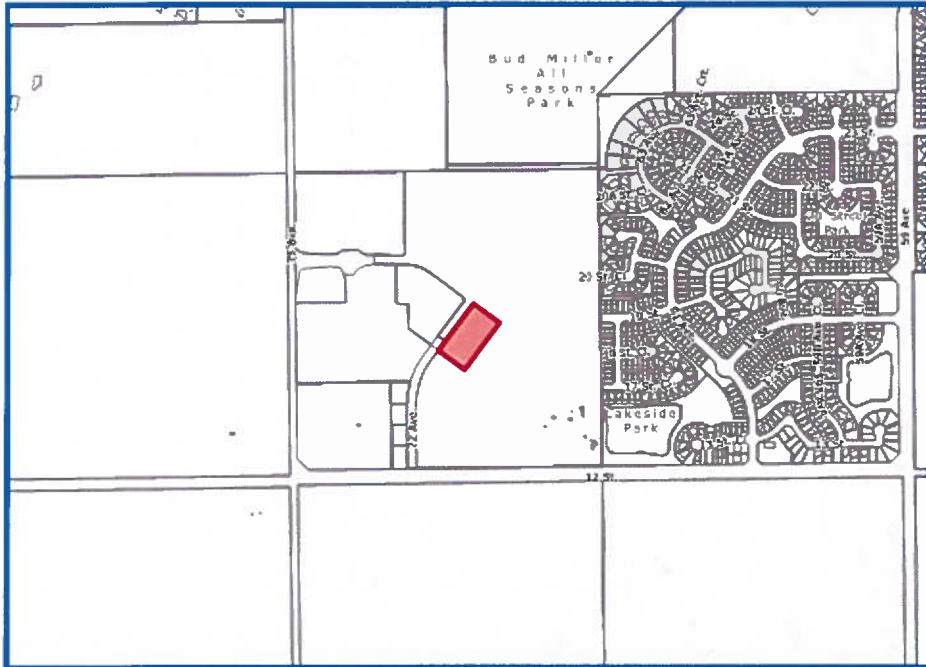


Proposed Discretionary Use

MUNICIPAL ADDRESS

7121 19 Street
Lloydminster, AB

Date: 04/07/2026
File No.: 26-5796



- Subject Lands
- Existing Building
- Legal Parcel



0 255 510
Metres

Tell Us What You Think

Please submit any comments, concerns, or support surrounding this proposed development in writing to Planning Services no later than **04/23/2026** to be considered prior to a decision being made.

When submitting please include the following:

Your full name,
Your Municipal Address,
Reasoning supporting or opposing the development,
Application number

Comments can be submitted by email to:
permits@lloydminster.ca.

Or in person at:
City of Lloydminster Operations Centre
6623 52 Street
Lloydminster, AB, T9V 3T8

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

Application Information

Proposed Use:

Multi-Family Development over 7 units.

Application No.: 26-5796

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

For more information, contact Planning Services using the contact details below; or scan the QR Code for our website, scroll to *Public Notices*, *View Current Applications* and look for *Application No.: 26-5796*.



lloydminster.ca/development

8031 n2

Discretionary Use or Variance Application

What type of application are you applying for?

Discretionary Use

For a Discretionary Use Application, please describe the Use you are looking to apply for and why you think the proposed location complements your proposed use?

Lot 3 Blk 18 Plan TBD (in process of subdividing from Lot 4 Blk 16 Plan 202 0044) [REDACTED]
We, as the owner of Lot 4 Blk 16 and the purchaser of Lot 3 Blk 18 would like to increase the density to 20 units.

Property Address for the Variance or Discretionary Use will be applied

6402-12 Street (AKA 7121-19 Street)

Lot Number:

4

Block Number:

16

Plan Number:

202-0044

Land Location: (LSD-QTR-SEC-TWP-RGE-MER)

SW 1/4 26-49-1 W4

Tax Roll Number

22181130000

Land Use District (Zoning)

T

First Name

[REDACTED]

Last Name

[REDACTED]

Business Name (If Applicable)

[REDACTED]

Address Line 1

[REDACTED]

26-5796
20260215
~~432044~~
1132046

Primary Telephone Number

[REDACTED]

Discretionary Use or Variance Application

E-mail address

Are you listed as the Registered Landowner on the Land Title?

No

I understand that this is only an application and submission of this application does not mean this approval is guaranteed approval and fees are non-refundable

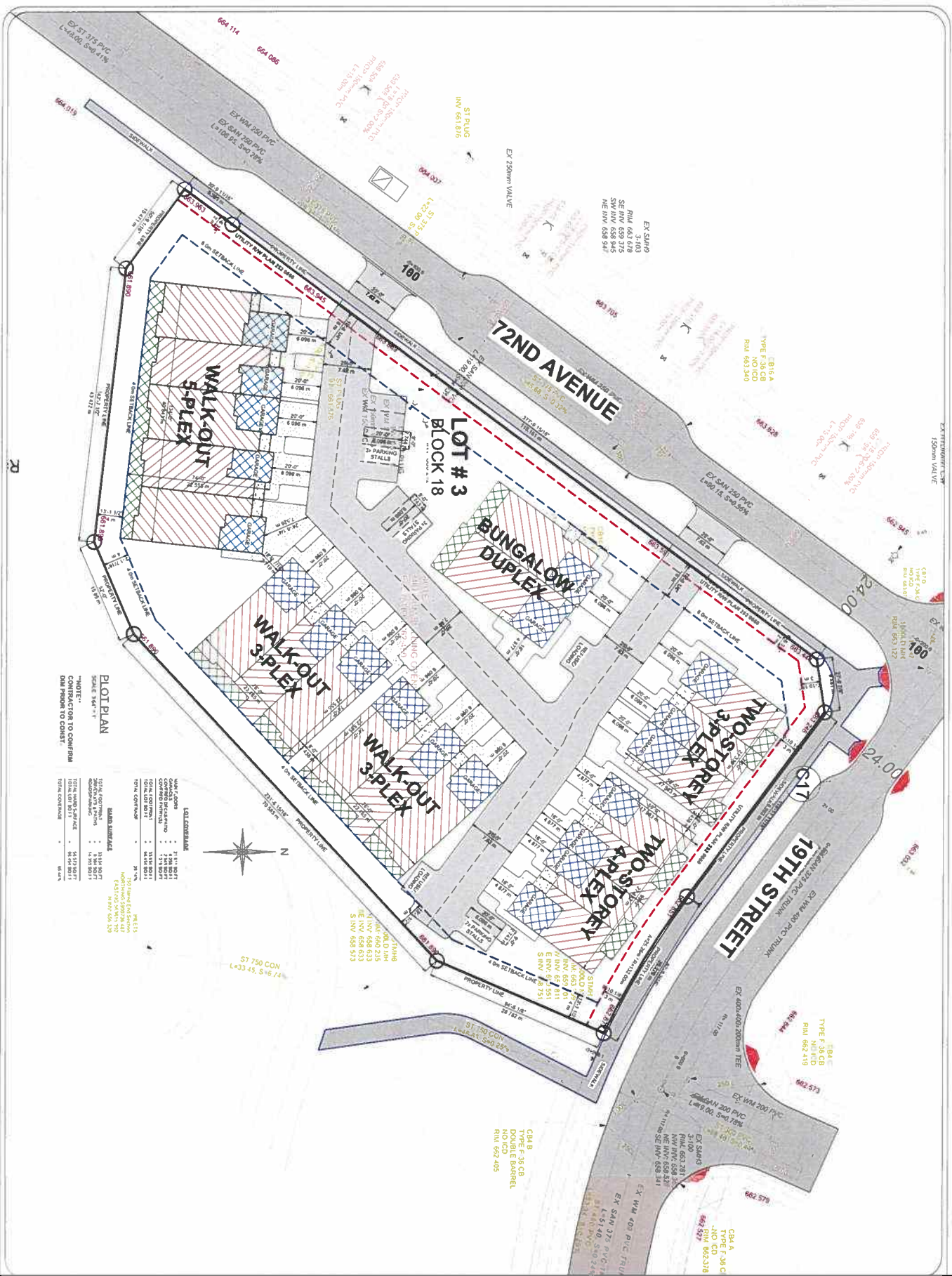
Yes

I understand that Discretionary Use and/or Variance Applications include public referrals and advertising as part of the review process and a decision can take anywhere from 4-8 weeks

Yes

I consent to receiving notifications & correspondence regarding this application via email unless otherwise specified by the applicant in writing.

Yes



**LOT #3
BLOCK 18**

**WALK-OUT
5-PLEX**

**BUNGALOW
DUPLX**

**WALK-OUT
3-PLEX**

**WALK-OUT
3-PLEX**

**TWO-STORY
3-PLEX**

**TWO-STORY
4-PLEX**

PLAT PLAN
SCALE 3/4" = 1'-0"
CONTRACTOR TO CONFIRM
DIM FROM TO CONST.

CALCULATIONS	
AREA COVERED	11,146.00 SF
CONCRETE	1,114.60 SF
FOUNDATION	1,114.60 SF
ROOFING	1,114.60 SF
MECHANICAL	1,114.60 SF
ELECTRICAL	1,114.60 SF
PLUMBING	1,114.60 SF
PAINTING	1,114.60 SF
LANDSCAPING	1,114.60 SF
OTHER	1,114.60 SF
TOTAL	11,146.00 SF



C41 B
TYPE F-36 CB
DOUBLE BARREL
R/W 65' 4.05

C41 A
TYPE F-36 C
NO CD
R/W 65' 3.18