

## **Discretionary Use Application – Car Wash – Gallagher Street and McClocklin Road**

### **APPLICATION SUMMARY**

Dream Development submitted a Discretionary Use Application requesting approval to develop a Car Wash on proposed Block 101, as shown on the Plan of Proposed Subdivision from Meridian Surveys Ltd. dated August 11, 2021. The proposed site is located adjacent to Gallagher Street and McClocklin Road, in the Hampton Village Business Park.

### **RECOMMENDATION**

That this report be forwarded to City Council recommending that at the time of the Public Hearing, the Discretionary Use Application submitted by Dream Development requesting approval to develop a Car Wash on Block 101, as shown on the Plan of Proposed Subdivision from Meridian Surveys Ltd. dated August 11, 2021, be approved, subject to the following conditions:

1. Completion of the rezoning and subdivision of Block 101, as shown on the Plan of Proposed Subdivision from Meridian Surveys Ltd. dated August 11, 2021
2. The applicant obtains a Development Permit and all other relevant permits and licences (including a Building Permit); and
3. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

### **BACKGROUND**

The subject site is zoned FUD – Future Urban Development District under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) and is proposed to be rezoned to IB - Industrial Business District (see Appendix 1 for Location Map and Appendix 2 for Fact Summary Sheet), through a separate, concurrent application.

The subject property is currently undeveloped. Surrounding land uses include a restaurant to the north, Municipal Reserve and storm pond to the east, undeveloped land to the west and residential separated by a buffer strip to the south.

There are no other approved Discretionary Uses in the Hampton Village Business Park.

### **DISCUSSION**

This Discretionary Use Application was submitted by Dream Development in conjunction with a subdivision and rezoning application. The rezoning application is being processed concurrently, and proposes to rezone the subject site to IB – Industrial Business District (see Appendix 3 for Proposed Rezoning Map). The IB District facilitates business and light industrial activities which are seeking a high quality, comprehensively planned environment. Car Washes are considered a Discretionary Use in the IB District.

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### Zoning Bylaw Requirements

The Zoning Bylaw defines a Car Wash as “a building or portion of a building which is used for the washing of vehicles, including full service, automatic and hand operated facilities, but does not include facilities for the washing of vehicles with a gross vehicle weight of more than 5000 kg.”

Plans submitted in support of the application conform with the development standards for a Car Wash in the IB District (see Appendix 4 for Site Plan and Proposed Elevations).

### Comments from other Divisions

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

## **COMMUNICATIONS AND ENGAGEMENT**

On November 22, 2021, notice of this application was sent to the Ward Councillor and to property owners within approximately 150 metres of the site, and was posted on the Engage Page on the City of Saskatoon website. On December 3, 2021, the Hampton Village Community Association was emailed notice of this application. At the time of writing this report, no comments had been received related to the Discretionary Use Application.

## **PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(b) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. The Planning and Development Department will give notice of the public hearing date by mail to property owners within 150 metres of the subject site. A notification poster will also be placed on the subject site.

## **APPENDICES**

1. Location Map
2. Fact Summary Sheet
3. Proposed Rezoning Map
4. Site Plan and Proposed Elevations

## **REPORT APPROVAL**

Written by: Nik Kinzel-Cadrin, Planner, Planning and Development  
Reviewed by: Darryl Dawson, Manager, Development Review  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Kara Fagnou, Acting General Manager, Community Services

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