



**LLOYDMINSTER SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
DECISION**

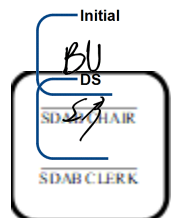
APPEAL TO BE HEARD:	Development Permit Refusal
Municipal Address:	4720 50 Street, Lloydminster, Saskatchewan
Zoning:	C5 Service Commercial
Legal Description:	Lot 1 Block 10 Plan 101836852
Permit No.	20240615
Appellant Name:	Kagan Kneen

**A. INTRODUCTION**

1. The Appellant, Kagan Kneen, applied for a Development Permit Application on behalf of the Lloydminster Social Action Coalition Society on September 9, 2024. The Development Authority deemed the application complete on September 10, 2024 and initiated the referral period in accordance with the Land Use Bylaw 5-2016 notifying adjacent landowners within one hundred and fifty (150) metres and advertised accordingly. The referral period concluded on September 26, 2024. The Development Authority received letters in support and opposition of the proposed application. Administration received approximately fifteen (15) letters of support and over three hundred (300) letters of opposition.
2. A summary of concerns as applicable to Land Use Planning in opposition of the proposed development are as summarized below:
  1. Compatibility of the Use with the surrounding neighbourhood,
  2. Possible impacts on the safety and welfare of the neighbourhood; and
  3. Insufficient supporting documents provided to support the Discretionary Use Application.
3. Following the Development Officer’s review of all applicable materials and acknowledging that the decision is based on the proposed Use, not the users of the facility. In making the Development Authority’s decision, feedback received from the public was taken into consideration to the extent it raised a valid planning consideration. Additionally, the Applicant failed to provide sufficient supporting documentation as per the Discretionary Use criteria.
4. The application was refused on October 1, 2024, with the Notice of Decision being sent to the Applicant on October 1, 2024.
5. The Appellant appealed the Development Permit Refusal.

**B. PRELIMINARY MATTERS**

1. Subdivision and Development Appeal Board (SDAB) members – the Chair asked the Appellant and other parties in attendance whether there were any objections to the SDAB members – there were no objections.





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2. Hearing Process - the Chair reviewed the hearing process. The Chair asked the Appellant and other parties in attendance whether there were any objections to the hearing process. There were no objections.

**C. SUMMARY OF HEARING**

1. The SDAB Board then heard from the Appellant, Kagan Kneen, representing Lloydminster Social Action Coalition Society, who noted that as of 3:30 PM, October 22, 2024, the opportunity to purchase the building was revoked, forcing them to withdraw their application to the Subdivision and Development Appeal Board. Kagan Kneen stated that homelessness is a challenge for every city, including Lloydminster and that the number of unhoused people continues to grow. It was noted that the Lloydminster Men's Shelter will continue to provide support to the 28 members they have in their facility, leaving the remaining unhoused people to seek alternatives for supports as the Men's Shelter has reached capacity.
2. The SDAB Board heard from Manager, Planning, Natasha Pidkowa, who indicated she had nothing to add to Development Authority's submission.
3. Tyler Lorenz, Executive Director of Residents in Recovery, spoke in support of the appeal.
4. Graeme Friesen spoke in opposition to the appeal.
5. Tom Forsythe spoke in opposition to the appeal.
6. Glenn Cross spoke in opposition to the appeal.
7. Mohammed Dell spoke in opposition to the appeal.
8. Jason Schell spoke in opposition to the appeal.
9. Russell Moncrieff spoke in opposition to the appeal.
10. Elaine Bender spoke in opposition to the appeal.
11. Melinda Laley spoke in opposition to the appeal and provided numerous written submissions from other parties opposed the appeal.
12. Sabrina Latimer spoke in opposition to the appeal.
13. Marianne Hohmann spoke in opposition to the appeal.
14. Border City Dental Center spoke in opposition to the appeal.
15. Dawn Hames spoke in opposition to the appeal.
16. Jasmin Paszkowski spoke in opposition to the appeal.
17. Don Mark spoke in opposition to the appeal.
18. Juan Segovir spoke in opposition to the appeal.





**D. DECISION**

1. In light of the fact that the Appellant has indicated that they must withdraw the appeal on the grounds that the offer to purchase the property at 4720 50 Street, Lloydminster, Saskatchewan has been revoked, the SDAB has no jurisdiction to provide any direction or decision in this matter.

**E. REASON FOR DECISION**

1. With the withdrawal of the appeal by the Appellant, there is no appeal, nor any jurisdiction for the SDAB to issue a decision.

DocuSigned by:

*Shannon Rowan*

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SDAB Clerk, Shannon Rowan  
Subdivision and Development Appeal Board

Signed by:

*Bernal Ulsifer*

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Chair, Bernal Ulsifer  
Subdivision and Development Appeal Board

**IMPORTANT INFORMATION FOR APPELLANT**

This decision may be appealed to the Alberta Court of Appeal on a question of law or jurisdiction under Section 688 of the *Municipal Government Act*, R.S.A. 2000, c. M26.