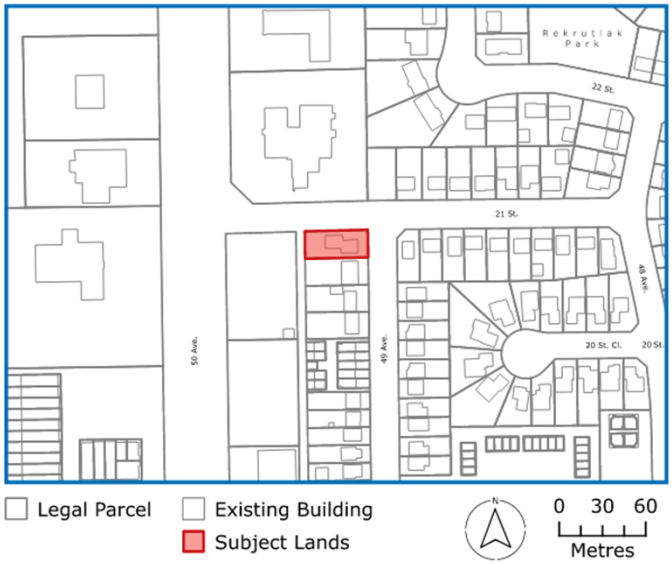
LLOYDMINSTER

Approved Discretionary Use

MUNICIPAL ADDRESS

1828 49 Avenue
Lloydminster, Saskatchewan
Lot 16 Block 1, Plan 82B01941

Date: 11/17/2026
File No.: 26-6408
Permit: 20260662



The application for a Home- Based Business, Major at the above address is **APRROVED** as applied for on 09/23/2026.

Although approved, this decision is subject to a twenty-one (21) day appeal period from 11/19/2026 - 12/10/2026.

Any development commenced or undertaken within the appeal period, or where and 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

Approval Details

Development Officer Reviewer: Amy Moore

Application Classification:
Use Approval for Home-Based Business, Major for Vacuum Sales and Maintenance
Land Use District: Medium Density Residential (MDR)

Development Decision:
Application has been Approved with conditions some of which are stated below.

1. Days of operations are Monday to Friday.
2. Hours of operation are 9:00 am to 5:00 pm
3. Development shall not generate vehicular of pedestrian traffic in excess of what is characteristic of the neighbourhood.
4. A minimum of two (4) off-street parking spaces shall be available on the site One (1) non-resident employee is permitted as part of the Home Based Business.
5. No more than five (5) customers a day and twenty-five (25) per week shall attend the dwelling in a 7 day period.
6. One (1) non-illuminated sign no larger than 0.2 m2 is permitted, provided it is attached to the dwelling or displayed in a window.
7. Permit Approval card must be placed in window and visible from the street.

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 #
26-6408	20260662

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

Issued Date: November 17, 2026 Valid Date: December 10, 2026 Expiry Date: December 10, 2027

Development Classification: ☐ Permitted ☒ Discretionary ☐ Variance Land Use District: MDR - Medium Density

Applicant Name: (Contact Name and Company) [redacted]

Applicant Address: [redacted]

Start Date Deadline: December 10, 2027 Application Fee: $530.00 Receipt # 1196966

Project Address: 1828 49 Avenue Legal Description: Lot 16, Block 1, Plan 82B01941

Registered Landowner: [redacted]

Description of Development: Home-Based Business: Major – Retail Store for Vacuum Sales and Maintenance

Notice of Decision and Conditions:

The Development of a **Home-Based Business: Major for a Retail Store for Vacuum Sales and Maintenance** to be located at **1828 49 Avenue** is **APPROVED** as applied for on **September 23, 2026**, subject to the following conditions:

1. The Applicant 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. This application is approved as per regulations for a Home-Based Business: Major within Subsection 13.26 of Land Use Bylaw 5-2025. The applicant must reside full time in the dwelling for the use to remain valid.
3. The Business Licence must be obtained before the Start Date Expiry noted above. Failure to have a valid Business Licence will result in the permit being expired and a new application will be required.
4. The applicant is responsible for obtaining and maintaining a Business Licence. Call the Business Licence Department at 780-875-6184 ext. 2123 to submit or to confirm the status of your application.
5. Any change in the scope of work, staffing, the number of home visits, or relocation may result in a new application to be submitted for review.
6. Employees are limited to the residents of the dwelling and one (1) non-resident employee or volunteer, in addition to the residents of the dwelling.
7. Client visits are limited to Five (5) per day and not more than twenty-five (25) in a seven (7) day period.
8. The attached Window Card must be displayed in colour in a window within the dwelling that is visible from the street.
9. The applicant must maintain two (2) or more off-street parking stalls for the Home-Based Business. Applicants are to encourage customers to park within these off-street stalls. This parking requirement is in addition to the required minimum two (2) off-street parking stalls for the primary dwelling itself.
10. Hours of operation are limited to Monday to Friday from 9:00 am to 5:00 pm.

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DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #	DP Permit #
26-6408	20260662

11. The applicant must reach out to the Saskatchewan Health Authority to confirm if any approval or inspections are required. They can be reached by email at publichealthinspection@pnrha.ca.

12. Any renovations to accommodate this use may require a Building Permit and/or Plumbing Permit to be submitted for review. Please reach out to Jeff Sydoruk, Building Inspector - Superior Safety Codes at 780-870-9020, with the scope of work to confirm if additional permits are required.

13. As per Subsection 3.9.3 and 3.9.5 of Land Use Bylaw 05-2025, Development permit may become void, if in the opinion of the Development Authority, the use has not started within a period of twelve (12) months of the date of issuance or the Use has been stalled or discontinued for a period of twelve (12) months.

14. When a Development Permit becomes void, a new Development Permit application is required before development may proceed. Such applications shall be dealt with as if it was the first application and there shall be no obligation to approve such application on the basis that a previous application had been approved for that development.

15. Where there is deemed to be a contravention of any of the above conditions a Stop Order may be issued following notice to the landowner.

16. This approval may be rescinded if in the opinion of the Development Authority it is determined that this business has a negative impact on the neighborhood, is in contravention of any of the above condition(s), or the Development Permit has been obtained by misrepresentation.

Although approved, 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 December 11, 2025, edition of the Meridian Source newspaper.

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 issuance (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 – 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 permits@lloydminster.ca

Sincerely,

Amy Moore

Amy Moore
Development Officer, Planning
City of Lloydminster, Operations Centre