LLOYDMINSTER

Proposed Discretionary Use

MUNICIPAL ADDRESS
5104 31 Street
Lloydminster, AB

Date: 11/17/2026
File No.: 26-6567



Subject Lands
Legal Parcel
Existing Building
Sign Location

N

0 15 30
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 **12/03/2026** 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, and
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: Short Term Rental

Application No.: 26-6567

Details Provided by Applicant:

1. **Does the landowner live at the rental:**
   No
2. **Maximum Number of Guests per Booking:**
   Four (4) Guests Maximum
3. **How Many Bedrooms in the Rental:**
   Three (3) Bedrooms
4. **How Many Beds in the Rental:**
   Four(4) Beds
5. **How many Off-Street Parking Stalls**
   Four (4) Stalls Total. Three (3) in the Driveway and One (1) in Garage

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.: 26-6567*.

lloydminster.ca/development

[redacted]

Documents

Permit

Activity

Discretionary Use or Variance Application

Submitted: 11/7/2026 12:43:46 AM

Save | Print | ... | Actions

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?

short term rental and mid term rental of property. Much need in this area.

For a Variance Application, please identify what you are looking to vary, why you are looking to vary and any hardships or extenuating circumstances that should be considered when reviewing the application?

Please upload any documentation you have pertaining to the Discretionary Use or Variance Application - (Ex Site Plan, Real Property Report, Images etc.)

Property Address for the Variance or Discretionary Use will be applied

5104 31ST

Lot Number:

14

Block Number:

16

Plan Number:

205 TR

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

Tax Roll Number

22124031000

Land Use District (Zoning)

LDR - STEELE HEIGHTS

First Name

[redacted]

Last Name

[redacted]

Business Name (If Applicable)

[redacted]

Address Line 1

[redacted]

Address Line 2

City

[redacted]

Province

[redacted]

Postal Code

[redacted]

Primary Telephone Number

[redacted]

E-mail address

[redacted]

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

Yes

Please Upload Landowner Authorization Document

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

Short Term Rental Information

Permit Application 6567
[redacted]
5104 31 ST
Lloydminster, AB T9V 1E3

Describe the Dwelling Type for the Short Term Rental

- [x] Single Family Dwelling
- [ ] Multi-unit Dwelling (Townhouse, Rowhouse, Duplex)
- [ ] Basement or Secondary Suite
- [ ] Garage or Garden Suite
- [ ] Apartment Unit
- [ ] Condo Unit
- [ ] Other

If you selected "other" please describe what type of building your proposed Short Term Rental will be situated

How will guests be able to rent your property?

- [x] Whole Home Rental - Guests will have exclusive use of the property
- [ ] Shared Home Rental - Guests will share the property with a host or other guests

Will the landowner or host live in the short term rental property at any time while it is rented to guests?

- ( ) Yes
- (x) No

How many days per year are you hoping to rent the Short Term Rental?

Year Round

Will there be a maximum number of days that a client can stay on one reservation?

◎ Yes

☒ No it may vary depending on the Booking

If Yes, above, what is the maximum number of days on one reservation?

What is the maximum number of guests who will be able to stay at the property at one time?

4

How many bedrooms, beds and bathrooms are available for guests?

Bedrooms

3

Beds (total number of beds available for guests including sofabeds and similar)

4

Bathrooms

1

How far away will the landowner or host be from the short term rental while it is occupied by guests?

- ○ On the same property
- ○ On a neighbouring property
- ✓ Within the City of Lloydminster
- ○ Within Alberta or Saskatchewan
- ○ Within Canada
- ○ Outside of Canada

[redacted]

How will you ensure that your guests will not make excessive noise that may negatively affect neighboring properties?

House Rules are clearly communicated.
All guests are screened.
Rules are posted in the home.

How will you ensure that your guests will not litter or leave the exterior of the property in an unsafe, unsightly, defaced, damaged or destroyed condition which could negatively affect neighboring properties?

We will continually monitor.
We have hired a professional Yard Maintenance Company to do weekly grass and yard work. Seasonaly they will also do snow removal.

Does your property have dedicated parking spaces for your guests to use?

- (•) Yes
- ( ) No

If yes, how many stalls are available on the site (including attached or detached garage) and how many will be available for guests specifically?

3 spots in driveway, plus 1 in garage

Will you provide your clients/guests with 24 hour contact information, should an issue arise?

- (•) Yes
- ( ) No

Will there be a means for neighbours to contact you, should an issue arise?

- (•) Yes
- ( ) No

Based on your response above, why or why not?

Cell # and our home address have been provided to neighbours.

Will you be advertising your Short Term Rental, if so how? (AirBNB, VRBO, Social Media, Word of Mouth ect.)

We will use all of the above to advertise. Also we are members of the Chamber of Commerce Lloydminster.