LLOYDMINSTER

REFUSED Discretionary Use

MUNICIPAL ADDRESS

494062 Range Road 12
Lloydminster, AB
Lot 2, Block 1, Plan 782-1131

Date: 11/19/2026
File No.: 26-6435
Permit: 20260696



The application for a Community Support Centre, Minor at the above address is **REFUSED** as applied for on 10/01/2026.

Although REFUSED, this permit is subject to a twenty-one (21) day appeal period. Appeal deadline December 10, 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 November 19, 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 500 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: Digital Billboard

Land Use District: T - Transitional

Development Decision Summary:

The applicant applied for a Digital Billboard 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) and (f)*

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 #
26-6435	20260696

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

Issued Date: November 19, 2026 Valid Date: December 10, 2026 Expiry Date: December 10, 2027

Development Classification: ☐ Permitted ☒ Discretionary ☐ Variance Land Use District: T - Transitional

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

Applicant Address: [redacted]

Appeal Expiry: December 10, 2026 Application Fee: $1150.00 Receipt # 1200296

Project Address: 494062 Range Road 12 Legal Description: Lot 2, Block 1, Plan 782-1131

Registered Landowner: [redacted]

Description of Development: Digital Billboard

Notice of Decision and Conditions:

Is **REFUSED** for the development of a **Digital Billboard**, to be located at **494062 Range Road 12** as applied for on **October 1, 2026,** based on the following:

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

    - Section 4.3.2(a), (b), (c), (f).

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. The application did not provide sufficient information to mitigate concerns that may arise with regarding the compatibility of land uses including but not limited to providing appropriate buffer areas from residential developments.

3. Application does not meet the following relevant policies of the Southwest Area Structure Plan (SWASP) as required in Subsection 4.3.2 (f.) of Land Use Bylaw 05-2025.

    - The proposed development does not support the planned land use contemplated by the SWASP. While the proposed location is designated as Commercial/Mixed Use Area on the Future Land Use Concept Map, it abuts lands designated as Neighbourhood, which are intended for future residential development. The introduction of a permanent Digital Billboard at this location may adversely affect the character and intended residential function of the abutting area and is therefore not aligned with the land use framework, uses, and development typologies identified within the SWASP.

4. Concerns that the nature, design, character, and appearance of the proposed Billboard will not be reasonably compatible with, and complementary to, the surrounding properties and land use.

DEVELOPMENT PERMIT NOTICE OF DECISION

DP Application #	DP Permit #
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5. The proposed Digital Billboard is not in keeping with the existing rural nature of the area and is not anticipated to be compatible with intended future development patterns.

6. The proposed Digital Billboard may generate adverse impacts on the proposed site and neighbouring sites. These impacts may include, but are not limited to visual intrusion, light pollution.

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 November 19, 2026, edition of the Meridian Source.

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 20-2025, 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,



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