

Approved Discretionary Use

MUNICIPAL ADDRESS

**4518 – 44 Street
Lloydminster, SK**

Lot 26-29, Block 32, Plan B1127

Date: 12/11/2025

File No.: 25-5470

Permit: 20250798



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

The application for a Portable Sign at the above address is **APPROVED** as applied for on 11/21/2025.

Although approved, this decision is subject to a twenty-one (21) day appeal period from 12/18/2025 - 01/09/2026.

Any development commenced or undertaken within the 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 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: Portable Sign



Land Use District:

Corridor Commercial District (CC)

General Conditions of Approval:

1. Signs must be wholly placed on private land.
2. Signs must display the Permit Tag visible from the street.
3. Signs must be maintained in good condition.
4. Upon expiry of the permit, the signs must be removed within 24 hours.
5. Signs must not be fastened to a foundation, permanent or otherwise, except to secure for safety.
6. Signs shall not be placed where it is impeding the traffic or pedestrian line of sight.

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 #

25-5470

DP Permit #

20250798

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

Issued Date: December 11, 2025 Valid Date: January 9, 2026 Expiry Date: January 9, 2027

Development Classification: ☐ Permitted ☒ Discretionary ☐ Variance Land Use District: CC – Commercial Corridor

Applicant Name: (Contact Name and Company)

Applicant Address:

Proposed Construction Value: N/A

Application Fee: \$250.00

Receipt #

Project Address: 4518 44 Street

Legal Description: Lot 26-29, Block 32, Plan B1127

Registered Landowner:

Description of Development: Portable Sign

Permit Tag Approval Number: 0546

Notice of Decision and Conditions

The Development of a **Portable Sign** to be located at **4518 44 Street** is **APPROVED** as applied for on November 21, 2025, subject to the following conditions:

1. The Portable Sign shall conform to the applicable regulations within Land Use Bylaw 05-2025 and all Federal, Provincial and Municipal regulations, bylaws, standards and policies that apply.
2. The Portable Sign is approved for one (1) year from the Issued Date listed on the application. The Portable Sign shall be removed from the site in its entirety on or before the permit expiry date (January 9, 2027), unless a new permit has been issued for the Portable Sign to remain.
3. As per Subsections 16.5.4 (c.)(i. and v.), Portable Sign shall be wholly located upon the site, and not within a privately owned easement or right-of-way.
4. Portable Sign shall be placed directly on the ground and not be fastened to a foundation, permanent or otherwise, other than what is necessary for safe securing of the sign, as per Subsection 16.5.4 (c.)(ii. and iii.).
5. As per Subsection 16.5.4 (c.)(iv.), the applicant shall contact 1st Call in Saskatchewan to locate utility and service locations prior to placing any stakes or other fastening instrument into the ground to secure the sign.
6. Portable Sign shall be maintained in good condition as per Subsection 16.5.4 (c.)(vi.).
7. Sign shall not impede pedestrian or vehicle circulation, occupy a required parking stall for the development or cause safety concerns by obstructing site lines. Should concerns surrounding location be received, the applicant may be requested by the City to relocate to a different location on the site.
8. Within 24 hours of the sign being placed on site, the applicant shall submit a minimum of two (2) photographs that clearly identifies the sign location on the site in relation to the property boundaries as well as any other signs (permanent or temporary) on the site and abutting sites.
9. Portable Sign shall not exceed 3.0 m in Height and 5.0m² in area as per Table 17 within Land Use Bylaw 05-2025.
10. The City is not liable for any costs incurred in placing or removing the development.

DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #

25-5470

DP Permit #

20250798

11. The applicant **must pick up** from the City Operations Centre a non-transferable **Permit Tag**, issued by the Development Authority and secure it to a visible location on the sign within 24 hours of the Portable Sign being placed on the site. Should the permit tag become damaged prior to the sign permit expiring, please contact the Planning Department to have a new Permit Tag issued.
12. Failure to secure the Permit Tag in a timely manner (24 hours from sign being installed) may be subject to enforcement measures as listed within Land Use Bylaw 05-2025.
13. Any damage incurred during the installation or removal of the Portable Sign will be the responsibility of the Applicant/Landowner to repair, reinstate or pay for. This includes but may not be limited to any damage to curbing, sidewalk, road surface, landscaping, tree planting, curb cock, fencing, or any other property owned or occupied by the City.
14. This permit application is approved based on the information and images received by the Development Authority on November 21, 2025. Any changes to the scope of work, change in sign size, location, dimensions, incorporation of illumination or digital components or additional signs being erected may require additional permits and the City shall be contacted prior to ensure conformance with Land Use Bylaw 05-2025.
15. This approval may be suspended, revoked or modified if in the opinion of the Development Authority it is determined that this application is in contravention of any of the above condition(s), or the Development Permit approval has been obtained by misrepresentation.
16. The Applicant may be subject to enforcement measures as per Subsection 16.9 of Land Use Bylaw 05-2025, which could include a Stop Order being issued and/or the sign removed at the applicant's expense where there is deemed to be a contravention of any of the above conditions.

Although approved with conditions, this permit is subject to a twenty-one (21) day appeal period. The appeal period expires twenty-one (21) days from the date of the advertisement. The advertisement is scheduled to be in the **December 18, 2025, edition of the Meridian Source.**

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 decision (as per Section 686 Development Permit Appeals; *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