



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

**Subject Matter: Retail Store in the Direct Control 3 District (DC3), 4215 70 Avenue**

**Department: Operations**

Presented By: Natasha Pidkowa

**GPC Meeting Date: April 22, 2024**

**Topic:** A Development Permit application pertaining to a Use approval was submitted to Planning Services located in the Direct Control 3 District (DC3) at 4215 70 Avenue, Lloydminster, AB, legally described as Lot 1, Block 1, Plan 992-3100.

**Background:** Planning Services received a Development Permit application on April 9, 2024, pertaining to a Use approval in the building located at 4215 70 Avenue, legally described as Lot 1, Block 1, Plan 992-3100. The proposed location is within the Direct Control 3 District (DC3) which as per Land Use Bylaw 5-2016 states:

*"The purpose of this District is to accommodate the development of a Site with large multi-purpose commercial uses. This new zoning District would allow, as permitted uses, commercial businesses typical of "power centre" developments in other cities."*

Retail Store is defined as per LUB Section 1.5.6.47 as:

*"Development used for the retail sale of goods and services from within an enclosed building. This Use class does not include Developments used for the sale of gasoline, new or used vehicles, heavy agricultural and industrial equipment or Developments defined as Warehouse Sales."*

Land Use Bylaw 5-2016 Section 2.20.3 states that "a use is valid until it has been inactive for greater than twelve (12) months". There have been no Retail Store approvals for this location within the past twelve (12) months.

Based on the City of Lloydminster's Land Use Bylaw No. 5-2016, a Retail Store is listed as a Permitted Use, however, since the subject lands are within the DC3 – Direct Control District final approval must be granted by City of Lloydminster Council. All other provisions of the LUB will still apply to the District.

**Objective:** To inform the Committee that the Development Permit application pertaining to a Use approval for a building located at 4215 70 Avenue, legally described as Lot 1, Block 1, Plan 992-3100, will be presented for Council's consideration at a future Regular Council Meeting.

**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.



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2. That the Committee request more 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 - Encouraging growth and development of new businesses in the City of Lloydminster.

**Governance Implications:** Since the subject lands are located within the DC3 – 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

**Report Approval Details**

Document Title:	Retail Store in the Direct Control 3 District (DC3), 4215 70th Avenue.docx
Attachments:	- Location Sketch.pdf - Application.pdf - Site Plan_Application Submission.pdf
Final Approval Date:	Apr 15, 2024

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

Don Stang

Marilyn Lavoie

Dion Pollard