



**City of Lloydminster
Information Report (IR)**

Subject Matter: Business Technology Services Office in Direct Control 1 District (DC1) – 4824 47 Street

Department: Operations

Presented By: Terry Burton

GPC Meeting Date: March 17, 2025

Topic: Development Permit application pertaining to a Use approval located in the Direct Control 1 District (DC1) at 4824 47 Street, Lloydminster, SK, legally described as Lot 30-32, Block 5, Plan B1127.

Background: Planning Services received a Development Permit application on February 28, 2025 pertaining to a Use approval in the building located at 4824 47 Street, legally described as Lot 30-32, Block 5, Plan B112. The proposed location is within the Direct Control 1 District (DC1) which as per Land Use Bylaw 5-2016 states:

"The purpose of this District is to accommodate high density residential; office and multi-purpose commercial uses such that by limiting the range of specific land uses and establishing Site development regulations impacts on Abutting properties are minimized."

Business Support Services is defined in the Land Use Bylaw 5-2016 as:

"Development used to provide support services to businesses which are characterized by, but not limited to, one or more of the following features: the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, repair or servicing of office equipment, furniture and machines."

Office is defined in the Land Use Bylaw 5-2016 as:

"Development primarily used for the provision of professional services, Health Services, or Government Services. Typical uses include, but are not limited to, financial institutions, lawyers, accountants, engineers, and architects."

An advertisement was placed in the Meridian Source on March 6, 2025, and letters were sent to all landowners within a 100-meter radius of the subject property boundaries. Notification was also submitted to the Downtown Area Redevelopment Committee for review and comments. The referral period ends on March 20, 2025.

Based on Land Use Bylaw 5-2016, since the subject lands are located within the Direct Control 1 District (DC1) approval must be granted by Council. A Request for Decision will be presented, for Council's consideration, during a future Regular Council Meeting.

Objective: To facilitate the relocation of a business technology services office to the downtown core to service the needs of residents.

Options:

1. That the Committee accept this report as information and that the item be brought forward to a future Regular Council meeting for decision.
2. That the Committee request more information and that the item be brought forward to a future Regular Council meeting for decision.
3. That the Committee request more information and that the item be brought forward to a future Governance & Priorities Committee meeting.

Alignment with Strategic Plan: This item is in alignment with the following strategic area: Building Economic Resilience. This will encourage growth and development of an existing business in the City of Lloydminster and support resiliency in the downtown core.

Governance Implications: Since the subject lands are within the DC1-Direct Control District approval must be granted by City of Lloydminster Council. A Request for Decision will be presented at a future Regular Council Meeting.

Budget/Financial Implications: N/A

Environmental Implications: N/A



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Report Approval Details

Document Title:	Business Technology Services Office in DC1 District - 4824 47 Street.docx
Attachments:	- DP 25-4746_.pdf
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This report and all of its attachments were approved and signed as outlined below:

Don Stang

Marilyn Lavoie

Dion Pollard