

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)  
AGENDA**

Date: Wednesday, August 19, 2026  
Time: 10:00 am  
Location: Council Chambers

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**Pages**

**1. Call to Order and Introductions**

The Subdivision and Development Appeal Board would like to acknowledge that the chambers in which we are holding today's meeting is situated on Treaty 6 territory, traditional lands of First Nations and Métis people.

**2. Additional Information**

**3. Approval of Agenda**

**Recommendation:**

That the Subdivision and Development Appeal Board Agenda dated August 19, 2026 be approved.

**4. Approval of Previous Minutes**

3 - 6

**Recommendation:**

That the Subdivision and Development Appeal Board Minutes dated May 26, 2026 be approved.

**5. Hearing Process**

**6. Objections to Board**

**7. Introduction of SDAB Hearing**

Appeal to be heard:

Zoning:

Legal Description:

Permit No.

Appellant Name:

Development Permit Refusal

MDR (Medium Density Residential)

Lot 3, Block 18, Plan 262-1169

20260475

27777299 Alberta Ltd.

**8. Hearing of Appeal**

**8.1 Presentation of Development Authority**

7 - 15

**8.1.1 Questions by the Board**

8.1.2 Presentation of Potential Conditions of Approval

8.2 Presentation of the Appellant

16 - 19

8.2.1 Questions by the Board

8.3 Presentation of Affected Parties in Favour of the Appeal

8.4 Presentation of Affected Parties Opposed to the Appeal

8.5 Rebuttal (to new evidence only) of the Appellant

8.6 Read into Record Additional Information (if required)

**Recommendation:**

That the August 19, 2026 Subdivision and Development Board Hearing recess for a short break at \_\_\_\_ AM.

**9. Board Questions**

**10. Summaries**

10.1 Development Authority Final Comments

10.2 Appellant Final Comments

**11. Closing of Hearing**

**12. Adjournment**

**Recommendation:**

That the August 19, 2026 Subdivision and Development Appeal Board hearing be adjourned at \_\_\_\_ AM/PM.

## **SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB) MINUTES**

Date: Tuesday, May 26, 2026  
Time: 9:00 am  
Location: Council Chambers

SDAB Members Present Bernal Ulsifer  
Tom Schinold  
Barry Helm  
Doug Robertson

City Staff Present Hailey Stark, SDAB Clerk  
Marissa Webb, Recording Secretary

### **1. Call to Order and Introductions**

Chair called the May 26, 2026 Subdivision and Development Appeal Board Hearing to order at 9:10 AM.

The Chair and Board members introduced themselves.

The Development Authority introduced themselves.

The Appellant introduced themselves.

### **2. Additional Information**

### **3. Approval of Agenda**

Motion No. 08-2026

Moved By: Tom Schinold

Seconded By: Barry Helm

That the Subdivision and Development Appeal Board Agenda dated May 26, 2026 be approved.

**CARRIED**

### **4. Approval of Previous Minutes**

Motion No. 09-2026

Moved By: Barry Helm

Seconded By: Tom Schinold

That the Subdivision and Development Appeal Board Minutes dated April 2, 2026 be approved.

**CARRIED**

**5. Hearing Process**

The Chair described the hearing process.

**6. Objections to the Board**

The Appellant had no objections to the members of the Board who were in attendance.

No objections to the members of the Board who were in attendance were brought forward by members of the audience.

**7. Introduction of SDAB Hearing**

|                     |                                      |
|---------------------|--------------------------------------|
| Appeal to be heard: | Notice of Contravention - Stop Order |
| Municipal Address:  | 5109 41 Street                       |
| Zoning:             | General Commercial (GC)              |
| Legal Description:  | Lot: Block: 13 Plan: 7622291         |
| Permit No.          | Stop Order & DP 12586                |
| Appellant Name:     | Nelson Commercial Real Estate Inc.   |

**8. Hearing of Appeal**

**8.1 Presentation of Development Authority**

Daina Young presented on behalf of the Development Authority.

**8.1.2 Presentation of Potential Conditions of Approval**

Bernal Ulsifer posed the question to the Development Authority:

Do you have any recommended potential conditions of approval?

Daina Young advised the boards options at this time are the following:

1. Set aside the stop order (if it was improperly issued).
2. Uphold the stop order but vary the requirements for compliance (extending the time).

Motion No. 10-2026  
Moved By: Barry Helm  
Seconded By: Tom Schinold

That the May 26, 2026 Subdivision and Development Board Hearing  
recess for a short break at 10:28 AM.

**CARRIED**

## **8.2 Presentation of the Appellant**

The May 26, 2026 Subdivision and Development Board Hearing  
reconvened at 10:44 AM.

Cody Van de Veen presented on behalf of the Appellant.

### **8.2.1 Questions by the Board**

The Board was given opportunity to ask questions.

## **8.3 Presentation of Affected Parties in Favour of the Appeal**

No one present spoke in favor of the appeal.

## **8.4 Presentation of Affected Parties Opposed to the Appeal**

No one present spoke opposed to the appeal.

## **8.5 Rebuttal (to new evidence only) of the Appellant**

No new evidence was presented.

## **8.6 Read into Record Additional Information (if required)**

There was no additional information to be read into the record.

Motion No. 11-2026  
Moved By: Barry Helm  
Seconded By: Tom Schinold

That the May 26, 2026 Subdivision and Development Board Hearing  
recess for a short break at 11:20 AM.

**CARRIED**

## **9. Board Questions**

The May 26, 2026 Subdivision and Development Board Hearing reconvened at 11:49  
AM.

The Board was given opportunity to ask questions of the Appellant or the Development Authority.

**10. Summaries**

**10.1 Development Authority Final Comments**

Daina Young briefly summarized her presentation for the Board.

**10.2 Appellant Final Comments**

Scott Nelson spoke on behalf of the Appellant.

Cody Van de Veen summarized the Appellant's presentation.

**11. Closing of Hearing**

The Chair asked both the Appellant and the Development Authority if they felt they had a fair hearing. Both parties affirmed they had a fair hearing.

**12. Adjournment**

The Board's decision will be made within fifteen (15) days upon conclusion of the Hearing and those affected will be notified of the decision and reasons for it by email.

Motion No. 12-2026

Moved By: Doug Robertson

That the May 26, 2026 Subdivision and Development Appeal Board hearing be adjourned at 12:24 PM.

**CARRIED**

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SDAB Chair

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SDAB Clerk

# DEVELOPMENT OFFICERS STATEMENT TO THE BOARD

Date of Statement:

August 11, 2026

Decision of the Development Officer: ☐ Permit was Approved with Conditions ☒ Permit was Refused

Decision Issued Date: July 23, 2026 Application # 26-6028 Permit #: 20260475

Land Use District: MDR – Medium Density Residential Neighbourhood: Lakeside

Applicant Name: (Contact Name and Company) 27777299 Alberta Ltd.

Applicant Address: [REDACTED]

Project Address: 7121 – 19 Street, Lloydminster, Alberta Legal Description: Lot 3, Block 18, Plan 262-1169

Registered Landowner: Musgrave Developments Ltd.

Description of Development: Multi-unit Dwelling Project – Twenty (20) Rowhouse Units in Total (Phase 1 (14 Units) and **Phase 2 – (6 Units)** with Attached Garages, Covered Front Entries and Covered Decks and/or Patios**Development Authority Attachments:**

1. Schedule A - Development Permit Application
2. Schedule B - Development Officer Decision
3. Schedule C - Location Sketch
4. Schedule D - Site Plan Showing Phase 2
5. Schedule E - Site Plan Showing Encroachment

**Development Officers Statement to the Board:****1. Background**

An application was received on July 23, 2026, for a Multi-Unit Dwelling project identified to be completed in two (2) Phases. Phase 1 was approved with conditions however Phase 2 was refused. Phase 2 is proposed as two (2) – three (3) unit multi-unit dwellings to be built side by side (rowhouses) comprising of six (6) dwelling unit's total.

During the review of the site plan marked up by the applicant and received by the Development Authority on July 23, 2026, it was noted that the Phase 2 area included a 0.6 metre (2 ft) overhang encroachment onto the 4.0 metre rear yard setback. While the proposed encroachment is not identified on the building footprint within the site plan, confirmation of this proposed encroachment was obtained verbally from the applicant and was taken into consideration during the application review and noted on the Building Plans (Schedule E). This proposed encroachment would exceed the setback and projection regulations within Land Use Bylaw 05-2025 and is not a regulation where variance powers could be applied by the Development Authority.

**2. Policy Framework**

Land Use Bylaw 05-2025 governs all development within the city and contains the regulations that the Development Authority reviews alongside all submitted applications to ensure compliance. Relevant sections for this application review include:

**a. MDR – Medium Density Residential Land Use District:****i. Subsection 6.2.3 (j.) Development Regulations**

# DEVELOPMENT OFFICERS STATEMENT TO THE BOARD

Date of Statement:

August 11, 2026

- j. minimum **setbacks**, **lot depth**, and maximum **height** and **lot coverage** shall be as follows:

| Use                                                                                                         | Front Setback (m) | Side Setback (m)                         | Rear Setback (m) | Lot Depth (m) | Lot Coverage (%) | Height (m) |
|-------------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------|------------------|---------------|------------------|------------|
| Apartment or multi-unit dwelling (up to six (6) units), interior lots                                       | 6.0               | 1.2                                      | 4.0              | 34.0          | 60               | 10.5       |
| Apartment or multi-unit dwelling (up to six (6) units), corner lots                                         | 6.0               | 3.0 (street side)<br>1.2 (interior side) | 4.0              | 34.0          | 60               | 10.5       |
| Apartment or multi-unit dwelling (more than six (6) units) and mixed use buildings, interior or corner lots | 6.0               | 3.0                                      | 4.0              | 34.0          | 60               | 16.0       |
| All other principal uses, interior lots                                                                     | 6.0               | 1.2                                      | 4.0              | 34.0          | 60               | 10.5       |
| All other principal uses, corner lots                                                                       | 6.0               | 3.0 (street side)<br>1.2 (interior side) | 4.0              | 34.0          | 60               | 10.5       |

## b. Subsection 13.35 – Projections Into Required Setbacks

Table 7 within Subsection 13.35 of Land Use Bylaw 05-2025 identifies Allowed Projections into Required Setbacks. Eaves are listed as an allowable projection; however, they are not an allowable projection into the minimum rear yard setback of 4 metres.

| Table 7: Allowed Projections into Required Setbacks |                                                                                       |                                        |                                       |                                       |
|-----------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------|---------------------------------------|
|                                                     | Development Type                                                                      | Maximum Projection into Front Yard (m) | Maximum Projection into Side Yard (m) | Maximum Projection into Rear Yard (m) |
| 1                                                   | Bay windows, boxed windows, chimneys, fireplaces, eaves, fire escapes, gutters, sills | 0.6                                    | 0.6                                   | 0.0                                   |
| 2                                                   | Balconies, decks, landings, overhead weather projections, steps                       | 2.0                                    | 0.6                                   | 0.0                                   |
| 3                                                   | Mechanical equipment including air conditioning units                                 | 0.0                                    | 0.6                                   | 0.0                                   |

## c. Subsection 2.7 – Variance Authority

- i. **2.7.1 (j.)**, specifically speaks to projections and how they are exempt from additional variance considerations.

## DEVELOPMENT OFFICERS STATEMENT TO THE BOARD

Date of Statement:

August 11, 2026

- j. minimum **setback** requirements (notwithstanding this provision, allowed projections into required setbacks shall only be allowed in accordance with *Subsection 13.35* and shall not be granted any additional **variance**),

### 3. Facts for the Board

The Application was reviewed alongside the regulations within Land Use Bylaw 05-2025 and was refused solely based on the proposed encroachment into the rear yard and the Development Authority's inability to grant a variance.

With the adoption of Land Use Bylaw 05-2026, rear yard setback requirements were reduced from 6.0 metres to 4.0 metres, but with this reduction it was determined that no further variances would be granted to ensure abutting properties maintained appropriate amenity spaces between lots for enjoyment and privacy.

### 4. Boards Authority

- a. Land Use Bylaw 05-2025 - Subsection 2.6 – Role of the Development Appeal Board

#### 2.6 Role of the Subdivision and Development Appeal Board

- 2.6.1 **The Board** is authorized to perform such duties as specified in the **City's** *Subdivision and Development Appeal Board Bylaw* and the **Act**, as amended.

- b. Municipal Government Act – Subsection 687(3)(c) and (d)

The Board's authority with respect to a development appeal is set out in s. 687(3)(c) and (d) of the *Municipal Government Act*:

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
  - (i) the proposed development would not
    - (A) unduly interfere with the amenities of the neighbourhood, or
    - (B) materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land, and
  - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

# DEVELOPMENT OFFICERS STATEMENT TO THE BOARD

Date of Statement:

August 11, 2026

## Schedule A – Development Permit Application



## Building and Development Permit Application

### Applicant Information

|                                      |                                 |
|--------------------------------------|---------------------------------|
| Name(s): <u>2777288 Alberta Ltd.</u> | Contact Name: <u>Kevin Lane</u> |
| Contact Email: [REDACTED]            | Contact Phone: [REDACTED]       |
| Contact Mailing Address: [REDACTED]  |                                 |

What is this application for? ☐ Building Permit ☒ Development Permit ☐ Both

Are you the landowner? ☒ Yes ☐ No Landowner name: \_\_\_\_\_

If you selected No, has the attached Landowner Authorization Form been completed? ☐ Yes ☐ No

### Development Information

|                                                 |               |                  |                                       |
|-------------------------------------------------|---------------|------------------|---------------------------------------|
| Address of Property: <u>7201-19 St (712179)</u> | Lot: <u>3</u> | Block: <u>18</u> | Plan/Land Description: <u>2621169</u> |
|-------------------------------------------------|---------------|------------------|---------------------------------------|

### Nature of Development

☐ Residential ☐ Industrial ☐ Commercial ☐ Institutional ☒ Multi-family/hotel/mixed use: No. of Units: 20

### Proposed Development (select all that apply)

☒ New Construction ☐ Interior Renovation ☐ Addition ☐ Foundation  
☐ Accessory Building ☐ New Dwelling ☐ Detached Garage ☐ Secondary Suite  
☐ Additional Dwelling Unit ☐ Deck, Covered ☐ Deck, Uncovered ☐ Stripping and Grading Only  
☐ Use Approval, Type of Use: \_\_\_\_\_ ☐ Other: \_\_\_\_\_  
☐ Home Based Business, ☐ Major or ☐ Minor, Type of Business: \_\_\_\_\_

### Construction Information

Value of Construction: \$10,000,000 No. of Stories: 1-2 Main Floor Area: 1500 2nd Floor Area: 1500  
Basement Area: 1500 ☐ Developed ☒ Undeveloped Garage Area: 400 ☒ Developed ☐ Undeveloped

Describe the work and/or intended use of the building:

Residential Condominiums

I hereby declare (select one) ☒ I am ☐ I represent the owner of the property on which the work identified in this application will be conducted in accordance to the plans submitted, and upon approval will adhere to the conditions/terms of the Notice of Decision and Land Use Bylaw 05-2025. I will notify the Development Authority of any proposed changes to the plans submitted within this application. I acknowledge that, if I am [REDACTED] application and decision may be provided to the landowner for their records.

By sign [REDACTED] submitted in this form is true and accurate.

Date

**Important Notice:** This application does not permit you to commence construction until such time a development permit has been issued by the development authority and all other permits (if required) are approved. If a decision has not been issued within 40 days of the date the application is deemed complete, you have the right to file an appeal to the subdivision and development appeal board. Appeals to the subdivision and development appeal board. Appeals to the Subdivision and Development Appeal Board can also be filed in regard to permit refusals and/or conditions within 21 days of a decision.

**Collection and Use of Personal Information:** The personal information being collected on this form is for the purposes of processing and acting upon this application in accordance with the Municipal Government Act and is protected by the privacy provisions of the Local Authority Freedom of Information and Protection of Privacy Act (LAFOIP). The City will not share your personal information for purposes outside of those stated without your permission in writing, unless there is a specific exemption stated in the Municipal Government Act.

|                    |                    |
|--------------------|--------------------|
| CITY USE ONLY      |                    |
| Application No.:   | <u>26-6028</u>     |
| City No.:          | <u>20260403</u>    |
| Agency Permit No.: |                    |
| Receipt No.:       | <u>1156588</u>     |
| Tax Roll No.:      | <u>22181870002</u> |
| Land Use District: |                    |
| DP Fees:           | BP Fees:           |

OPERATIONS CENTRE, 6623 52 STREET, LLOYDMINSTER AB T9V 3T8

LLOYDMINSTER

# DEVELOPMENT OFFICERS STATEMENT TO THE BOARD

Date of Statement:  
August 11, 2026

## Schedule B – Development Officer’s Decision



**DEVELOPMENT PERMIT  
NOTICE OF DECISION**

DP Application #  
26-6028

DP Permit #  
20260475

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**Decision:** ☐ Approved ☒ Refused Development Officer Reviewer: Roxanne Shortt

Issued Date: July 23, 2026 Valid Date: August 14, 2026 Expiry Date: July 23, 2027

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

Applicant Name: (Contact Name and Company) 27777299 Alberta Ltd. (Kevin Lane)

Applicant Address:

Start Date Expiry: N/A PERMIT REFUSED Application Fee: \$2310.00 Receipt #: 1156588

Project Address: 7121-19 Street, Lloydminster, AB Legal Description: Lot 3, Block 18, Plan 262-1169

Registered Landowner: Musgrave Developments Ltd.

Description of Development: Multi-unit Dwelling Project – Twenty (20) Rowhouse Units in Total (Phase 1 (14 Units) and **Phase 2 – (6 Units)** with Attached Garages, Covered Front Entries and Covered Decks and/or Patios

### Notice of Decision and Conditions

PHASE 2 ONLY for the Development of two (2) – three (3) unit rowhouse dwellings to be located at **7121-19 Street** is **REFUSED** as applied for on **June 12, 2026**, subject to the following conditions:

- PHASE 2 development for the two (2) - Three (3) Unit Rowhouse Dwelling Units have been **REFUSED** based on the updated Site Plan submitted and received by the Development Authority on **July 23, 2026, as attached**. The REFUSAL is based on a portion of eaves on the rowhouse dwellings, as identified as Phase 2, encroaching into the required 4.0 metre rear yard setback. As per Land Use Bylaw 05-2025, minimum setback requirements are reviewed based on the regulations within Subsection 13.35 Projections into Required Setbacks – and no additional variances shall be granted.
- Table 7 within Subsection 13.35 of Land Use Bylaw 05-2025 identifies Allowed Projections into Required Setbacks. Eaves are listed as an allowable projection; however, they are not an allowable projection into the minimum rear yard setback of 4 metres.

|   | Development Type                                                                      | Maximum Projection into Front Yard (m) | Maximum Projection into Side Yard (m) | Maximum Projection into Rear Yard (m) |
|---|---------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------|---------------------------------------|
| 1 | Bay windows, boxed windows, chimneys, fireplaces, eaves, fire escapes, gutters, sills | 0.6                                    | 0.6                                   | 0.0                                   |
| 2 | Balconies, decks, landings, overhead weather projections, steps                       | 2.0                                    | 0.6                                   | 0.0                                   |
| 3 | Mechanical equipment including air conditioning units                                 | 0.0                                    | 0.6                                   | 0.0                                   |

Although **REFUSED**, this permit is subject to a twenty-one (21) day appeal period from the date of decision.

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*

## DEVELOPMENT OFFICERS STATEMENT TO THE BOARD

Date of Statement:

August 11, 2026



### DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #

26-6028

DP Permit #

20260475

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](mailto:permits@lloydminster.ca).

Sincerely,

**Roxanne Shortt, ALUP  
Development Officer, Planning  
City of Lloydminster, Operations Centre**

# DEVELOPMENT OFFICERS STATEMENT TO THE BOARD

Date of Statement:

August 11, 2026

## Schedule C – Location Sketch

### Location Sketch

#### LEGAL DESCRIPTION

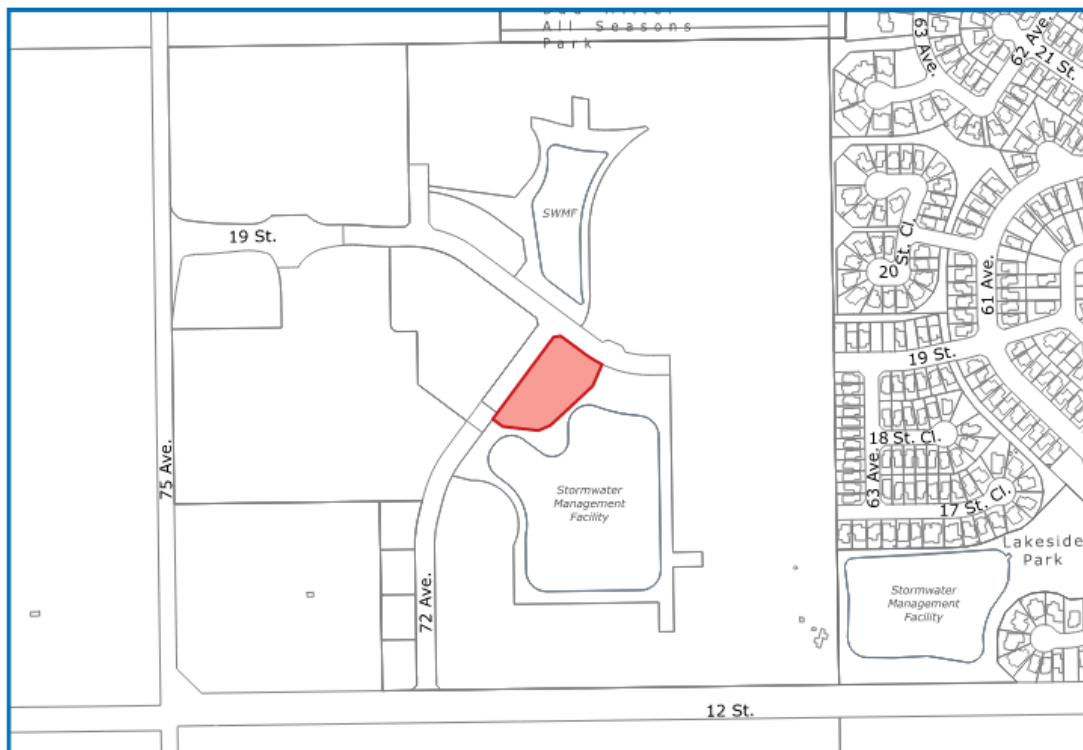
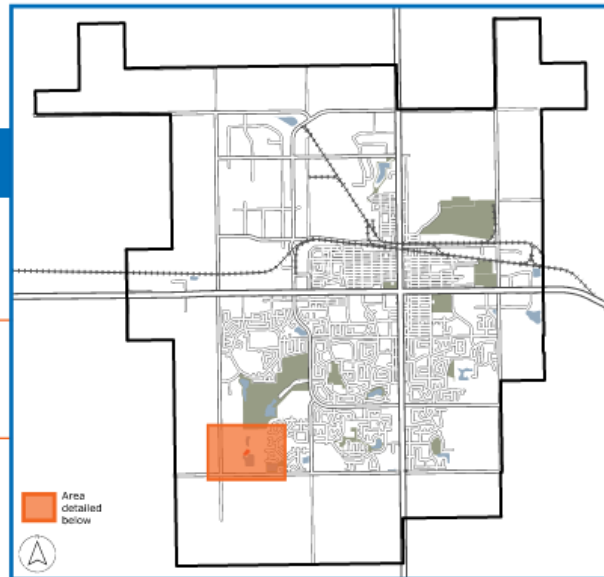
Lot:3 Block:18 Plan: 262 1169

#### MUNICIPAL ADDRESS

7121 19 Street  
Lloydminster, AB

Date: 08/11/2026

File No. (PD): SDAB-03-26-6028



0 90 180  
Metres

■ Subject Lands  
□ Legal Parcel

□ Existing Building

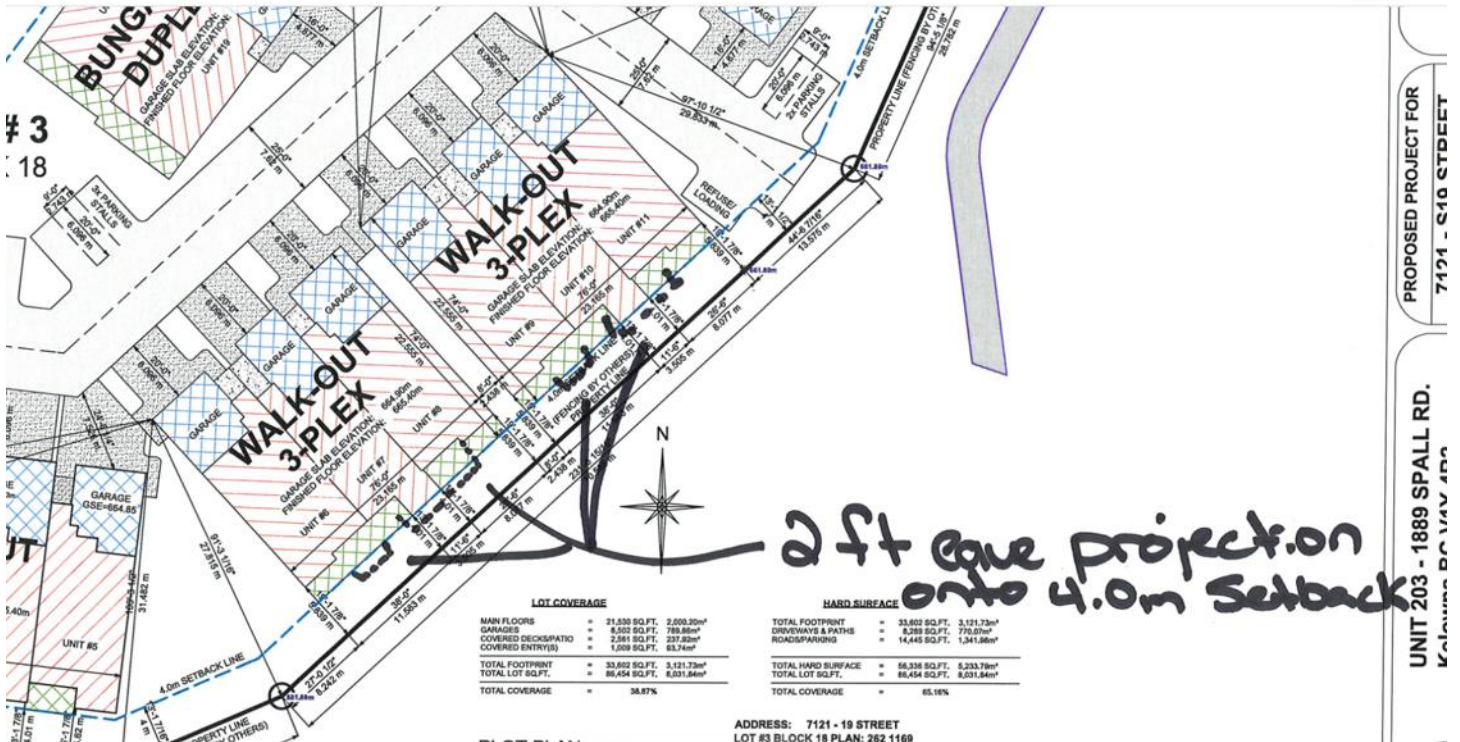


# DEVELOPMENT OFFICERS STATEMENT TO THE BOARD

Date of Statement:

August 11, 2026

## Schedule E – Site Plan Showing Encorachmet





# RUSWAY Construction Ltd.

**July 24, 2026**

Attention: Secretary of the Subdivision and Development Appeal Board  
City of Lloydminster  
4420 – 50 Avenue  
Lloydminster AB, T9V 0W2

**Re: Notice of Decision - Appeal  
DP Application No.: 26-6028  
Summit Landing Development**

**Location:** 7121 19 Street – Lot 3, Block 18, Plan 262-1169

**Dear Secretary,**

Pursuant to Section 686 of the *Municipal Government Act* respecting Development Permit Appeals, I hereby submit this appeal of the Notice of Decision dated July 23, 2026, refusing Development Permit No. 20260475 for the proposed development located at 7121 19 Street (Lot 3, Block 18, Plan 262-6028).

I respectfully request that the Development Appeal Board review this decision and consider whether a variance to the required rear yard setback is appropriate given the unique characteristics of the subject property and the existing and planned land uses on the adjoining parcel. As outlined below, the proposed 600 mm (2 ft.) encroachment into the required 4.0 m setback will not adversely affect neighbouring properties or the intent of the Land Use Bylaw.

## **1.0 Background**

The City of Lloydminster Land Use Bylaw 05-2025 requires a minimum rear yard setback of 4.0 m for the proposed development. The proposed buildings include a roof projection that extends 600 mm (2 ft.) into the required setback. Under Subsection 13.35, *Projections into Required Setbacks*, the bylaw permits projections of up to 600 mm into required front and side yard setbacks (Table 7) but does not permit similar projections into required rear yard setbacks. As a result, the Development Permit application was refused.

It is our understanding that the setback and projection provisions are intended to maintain adequate separation between neighbouring buildings, thereby avoiding conflicts associated with roof overhangs, drainage, maintenance access, fire separation, and other issues that may arise where buildings are located in close proximity.

The rear property line of 7121 19 Street abuts municipally owned park space containing a Stormwater Management Facility and a planned asphalt walking trail. The Stormwater Management Facility has an operating high-water elevation of 660.720 m and a 1-in-500-year storm elevation of 662.490 m. These design constraints require any future buildings within the park area to maintain minimum building opening elevations above 662.490 m, significantly limiting the potential for future development adjacent to the subject property.

Given these elevation restrictions and the existing and intended use of the adjacent lands as municipal park space, it is reasonable to conclude that no buildings are expected to be constructed immediately adjacent to the rear property line of 7121 19 Street, either now or in the foreseeable future. Consequently, the proposed 600 mm (2 ft.) roof projection into the required setback will not interfere with neighbouring development, create adverse impacts, or undermine the intent of the setback regulations.



## **RUSWAY** **Construction Ltd.**

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In light of these unique site conditions, we respectfully request that the Development Appeal Board grant a variance to permit the proposed 600 mm (2 ft.) encroachment into the required 4.0 m rear yard setback for the construction of the two proposed buildings.

If you have any questions, or require any clarification, please contact the undersigned at [REDACTED] or by email at [REDACTED]

**Sincerely,**

[REDACTED]

**Attachments:** Development Permit – Notice of Decision Dated July 23, 2026 (2 Pages)

# DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #

26-6028

DP Permit #

20260475

**Decision:** ☐ Approved ☒ Refused Development Officer Reviewer: Roxanne Shortt

Issued Date: July 23, 2026 Valid Date: August 14, 2026 Expiry Date: July 23, 2027

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

Applicant Name: (Contact Name and Company) 27777299 Alberta Ltd. (Kevin Lane)

Applicant Address:

Start Date Expiry: N/A PERMIT REFUSED Application Fee: \$2310.00 Receipt #: 1156588

Project Address: 7121-19 Street, Lloydminster, AB Legal Description: Lot 3, Block 18, Plan 262-1169

Registered Landowner: Musgrave Developments Ltd.

Description of Development: Multi-unit Dwelling Project – Twenty (20) Rowhouse Units in Total (Phase 1 (14 Units) and **Phase 2 – (6 Units)** with Attached Garages, Covered Front Entries and Covered Decks and/or Patios

## Notice of Decision and Conditions

PHASE 2 ONLY for the Development of two (2) – three (3) unit rowhouse dwellings to be located at **7121-19 Street** is **REFUSED** as applied for on **June 12, 2026**, subject to the following conditions:

1. PHASE 2 development for the two (2) - Three (3) Unit Rowhouse Dwelling Units have been **REFUSED** based on the updated Site Plan submitted and received by the Development Authority on **July 23, 2026, as attached**. The REFUSAL is based on a portion of eaves on the rowhouse dwellings, as identified as Phase 2, encroaching into the required 4.0 metre rear yard setback. As per Land Use Bylaw 05-2025, minimum setback requirements are reviewed based on the regulations within Subsection 13.35 Projections into Required Setbacks – and no additional variances shall be granted.
2. Table 7 within Subsection 13.35 of Land Use Bylaw 05-2025 identifies Allowed Projections into Required Setbacks. Eaves are listed as an allowable projection; however, they are not an allowable projection into the minimum rear yard setback of 4 metres.

|   | Development Type                                                                      | Maximum Projection into Front Yard (m) | Maximum Projection into Side Yard (m) | Maximum Projection into Rear Yard (m) |
|---|---------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------|---------------------------------------|
| 1 | Bay windows, boxed windows, chimneys, fireplaces, eaves, fire escapes, gutters, sills | 0.6                                    | 0.6                                   | 0.0                                   |
| 2 | Balconies, decks, landings, overhead weather projections, steps                       | 2.0                                    | 0.6                                   | 0.0                                   |
| 3 | Mechanical equipment including air conditioning units                                 | 0.0                                    | 0.6                                   | 0.0                                   |

Although **REFUSED**, this permit is subject to a twenty-one (21) day appeal period from the date of decision.

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*

## DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #

26-6028

DP Permit #

20260475

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](mailto:permits@lloydminster.ca).

Sincerely,

  
**Roxanne Shortt, ALUP  
Development Officer, Planning  
City of Lloydminster, Operations Centre**