

	<p align="center"><b>City of Lloydminster Request for Decision (RFD)</b></p>
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<p align="center"><b>Subject Matter: Business Technology Services Office located in DC1 District – 4824 47 Street</b></p>
<p><b>Department: Operations</b></p>
<p>Presented By: Natasha Pidkowa</p>
<p><b>Council Meeting Date: March 24, 2025</b></p>

**Recommendation:**

1. That Council approve the application for Business Technology Services Office at 4824 47 Street, Lloydminster, SK, legally described as Lot 30-32, Block 5, Plan B1127 in the DC1-Direct Control 1 District subject to the conditions outlined in Schedule "A".
2. That Council delegate the Development Officer to review and approve any sign permit connected to this application that complies with requirements of the Land Use Bylaw 5-2016.

**Issue:** A 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:** At the March 17, 2025 Governance and Priorities Committee meeting, Administration informed the Committee that a Development Permit application was received 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 B1127. 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

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comments. The referral period ended on March 20, 2025. Upon writing this report, one (1) letter of support was received.

**Options:**

1. That Council approve all motions as indicated in the Recommendation above.
2. That Council not approve the application for Business Technology Services Office at 4824 – 47 Street, Lloydminster, SK, legally described as Lot 30-32, Block 5, Plan B1127 in the DC1 – Direct Control District.
3. That Council request further information and that the item be brought forward to a future Regular Council Meeting for decision.

**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.

**Legal Review:** N/A

**Governance Implications:** Since the subject lands are within the DC1 – Direct Control District approval must be granted by City of Lloydminster Council.

**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 located at 4824 47 Street.docx
Attachments:	<ul style="list-style-type: none"> <li>- Schedule A - DC1.pdf</li> <li>- DP 25-4746_.pdf</li> </ul>
Final Approval Date:	Mar 18, 2025

This report and all of its attachments were approved and signed as outlined below:

Don Stang

Marilyn Lavoie

Dion Pollard