

Approved Discretionary Use

MUNICIPAL ADDRESS

**2307 – 53 Avenue
Lloydminster, AB
Lot 10, Block 48,
Plan 862-2011**

**Date: 09/14/2026
File No.: 26-6226
Permit: 20260548**



The application for a Use Approval for a Short-Term Rental at the above address is **APPROVED** as applied for on May 20, 2026.

Although approved, this decision is subject to a twenty-one (21) day appeal period from **09/17/2026 – 10/08/2026**.

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:

Use Approval – Short-Term Rental

Land Use District: Low Density Residential (LDR)

Description of Development:

The applicant applied for a Use Approval for a Short-Term Rental which has been approved with conditions, including but not limited to the following:

1. The applicant is responsible for obtaining and Maintaining a Business License.
2. Rental Postings must include the issued and Valid business license number within the post.
3. Three (3) off-street parking stalls will be required for the duration of the Short-Term Rental operation.
4. The applicant shall implement safeguards and mitigation measures to ensure the Use of the Short-Term Rental does not create any negative impact or nuisance on the neighbours or neighbourhood, including but not limited to noise, odour, or anything offensive or objectional in nature

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

DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #

26-6226

DP Permit #

20260548

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

Issued Date: September 14, 2026 Valid Date: October 8, 2026 Expiry Date: October 8, 2028

Development Classification: ☐ Permitted ☒ Discretionary ☐ Variance Land Use District: LDR – Low Density Residential

Applicant Name: (Contact Name and Company)

Applicant Address:

Start Date Expiry: October 8, 2027

Application Fee:

Receipt #

Project Address: 2307 53 Avenue

Legal Description: Lot 10, Block 48, Plan 862-2011

Registered Landowner:

Description of Development: Use Approval - Short-Term Rental

Notice of Decision and Conditions:

The Use of an existing dwelling to be operated as a Short-Term Rental located at **2307 53 Avenue** is **APPROVED** as applied for **August 10, 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. This includes but is not limited to the Community Standards Bylaw which contains regulations pertaining to noise and yard maintenance.
2. 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.
3. 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.
4. **Rental Postings for this Short-Term Rental must include the issued and valid Business Licence number within the posting.**
5. Three (3) off street parking stalls will be required for the duration of the short-term rental operation, as per the application submission package.
6. Applicant/Landowner contact information shall be provided to neighbouring property owners should any concerns arise during guest stays as per the application package submission.
7. Maximum guests permitted to stay within the Short-Term rental is limited to Eight (8) people, as submitted within the application package.
8. This permit application is approved based on the information received by the Development Authority on **August 10, 2026**. Any changes to the approved use or the addition of a new use may require additional permits, and the City shall be contacted prior to ensure conformance with Land Use Bylaw 05-2025.
9. **As per Subsection 4.4.1 (b.), the applicant shall implement safeguards and mitigation measures to ensure the Use of the Short-Term Rental does not create any negative impact or nuisance on the neighbours or neighbourhood, including but not limited to: noise, odour, or anything of an offensive or objectional nature.**

DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #

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10. The applicant shall incorporate home number and address plate in a visible location on the front side of the development.
11. Any signage proposed to be installed on the property may require Development Permit Approval prior to installation.
12. 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.
13. 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.
14. 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.
15. The Applicant must contact the Saskatchewan Health Authority to confirm if a Health Board Approval is required. They can be reached by email at publichealthinspection@pnrha.ca.
16. Any renovations to accommodate this use may require a Building Permit to be submitted for review.
17. This approval may be rescinded 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.

Although approved, this permit is subject to a twenty-one (21) day appeal period from the date of advertising, which is proposed to be within the digital version of the Meridian Source on August 27, 2026.

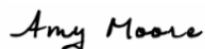
Any development commenced or undertaken within the twenty-one (21) day appeal period, or where an appeal has been filed but not finally determined, shall be solely at the risk of the developer and in no event shall the City be liable for the filing or outcome of any appeal.

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: *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,



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