

December 2, 2022

City Clerk

Dear City Clerk:

Re: Discretionary Use Application – Car Wash – Northwest Corner of Payne Bend and Orban Way in the Evergreen Neighbourhood [File No. CK 4355-022-008]

The following is a report of the Municipal Planning Commission with respect to the above discretionary use application.

The Municipal Planning Commission, at its meeting held on November 22, 2022, considered the attached report of the Administration with respect to the discretionary use application for a carwash the Evergreen Neighbourhood.

During consideration of the matter, concerns about noise and available parking in the residential neighbourhood were expressed. Administration advised that the concerns raised were considered during a review of the application and ultimately the final design of the building could support a carwash.

Following review of the matter, the Commission is supporting the proposed amendments, although not unanimous. The following recommendation is submitted for City Council's consideration:

That the Discretionary Use Application submitted by 102067804 Saskatchewan Ltd. requesting approval to develop a car wash on Parcel ZZ, Registered Plan No. 102308082 be approved, subject to the following conditions:

- 1. The applicant obtains a Development Permit and all other relevant permits and licences (including a Building Permit); and*
- 2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.*

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Mary Lasby
Committee Assistant
Municipal Planning Commission

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Attachments

1. Report of the General Manager, Community Services, dated November 22, 2022

cc: Chelsea Parent, MPC Vice-Chair
General Manager, Community Services Division