



# CITY OF *Lethbridge*

Office of the City Clerk

March 29, 2021

**RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

An appeal has been filed on the refusal of a Development Application by the Development Officer to establish a Type B home occupation for a vehicle washing business that would be using a detached garage with water containment located at 1106 5 Avenue South.

When an appeal is filed with the Subdivision and Development Appeal Board (SDAB), all persons who own property within 200 feet or 60 meters of the development are notified of the hearing by way of this letter. In addition, the owner of the property will also receive a copy of this letter.

The Subdivision and Development Appeal Board (SDAB) will hold a Public Hearing as follows:

<b>DATE:</b>	<b>Thursday, April 15, 2021</b>
<b>TIME:</b>	<b>6:00 p.m.</b>
<b>LOCATION:</b>	<b>Council Chambers, Main Floor, City Hall 910 – 4 Avenue South</b>

Persons affected by this development have the right to present a written, verbal and/or visual submission to the Board. When making a presentation, keep in mind that in accordance with the legislation that governs the SDAB, the Board can only consider relevant planning matters when rendering its decision. It is recommended that you limit your presentation to five minutes.

If you wish to submit written material to the Board, it should be delivered to the Secretary of the SDAB via email at [david.sarsfield@lethbridge.ca](mailto:david.sarsfield@lethbridge.ca), no later than 12:00 noon on the Wednesday the day before the hearing. If you are unable to meet this submission deadline, please bring 12 copies of the materials to the Hearing and it will be distributed at the start of the Hearing. Any written and/or visual material received will be made available to the public.

The City is following the recommendations from the Province of Alberta and the City of Lethbridge with regards to social distancing.

We will be pleased to answer any questions you may have regarding the appeal and can also provide information or advice on Board procedures and how to make presentations to the Board. Please feel free to contact me at 403 329 7329 if you have any questions.

Yours truly,

David Sarsfield  
Board Secretary,  
Subdivision and Development Appeal Board



CITY OF  
*Lethbridge*

## NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

**DATE:** Thursday, April 15, 2021

**PLACE:** Council Chambers, 1<sup>st</sup> Floor  
City Hall - 910 - 4<sup>th</sup> Avenue South

**TIME:** 6:00 p.m.

### AGENDA:

1. CALL TO ORDER

### PRESENTATIONS:

- 2.1 6:00 p.m.  
SDAB No. 2021-03  
APPEAL OF REFUSAL OF DEVELOPMENT APPLICATION 12831

Appellant: Peter Danielson

Address: 1106 5 Avenue South

To establish a Type B home occupation for the purpose of vehicle washing inside a detached garage with water containment

**Land Use District: R-37**

### CAR CLEANING BUSINESS PLAN

**ADDRESS:**

1106 5th Avenue South  
Lethbridge, Alberta, Canada  
T1J 0V3

**WORKLOAD:** one vehicle per day

**VEHICLE WASHING** will be done inside a 92.93 sq. metre detached garage with water containment. Will be using environmentally safe, biodegradable products. Liquids will be released to sewer or waste water facility. Solids will be collected and disposed of in a compliant legal manner.

**CARPET CLEANING** will be done with a commercial carpet cleaner.

**ENGINE CLEANING** will be done with a separate container and all effluent material disposed in a compliant legal manner.

**POLISHING and WAXING** will be done with paste or cream products.

The vehicle that has been worked on will be left in the garage overnight to dry until picked up by the owner.

*Mar 29/21*

*I am Appealing the Refusal of my  
request of cleaning by the Development  
Department.*

*Peter Daniels*

*PH 403 320 0766*

*Email danpete @ Gmail.com*

email is danpete1978@gmail.com



CITY OF  
*Lethbridge*

Land Use Bylaw 6300  
**DEVELOPMENT PERMIT APPLICATION - REFUSED**

**APPLICATION NO.  
DEV12831**

Address: **1106 5 AVE S**  
Legal: 4353S;60;3,4

District: R-37

Applicant: DANIELSON, PETER  
Address: 1106 5 AVE S LETHBRIDGE AB T1J 0V3

Phone: (403) 320-0766

**Development Proposed** To request a Type B Home Occupation for the purpose of vehicle washing inside a 92.93 m<sup>2</sup> detached garage with water containment. Using environmentally safe, biodegradable products. Liquids will be released to sewer or waste water facility. Solids will be collected and disposed of in a compliant legal manner. Carpet cleaning will be done with a commercial carpet cleaner. Engine cleaning will be done with a separate container and all effluent material disposed in a compliant legal manner. Polishing and Waxing will be done with paste or cream products. The vehicle that has been worked on will be left in the garage overnight to dry until pick up the owner.  
3 off street parking stalls provided  
Days: Monday - Friday Hours: 8 am - 5 pm

**District** R-37 MED DENSITY RESIDENTIAL

**Land Use** HOME OCCUPATION, TYPE B - DISCRETIONARY

#### REASONS FOR REFUSAL

The development application for a Type B Home Occupation for the purpose of car detailing, the activities of which are listed in the proposed development section, is refused as;

1. According to Land Use Bylaw 6300, car detailing (as described) would fall under the "servicing of automobiles" clause of the Automotive Shop definition, and
2. Automotive shops are excluded from operating as a Home Occupation.

Informative:

#### A. Relevant definitions

Home Occupation means the Accessory Use of residential property by the occupant or occupants for an occupation, trade, profession or craft. This Use excludes woodworking, welding, machine shops, Automotive Shops or Auto Body and/or Paint Shops.

Automotive Shop means Development for the mechanical or electrical repair or servicing of automobiles, domestic-sized passenger trucks, motorcycles, snowmobiles, recreational and similar vehicles; the retail sale, installation, servicing or machining of automotive parts and accessories; and drive-through vehicle repair and servicing facilities. This term refers to Uses such as tire shops for domestic-sized vehicles, alignment, muffler, automotive glass, transmission repair, vehicle upholstery shops and vehicle towing services. Auto Body and/or Paint Shop, Service Station, Car Wash and Vehicle Sales, Rental are separate Uses.

Car Wash means Development for the cleaning of motor vehicles and may be a facility where the customer uses a hand held wand or other tools to clean a vehicle (self-service car wash) or a drive-through facility where the vehicle is cleaned automatically by machines (automatic car wash). Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction is a separate Use.

#### B. Current Development Practices



CITY OF  
*Lethbridge*

Land Use Bylaw 6300  
**DEVELOPMENT PERMIT APPLICATION - REFUSED**

**APPLICATION NO.  
DEV12831**

Although one might consider the activities of the proposed application to more closely align with a car wash use, it does not. The Car Wash Use pertains to automatic car washes, or self serve wand-type car washes. However, both Car Wash and Automotive Shop uses are allowed in the commercial and industrial land use districts. Car Wash and Automotive Shops are both prohibited Uses in the R-37 Land Use District. The property on which this application is proposed is the R-37 zoning district.

The car detailing activities of the proposal, according to the definition, most closely aligns with providing for the servicing of automobiles, and that use is not allowed as a home occupation.

Current practice has been to approve Car detailing businesses as a Type A Home Occupation, where the applicant uses their home for the desk and phone portion of their business, while the actual detailing of vehicles takes place at the customers homes. This was explained to the applicant, who felt that would not be conducive to his business model.

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**Decision Date**

Mar 25, 2021

**Development Authority**

JOSHUA BOURELLE, DEVELOPMENT OFFICER

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**STATUTORY PLANS**

The SSRP and applicable municipal statutory plans were considered in rendering this decision.

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**APPEALS**

The applicant has the right to appeal this decision to the Subdivision and Development Appeal Board. An appeal shall contain a statement of the grounds of appeal and shall be delivered either personally or by Registered Mail so as to reach the Secretary of the Subdivision and Development Appeal Board not later than twenty-one (21) days after the decision date indicated on the Development Permit or 'Development Permit Application - Refused' letter.

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**FOIP**

The personal information provided as part of this permit is collected under the Alberta Municipal Government Act and in accordance with section 33(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use By-law 6300 compliance verification and monitoring, and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request and may be revealed in public appeal processes.

If you have questions about the collection or use of the personal information provided, please contact Information Management at 910 4 Ave S Lethbridge, AB, T1J 0P6 or phone at (403) 329-7329, or email [developmentsservices@lethbridge.ca](mailto:developmentsservices@lethbridge.ca).

**Application No. DEV12831**

**From:** Parasto Mirzaagha <pmirzaagha@hotmail.com>  
**Sent:** Tuesday, April 13, 2021 8:07 PM  
**To:** David Sarsfield <David.Sarsfield@lethbridge.ca>  
**Subject:** [External] Subdivision and development appeal board

Hi David,

I am the owner of 522 12 street south and received a letter regarding notice of hearing for 1106 5th avenue south to become a car cleaning business. I have read over the permit and business plan submitted by Peter Danielson and would like to share my concerns. The alley where the garage is located is ver congested and used by houses on 11 and 12 street that have a garage in the back. I believe there is not enough space in the alley to become the site of a business. If someone is dropping their car they will be more traffic in this alley way. In winter the back alley is slippery and icy and this can cause increased risk of accidents.

I also have concerns with increased noise as a result of this business with engine cleaning and vacuum cleaners.

I also have concerns with liquids going into sewer lines and if he is planning to have a hose in the back alley as i am uncertain how the waste is going from the garage to sewer lines.

I don't believe this business is appropriate for this neighbour due to congestion

Of houses and the traffic, noise, waste contamination this business can add to the neighbour hood. I believe a alternative location could be a better fit for this business.

As a home owner in this area this decision effects me and I hope my concerns are brought forward to the board.

I won't be able to attend the meeting on April 15th but I am available if further discussion is needed.

Thank you

Parasto Rollingson



# Development Permit Application

## Home Occupation

All of the following information is necessary to facilitate a thorough and timely evaluation and decision of your application. All materials submitted must be clear, legible and precise. Only applications that are complete will be accepted. PLEASE NOTE: this application is ONLY for a development permit. If a building permit is also required, you must apply for it separately.

Project Address 1106-5 Ave S

Access Code \_\_\_\_\_

**Applicant**

Name Peter Danielson

Address 1106 5<sup>th</sup> AVE So.

City Lethbridge Postal Code T1J-0V3

Phone 403 3200766

E-mail dan pete 1978@gmail.com

Signature Peter Danielson

**Property Owner**

Name Peter Danielson

Address Same as address

City \_\_\_\_\_ Postal Code \_\_\_\_\_

Phone \_\_\_\_\_ B/L # \_\_\_\_\_

E-mail \_\_\_\_\_

Signature \_\_\_\_\_

Providing an email means you consent to receiving documents or communications related to this application, including but not limited to development permit decisions, acknowledgments confirming an application is complete, an any notices identifying any outstanding documents and information, by email.

### As the applicant I affirm:

- I am the registered owner of the above noted property
- I have entered into a binding agreement to purchase the above noted property with the registered owner(s)
- I have permission of the registered owner(s) of the above noted property to make the attached application for a Development Permit

### Type of Home Occupation:

- Type A
- Type B/C

### Detailed Description of Work:

Attached

### Office Use Only

Permit Required  Yes  No

Zoning R-37

Allowable Use  Permitted  Discretionary

Overlay \_\_\_\_\_

Development Permit # DEU12831

Building Permit # \_\_\_\_\_

### Development Fees to be charged

Permit Fee 120.00

Advertising Fee 50.00

Total 170.00

Any personal information collected on this form is collected under the Municipal Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits and planning & development purposes. Please Note that such information may be made public. If you have any questions about the collection, use, or disclosure of the personal information provided, please contact Information Management at 910 4 Ave S, Lethbridge, AB, T1J 0P6 or by phone at 403-329-7329

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The vehicle that has been worked on will be left in the garage overnight to dry until picked up by the owner.



**From:** [Peter Danielson](#)  
**To:** [Janine Small](#)  
**Subject:** [External] Re: Development Fee Slip DEV12831  
**Date:** Thursday, March 18, 2021 6:55:40 AM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Janine

At this point in

time I will work 8am to 5pm Monday to Friday.  
I hope to see you this morning when I come with my payment  
thank you Peter

On Wed, 17 Mar 2021 at 15:00, Janine Small <[Janine.Small@lethbridge.ca](mailto:Janine.Small@lethbridge.ca)> wrote:

Attached is the development application for Type B Home Occupation. Please email me what the Days and Hours of operation, so I can enter that on the application.

To make a secure payment on line, please click on the link below, enter the permit number and make the payment. Once you have given me the above information and payment has been made, I will forward the application to Joshua Bourelle, for review.

Thanks you.

Link: <https://ecom.lethbridge.ca/MyCity/ecom/PayableItems/PROSPERO/Search.aspx?s=FolderNumber&pid=07318C180409152012502516>

*Janine Small*

Permit Technician

Development Services

(403) 320-3197

[janine.small@lethbridge.ca](mailto:janine.small@lethbridge.ca)



1524



7.3meters

6.29

← 9.4meters →  
in garage

1524

6.29

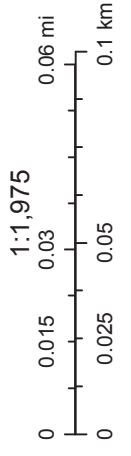
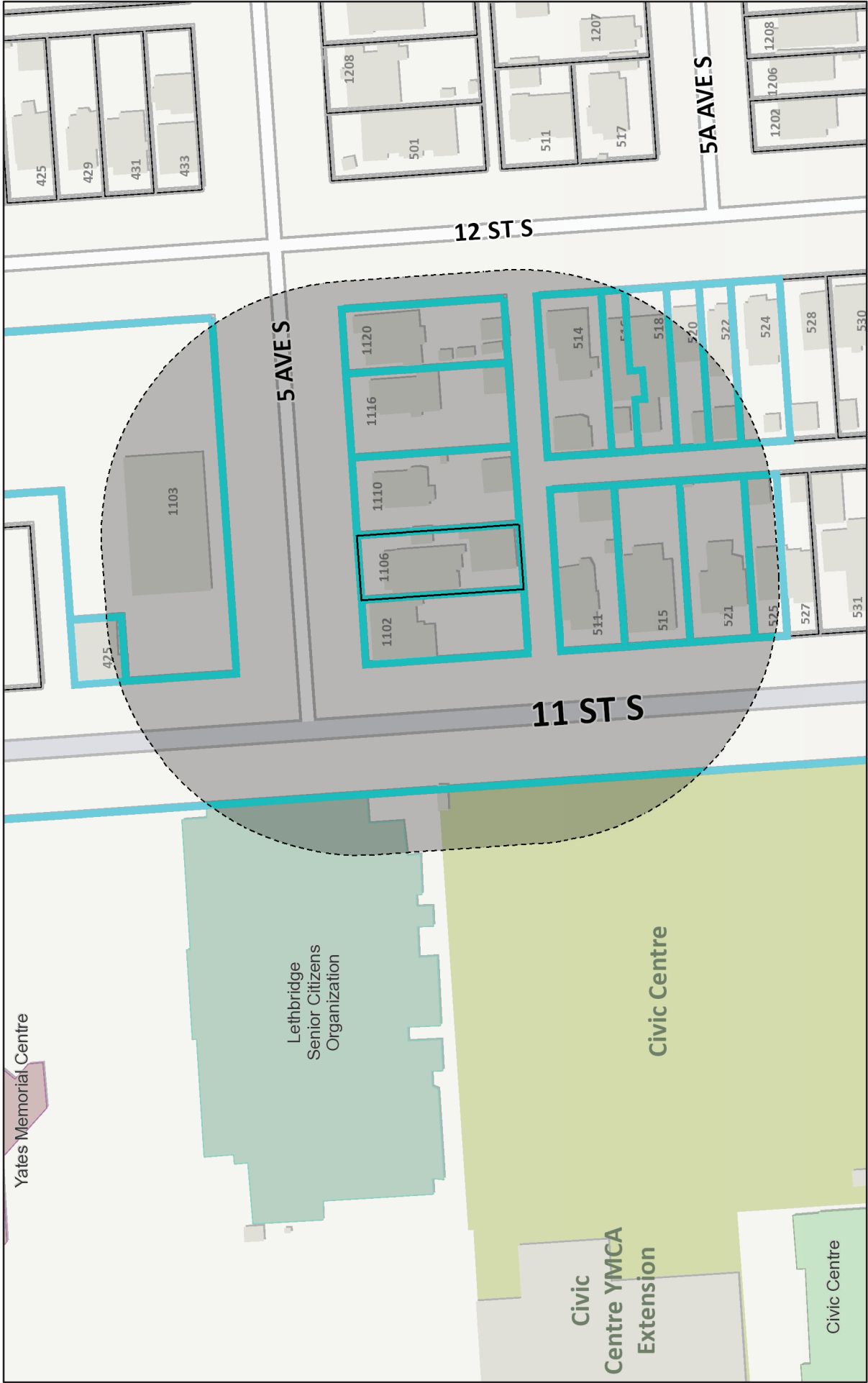
← 15.29 →

38.10

1829

0.88

# Parcel Locator WebMAP



1:1,975

March 29, 2021

□ Parcels

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

APPLICATION NO.  
**DEV12831**

LAND USE DISTRICT  
R-37 London Road  
Redevelopment Area  
Medium Density  
Residential District

LOCATION  
1106 5 Ave South

APPELLANT  
Peter Danielson

LANDOWNER  
Peter Danielson  
Teresa Danielson

PROPOSED DEVELOPMENT

**Application Documents in Schedule A**

To request a Type B Home Occupation for the purpose of vehicle washing inside a 92.93 m2 detached garage with water containment. Using environmentally safe, biodegradable products. Liquids will be released to sewer or wast water facility. Solids will be collected and disposed of in a compliant legal manner. Carpet cleaning will be done with a commercial carpet cleaner. Engine cleaning will be done with a separate container and all effluent material disposed in a compliant legal manner. Polishing and Waxing will be done with paste or cream products. The vehicle that has been worked on will be left in the garage overnight to dry until pick up the owner.

3 off street parking stalls provided

Days: Monday - Friday Hours: 8 am - 5 pm

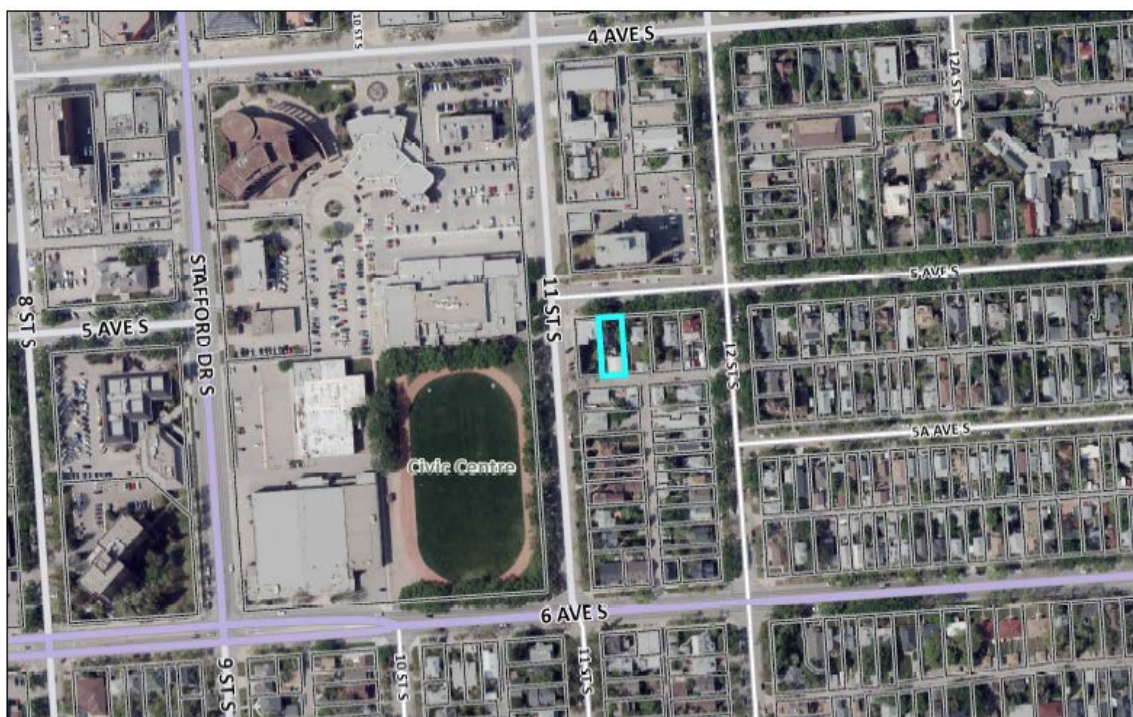
CURRENT DEVELOPMENT

Single Detached Dwelling

ADJACENT DEVELOPMENT

North	Apartment complex
South	Single Detached Dwelling
East	Single Detached Dwelling
West	Commercial/historic

CONTEXT MAP



**NOTIFICATION SUMMARY**

<b>Neighbourhood Assoc.</b>	London Road Neighbourhood Association is not notified for Type B Home Occupations.
<b>Neighbourhood</b>	Neighbourhood letters are not sent for Type B Home Occupations.

**EVALUATION**

<b>Background</b>	<ul style="list-style-type: none"> <li>• An application to establish a Type B Home Occupation was received March 17, 2021.</li> <li>• This application was reviewed for compliance with Land Use Bylaw 6300.</li> <li>• The proposal did not meet the definition of a home occupation and was therefore refused on March 25, 2021.</li> </ul>
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LAND USE BYLAW SUMMARY

Use: Home Occupation – Type B

Discretionary

<b>Section 53</b>	<b>Requirement</b>	<b>Provided</b>	<b>Waiver Requested</b>
<b>Customer or Student visits</b>	Maximum of 6	6	N/A
<b>Minimum on-site parking spaces</b>	1 additional	1	N/A
<b>Supplier visits</b>	1 per week	0	N/A
<b>Employees</b>	No one employed by or engaged in the Home Occupation who is not a permanent resident of the home shall visit for the purpose of carrying out any aspect of the home occupation	No employees	N/A
<b>Visibility &amp;/or Signage</b>	No aspect of the Home Occupation may be visible from outside the dwelling or building. Signs are not permitted	None	N/A
<b>Vehicles</b>	A vehicle used in the Home Occupation, that may visit or be parked at the parcel, must be either: A passenger vehicle or A truck or van (excluding a cube van) with a maximum of one tonne capacity and 6 meter length	None	N/A
<b>Storage</b>	No outside storage of goods, materials, or equipment is allowed.	None	N/A
<b>Offensive Impacts</b>	No offensive impacts on the household or neighbouring households, including but not limited to noise, dust, odour, fumes, excessive light or fire hazards, are allowed	None	N/A

<p><b>Context</b></p>	<p>This application is before the Subdivision and Development Appeal Board because:</p> <ul style="list-style-type: none"> <li>○ The permit was refused, and the applicant disagrees with the decision of the Development Officer.</li> </ul>
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<p><b>Considerations</b></p> <p><b>Context</b></p> <p><b>Zoning</b></p> <p><b>Analysis</b></p>	<p><b>Compliance with Land Use Bylaw 6300</b></p> <ul style="list-style-type: none"> <li>○ This application, due to the interpretation of the Home Occupation definition, does not comply with the requirements for a Home Based Business.</li> <li>○ There is one other Type B Home Occupations within a 60m radius of this parcel.             <ul style="list-style-type: none"> <li>○ Hair Salon</li> </ul> </li> <li>○ This parcel is within the London Road Area Redevelopment Plan, the only mention of home occupations in the plan is under the policy framework section and it states: “Note that, as defined in the Land Use Bylaw, Home Occupations are accessory to a residential use”. There are no rules or regulations in the ARP in regards to Home Occupations.</li> </ul> <p>• Parcel is zoned R-37 (L) London Road Redevelopment Area Low Density Residential District</p> <ul style="list-style-type: none"> <li>○ Purpose: Primarily for the development of multiple unit dwellings at medium densities.</li> <li>○ Home Occupations – Type B are a discretionary use in this district.</li> </ul> <p>The applicant inquired about operating a car detailing business out of the above noted location. City staff explained that home occupations that offer this type of service have only been approved as a Type A Home occupation, where all the cleaning activities are performed on the property of the vehicle owner. City Staff explained the interpretation of the Home Occupation definitions of Land Use Bylaw 6300, specifically that servicing of vehicles, though potentially broad in scope, is not allowed as a home based business.</p> <p>One might consider the activities of the proposed application to more closely align with a car wash use, it does not. The Car Wash Use pertains to automatic car washes, or self serve wand-type car washes. However, both</p>
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	<p>Car Wash and Automotive Shop uses are allowed in the commercial and industrial land use districts. Car Wash and Automotive Shops are both prohibited Uses in the R-37 Land Use District.</p> <p>The car detailing activities of the proposal, according to the definition, most closely aligns with providing for the servicing of automobiles, and that use is not allowed as a home occupation.</p>
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<p><b>Legislation &amp; Policy</b></p>	<p><b>Land Use Bylaw 6300</b></p> <ul style="list-style-type: none"> <li>• <b>Section 4 (3), Definitions</b> <ul style="list-style-type: none"> <li>○ <b>Home Occupation</b> means the accessory use of residential property by the occupant or occupants for an occupation, trade, profession or craft. <b><i>This use excludes woodworking, welding, machine shops, automotive, or autobody and/or paint shops.</i></b></li> <li>○ <b>Home Occupation – Type B</b> means a home business with customer visits, one at a time, by appointment</li> <li>○ <b>Automotive Shop</b> means Development for the mechanical or electrical repair or <b><i>servicing of automobiles</i></b>, domestic-sized passenger trucks, motorcycles, snowmobiles, recreational and similar vehicles; the retail sale, installation, servicing or machining of automotive parts and accessories; and drive-through vehicle repair and servicing facilities. This term refers to Uses such as tire shops for domestic-sized vehicles, alignment, muffler, automotive glass, transmission repair, vehicle upholstery shops and vehicle towing services. Auto Body and/or Paint Shop, Service Station, Car Wash and Vehicle Sales, Rental are separate Uses.</li> <li>○ <b>Car Wash</b> means Development for the cleaning of motor vehicles and may be a facility where the customer uses a hand held wand or other tools to clean a vehicle (self-service car wash) or a drive-through facility where the vehicle is cleaned automatically by machines (automatic car wash). Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction is a separate Use.</li> </ul> </li> <li>• Section 53, Home Occupation performance standards as stated above</li> <li>• Section 91, R-37 Medium Density Residential District</li> </ul> <p><b>Integrated Community Sustainability Plan / Municipal Development Plan:</b></p> <ul style="list-style-type: none"> <li>• <b>6.1.1 Lethbridge is a Good Place to Open and Operate a Business Policy</b></li> </ul>
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	<p><b>5) Support home based businesses that respect the residential characteristics of their neighborhood.</b></p> <p><b>South Saskatchewan Regional Plan 2014-2024</b></p> <ul style="list-style-type: none"><li>• Complies</li></ul>
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CONCLUSION

The development application for a Type B Home Occupation for the purpose of car detailing, the activities of which are listed in the proposed development section, was refused as;

1. According to Land Use Bylaw 6300, car detailing (as described) would fall under the "servicing of automobiles" clause of the Automotive Shop definition, and
2. Automotive shops are excluded from operating as a Home Occupation.



# Development Permit Application

**Schedule A**

## Home Occupation

All of the following information is necessary to facilitate a thorough and timely evaluation and decision of your application. All materials submitted must be clear, legible and precise. Only applications that are complete will be accepted. **PLEASE NOTE: this application is ONLY for a development permit. If a building permit is also required, you must apply for it separately.**

**Project Address** 1106-5 Ave S

**Access Code**

**Applicant**  
 Name Peter Danielson  
 Address 1106 5<sup>th</sup> AVE So.  
 City Lethbridge Postal Code T1J-0V3  
 Phone 403 3200766  
 E-mail dan pete 1978@gmail.com  
 Signature Peter Danielson

**Property Owner**  
 Name Peter Danielson  
 Address Same as address  
 City \_\_\_\_\_ Postal Code \_\_\_\_\_  
 Phone \_\_\_\_\_ B/L # \_\_\_\_\_  
 E-mail \_\_\_\_\_  
 Signature \_\_\_\_\_

Providing an email means you consent to receiving documents or communications related to this application, including but not limited to development permit decisions, acknowledgments confirming an application is complete, an any notices identifying any outstanding documents and information, by email.

### As the applicant I affirm:

- I am the registered owner of the above noted property
- I have entered into a binding agreement to purchase the above noted property with the registered owner(s)
- I have permission of the registered owner(s) of the above noted property to make the attached application for a Development Permit

### Type of Home Occupation:

- Type A
- Type B/C

### Detailed Description of Work:

Attached

### Office Use Only

Permit Required  Yes  No

Zoning R-37

Allowable Use  Permitted  Discretionary

Overlay \_\_\_\_\_

Development Permit # DEU12831

Building Permit # \_\_\_\_\_

### Development Fees to be charged

Permit Fee 120.00

Advertising Fee 50.00

Total 170.00

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**ENGINE CLEANING** will be done with a separate container and all effluent material disposed in a compliant legal manner.

**POLISHING** and **WAXING** will be done with paste or cream products.

The vehicle that has been worked on will be left in the garage overnight to dry until picked up by the owner.



1524



1524

629

7-3m... (handwritten)

← 914 meters →  
in garage

15.29

38.10

1829



**From:** [Peter Danielson](#)  
**To:** [Janine Small](#)  
**Subject:** [External] Re: Development Fee Slip DEV12831  
**Date:** Thursday, March 18, 2021 6:55:40 AM

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*Janine Small*

Permit Technician

Development Services

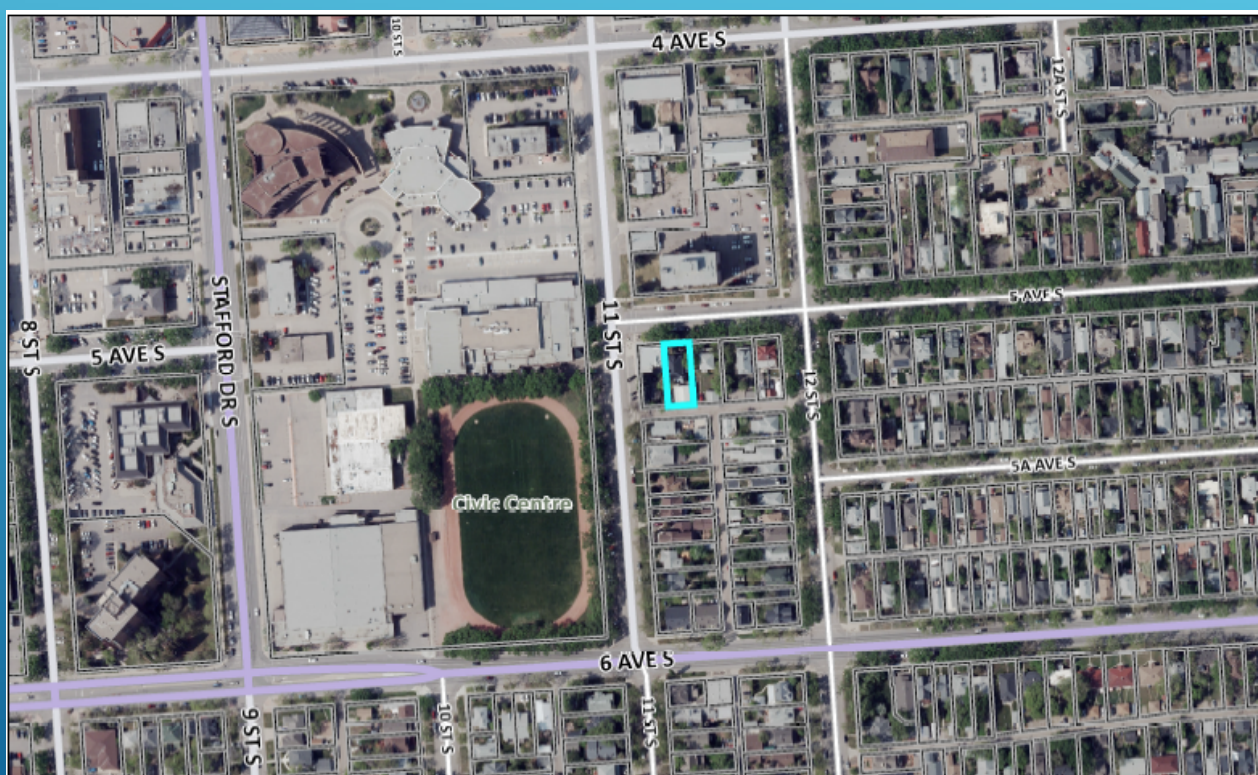
(403) 320-3197

[janine.small@lethbridge.ca](mailto:janine.small@lethbridge.ca)

# HOME OCCUPATION – TYPE B DEV12831

1106 5 Ave South

# HOME OCCUPATION – TYPE B





# HOME OCCUPATIONS – TYPE B, DISCRETIONARY USE IN THE R-37 RESIDENTIAL DISTRICT

## ▶ Land Use Bylaw 6300 Section 4 (3), Definitions

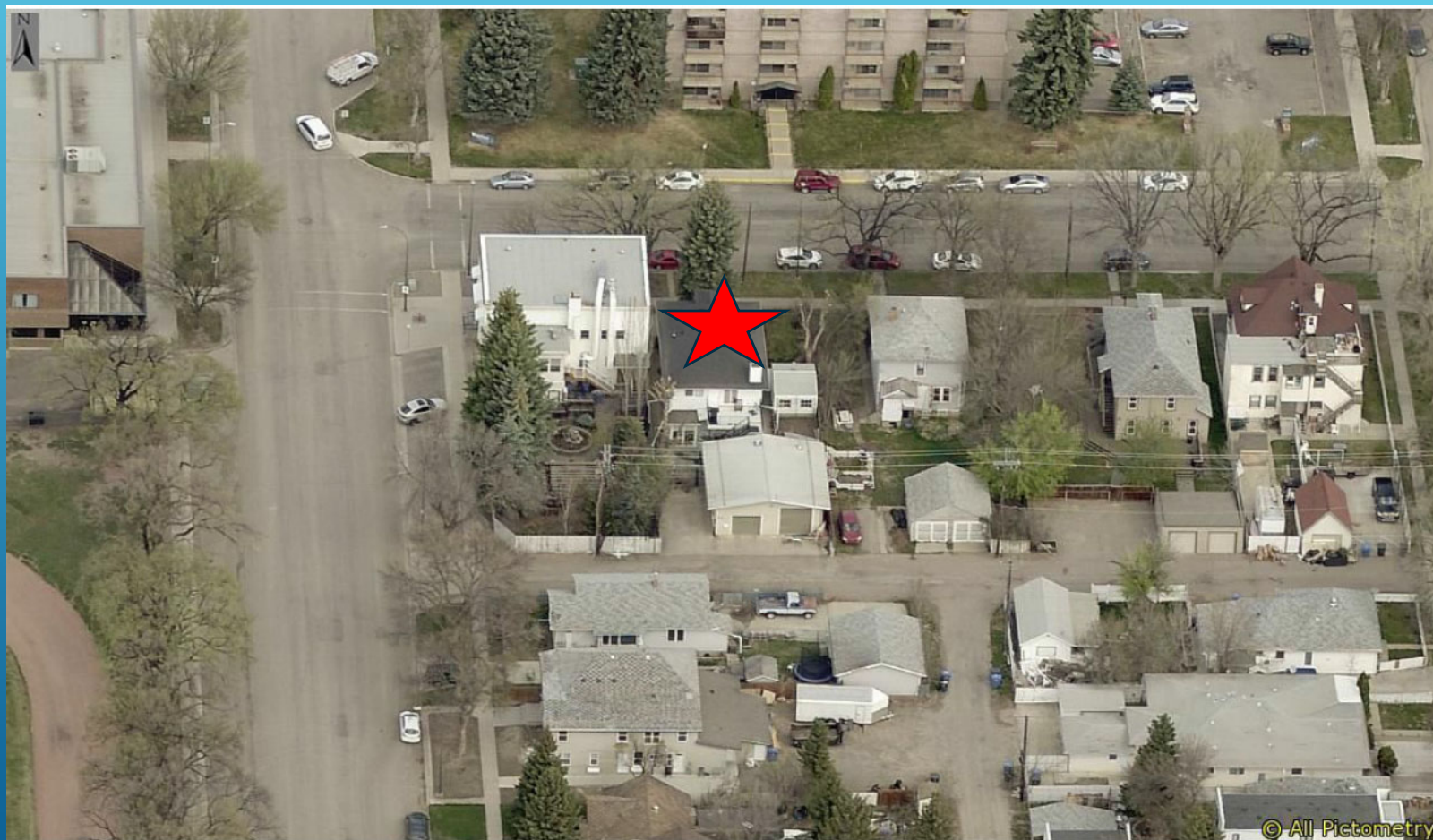
- ▶ **Home Occupation** means the accessory use of residential property by the occupant or occupants for an occupation, trade, profession or craft. ***This use excludes woodworking, welding, machine shops, automotive, or autobody and/or paint shops.***
- ▶ **Automotive Shop** means Development for the mechanical or electrical repair or ***servicing of automobiles***, domestic-sized passenger trucks, motorcycles, snowmobiles, recreational and similar vehicles; the retail sale, installation, servicing or machining of automotive parts and accessories; and drive-through vehicle repair and servicing facilities. This term refers to Uses such as tire shops for domestic-sized vehicles, alignment, muffler, automotive glass, transmission repair, vehicle upholstery shops and vehicle towing services. Auto Body and/or Paint Shop, Service Station, Car Wash and Vehicle Sales, Rental are separate Uses.
- ▶ **Car Wash** means Development for the cleaning of motor vehicles and may be a facility where the customer uses a hand held wand or other tools to clean a vehicle (self-service car wash) or a drive-through facility where the vehicle is cleaned automatically by machines (automatic car wash). Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction is a separate Use.

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## Current practice for Car detailing applications

- ▶ The car detailing activities of the proposal, according to the definition, most closely aligns with providing for the servicing of automobiles, and that use is not allowed as a home occupation.
- ▶ Current practice has been to approve Car detailing businesses as a Type A Home Occupation, where the applicant uses their home for the desk and phone portion of their business, while the actual detailing of vehicles takes place at the customers homes.
- ▶ 11 Type A Home Occupations for Mobile Auto Detailing have been issued since 2008.
- ▶ No Type B Home Occupations for Auto Detailing have been approved.

# PROPERTY



# PLANS

## CAR CLEANING BUSINESS PLAN

**ADDRESS:**

1106 5th Avenue South  
Lethbridge, Alberta, Canada  
T1J 0V3

**WORKLOAD:** one vehicle per day.

**VEHICLE WASHING** will be done inside a 92.93 sq. metre detached garage with water containment. Will be using environmentally safe, biodegradable products. Liquids will be released to sewer or waste water facility. Solids will be collected and disposed of in a compliant legal manner.

**CARPET CLEANING** will be done with a commercial carpet cleaner.

**ENGINE CLEANING** will be done with a separate container and all effluent material disposed in a compliant legal manner.

**POLISHING** and **WAXING** will be done with paste or cream products.

The vehicle that has been worked on will be left in the garage overnight to dry until picked up by the owner.

# CONCLUSION

Based on the information supplied with the development application, the development definitions of Land Use Bylaw 6300, and current/passed practices as they relate to Auto Detailing applications, the application was refused with the following reason(s):

The development application for a Type B Home Occupation for the purpose of car detailing, the activities of which are listed in the proposed development section, is refused as;

1. According to Land Use Bylaw 6300, car detailing (as described) would fall under the "servicing of automobiles" clause of the Automotive Shop definition, and
2. Automotive shops are excluded from operating as a Home Occupation.