

Proposed Discretionary Use

MUNICIPAL ADDRESS

5231 15 Street
Lloydminster, AB

Date: 10/30/2025
File No.: 25-5402



 Subject Lands
 Existing Building
 Legal Parcel



0 25 50
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 **11/20/2025** 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 100 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:

Home Based Business Major - Air BnB

Type of Business: Air BnB - Short Term Rental

Proposed Days of Operation: Mon-Sun

Proposed Hours of Operation:

By appointment booking

Proposed Maximum Number of Daily Clients: 1

Number of Off-Street Parking Stalls Provided: 5

Number of employees (not residing in the home): 0

Proposed Sign On-Site: No

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 visit our website and search the listed application number or scan the QR Code.



lloydminster.ca/development

Your personal information will be collected under the authority of Section 25 of the *Local Authority Freedom of Information and Protection of Privacy Act*. Information will only be used to administer the Business Licence application. If you have any questions about the collection please contact the Office of the City Clerk at 780-875-6184 or email cityclerk@lloydminster.ca.

Business Licence Application

BUSINESS LICENCE TYPE

The following questions will be used to determine the type of business licence you are applying for.

Will your business be located within the City of Lloydminster? *

- ☒ Yes
- ☐ No

Which of the following apply to your business? *

- ☒ ?
- ☐ Child Care Facility
- ☐ Not-for-Profit
- ☐ Farmers Market
- ☐ Mobile Vendor
- ☐ Pop Up Store
- ☐ Professional
- ☐ Youth Entrepreneur
- ☒ None of the above

PLEASE TELL US ABOUT YOUR BUSINESS

Please describe your business activity *

Short term rental (Airbnb)

What industry does your company fall under: *

53- Real Estate and Rental and Leasing

Does your business sell any of these products? (Check all that apply)

- ☐ Tobacco/Flavoured, Vapour Products Retailer
- ☐ Cannabis Retailer

Business Licence Application

BUSINESS CIVIC/OPERATING ADDRESS

Is your business incorporated? *

- ☒ No
☐ Yes

First Name *

Last Name *

Province/State: *

AB

Is this address a residential property in Lloydminster? *

- ☒ Yes
☐ No

Does the business have multiple physical locations in the City of Lloydminster? *

- ☐ Yes
☒ No

BUSINESS MAILING ADDRESS

Is the mailing address the same as the physical address? *

- ☒ Yes
☐ No

OTHER INFORMATION

Business Start Date *

10/21/2025



How long has your company been in business (Years)? *

1

Number of Full Time Employees (including owner): *

1

Number of Part Time Employees: *

0

What is the square footage of the business? *

400

Does your building/place of business have any of the following fire protection or door access outlined below? Check those that apply.

- ☒ A fire alarm system whose control features, including those for emergency voice communication systems, that is located behind a locked panel
- ☐ A fire alarm system in which manually operated devices require a key or device in order to be reset
- ☒ A fire alarm system in which the electrical circuit breaker is located within a locked panel or room
- ☐ An automatic sprinkler system in which the main control valve is locked in the open position
- ☐ An automatic sprinkler system in which the main control valve is located within a locked room or enclosure
- ☐ Firefighting standpipe and water supply connections that are in a locked room or area
- ☐ A key operated elevator control feature that will permit exclusive use of elevators by firefighting personnel
- ☐ A key operated elevator control feature that will switch selected elevators to operate on emergency power
- ☐ Locked access doors to a roof provided for firefighting purposes

Business Licence Application

Development Permit Application

A Development Permit is required when the proposed use has never been approved or has expired at a specific address. All uses must comply with district regulations in Land Use Bylaw 5-2016 being the bylaw to regulate the use and enjoyment of the lands in the City.

Have you applied for a Development Permit? *

- ☐ Yes
☒ No

Business Activity/Description *



Other

Please describe your business activity *

short term rental (airbnb)

PROPERTY OWNERSHIP

Is the address previously provided your primary residence? *

- ☒ Yes
☐ No

Are you the registered property owner or land owner? *

- ☒ Yes
☐ No

Is the property part of condo association? *

- ☐ Yes
☒ No

Is the property/land owned by a corporation? *

- ☐ Yes
☒ No

Will the property be used for the exchange or sale of goods and services? *

- ☐ Yes
☒ No

Are there any other businesses operating at this address? *

- ☐ Yes
☒ No

Is there a secondary suite/rental unit on this property/land? *

- ☐ Yes
☒ No

Does the proposed business occupy greater than 15% of the home-floor space (including the basement)? *

- ☒ Yes
☐ No

GENERAL BUSINESS

What days of the week will your business operate? (Please select all that apply) *

- ☒ Monday ☒ Tuesday ☒ Wednesday ☒ Thursday
☒ Friday ☒ Saturday ☒ Sunday

Hours of Operation - Business Open Time *

12:00 AM



Hours of Operation - Business Close Time *

12:30 PM



How many clients/customers per week will be coming into your property? *

2

Is this dwelling in a Cul de Sac? *

- ☐ Yes
☒ No

Will you be erecting a sign for your office or business on your property? *

- ☐ Yes
☒ No

BUSINESS OPERATIONS

Will your business operations be visible from the street or neighbouring properties? *

- ☐ Yes
☒ No

Will your business be storing materials on the property? *

- ☐ Yes
☒ No

Will your business generate noise, vibration, smoke, dust, odour, heat or glare? *

- ☐ Yes
☒ No

Will you be using any large equipment or machinery to support your business beyond office/administrative? *

- ☐ Yes
☒ No

Besides your own personal vehicle, how many additional vehicles would be utilized by the business? *

1

Please list vehicle types and GVW *

four wheels

Does this Business Support any of the following (select all that apply):

- | | |
|---|---|
| ☐ Adult Entertainment | ☐ Dating or Escort Services |
| ☐ Fleet Services | ☐ Automotive Service or Repairs |
| ☐ Industrial or Recreational Vehicle Sales, Rentals, storage, service, or repairs | ☐ Any Industrial Use including salvaging, recycling, warehousing |
| ☐ Use of Commercial Power Tools, machinery requiring any external venting, vacuums, blowers or exhaust ports | ☐ Storage of hazardous, noxious or dangerous goods |
| ☐ Animal breeding or overnight kenneling | ☐ Radio Transmission equipment |
| ☐ Sale, storage or service of firearms, fireworks or ammunition | ☐ Cannabis production, distribution, sales, or lounge |

How many off street parking stalls are you providing? *

5

You will require further evaluation with the Development Permit authority. Someone from the City of Lloydminster will contact you.