LLOYDMINSTER

REFUSED Discretionary Use

MUNICIPAL ADDRESS

5008 – 48 Street
Lloydminster, AB
Lot 1-2, Block 3, Plan LXXXVI

Date: 10/28/2026
File No.: 26-6342
Permit: 20260621



The application for a Community Support Centre, Minor at the above address is **REFUSED** as applied for on 09/04/2026.

Although REFUSED, this permit is subject to a twenty-one (21) day appeal period. Appeal deadline November 19, 2026.

If you are not in agreement with this decision or the described conditions, it may be appealed within 21 days from the date of advertising (proposed in the October 29, 2026, digital edition of the Meridian Source) (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 to the Secretary of the
Subdivision and Development Appeal Board
4420 - 50 Avenue
Lloydminster, AB T9V 0W2

This notification is sent to all property owners within 200 m of the address listed to inform nearby residents that Planning Services has rendered a decision on the Discretionary Use Application

REFUSAL DETAILS

Development Authority Reviewer: Natasha Pidkowa

Application Classification/Proposed Use: Community Support Centre, Minor

Land Use District: DTN – Downtown Commercial
Overlay District: Core Mixed Use

Development Decision Summary:

The applicant applied for a Community Support Centre, Minor which has been **REFUSED** for reasons including but not limited to the following:

1. *Application failed to meet the following Discretionary Use Evaluation Considerations within Land Use Bylaw 05-2025, Section 4.3, to the satisfaction of the Development Authority, including the following:*

    - *Section 4.3.2 (a), (b), (c), (e), (f), (h)*

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

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DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #	DP Permit #
26-6342	20260621

Decision: ☐ Approved ☒ **Refused** Development Authority Reviewer: Natasha Pidkowa

Decision Issued Date: October 28, 2026 Decision Valid Date: November 19, 2026

Development Classification: ☐ Permitted ☒ Discretionary ☐ Variance Land Use District: DTN – Downtown Commercial

Applicant Name: (Contact Name and Company) Lloydminster & Vermilion for Equity

Applicant Address: [redacted]

Proposed Advertisement Date: October 29, 2026 Application Fee: [redacted] Receipt # [redacted]

Project Address: 5008 48 Street Legal Description: Lot 1-2, Block 3, Plan LXXXVI

Registered Landowner: [redacted]

Description of Development: Community Support Centre, Minor

Notice of Decision and Conditions:

Is **REFUSED** for the development of a Community Support Centre, Minor, to be located at **5008 48 Street** as applied for on **September 4, 2026,** based on the following:

1. Application failed to meet the following Discretionary Use Evaluation Considerations within Land Use Bylaw 05-2025, Section 4.3, to the satisfaction of the Development Authority, including the following:

    - Section 4.3.2(a), (b), (c), (e), (f), (h)

2. Application does not meet the following relevant sections of the Municipal Development Plan (MDP) as required in Section 4.3.2 (a.) of Land Use Bylaw 05-2025:

    - **Land Use Compatibility:**

        i. The MDP emphasizes the importance of ensuring land use compatibility in developments. The proposed Community Support Centre did not provide sufficient information to mitigate concerns that may arise with the transition of land uses.

    - **Impact on Public Safety and Perception:**

        ii. Section 4.1.1 and 4.1.3 of the MDP, emphasizes the creation of safe spaces for all residents. Within the Discretionary Use Application, the information provided relating to risk management strategies, safety plans, good neighbor policy and a safe environment assessment were not sufficient to satisfy/mitigate concerns of the Development Authority considering the input of affected parties within the Discretionary Use referral area and community.

ii. Application does not meet the following relevant policies of the Core Mixed Use Area within the Downtown Area Redevelopment Plan (DARP) as required in Subsection 11.2.1 of Land Use Bylaw 05-2025 and Subsection 4.3 Core Mixed Use Area of the DARP:

    a. To re-establish the area as the commercial, cultural, and entertainment centre of Lloydminster.

DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #	DP Permit #
26-6342	20260621

b. To support the development of small scale, locally owned businesses, consumer services, and entertainment venues.

c. To retain the compact, diverse, and street-oriented commercial character of the downtown core.

d. To ensure development contributes to a high-quality public realm and pedestrian environment.

e. To increase mixed-use commercial and commercial/ residential development, while maintaining active retail and commercial uses at street level.

Although REFUSED, this permit is subject to a twenty-one (21) day appeal period from the date of advertisement. The advertisement is proposed to be in the October 29, 2026, digital edition of the Meridian Source.

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: *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 – Legislative Services
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 permits@lloydminster.ca

Sincerely,

[redacted]

Natasha Pidkowa, RPP, MCIP
Director, Planning
City of Lloydminster