Offer a **real pathway out of homelessness** for individuals who are motivated to change but lack housing options.
- Help **reduce visible homelessness** in our city by providing structured, accountable housing with built-in support systems.
- Empower tenants to regain their independence and re-integrate into the community with dignity and purpose.

By investing in this transitional housing model, we aim to create a **long-term solution** that not only gets people off the streets but keeps them off—through comprehensive recovery and reintegration.

## Conclusion

This application seeks to establish a much-needed, community-conscious housing solution that meets both a critical social need and aligns with the City's development goals. We are committed to working with the city, community partners, businesses, and neighbourhood residents to ensure the success and sustainability of this project.

We respectfully request your consideration and approval of this discretionary use application.

Thank you so much for your time,

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