



Proposal for  
Re-Zoning of  
PID 45430253

Daniel and Nadine  
Lethbridge



# Background

- ◆ The applicants have presented an application for re-zoning to facilitate a small used car sales business.
- ◆ The subject lot is currently zoned General Resource (GR).
- ◆ The applicants propose re-zoning to Resource Industrial (M-1).

# About the applicants

- ◇ Daniel and Nadine are both employed professionals in the public service and telecoms sectors.
- ◇ Daniel has aided in operating a family run small used car sales business for the past 15 years.
- ◇ The goal is to continue this business in preparation for retirement from their full time employment.

# The Business

The business operates on a very small scale, under 15 vehicles per year. There is no intention to expand the business, merely continue to operate in compliance with the Motor Vehicle Act (which regulates Used Car Dealer Licenses).

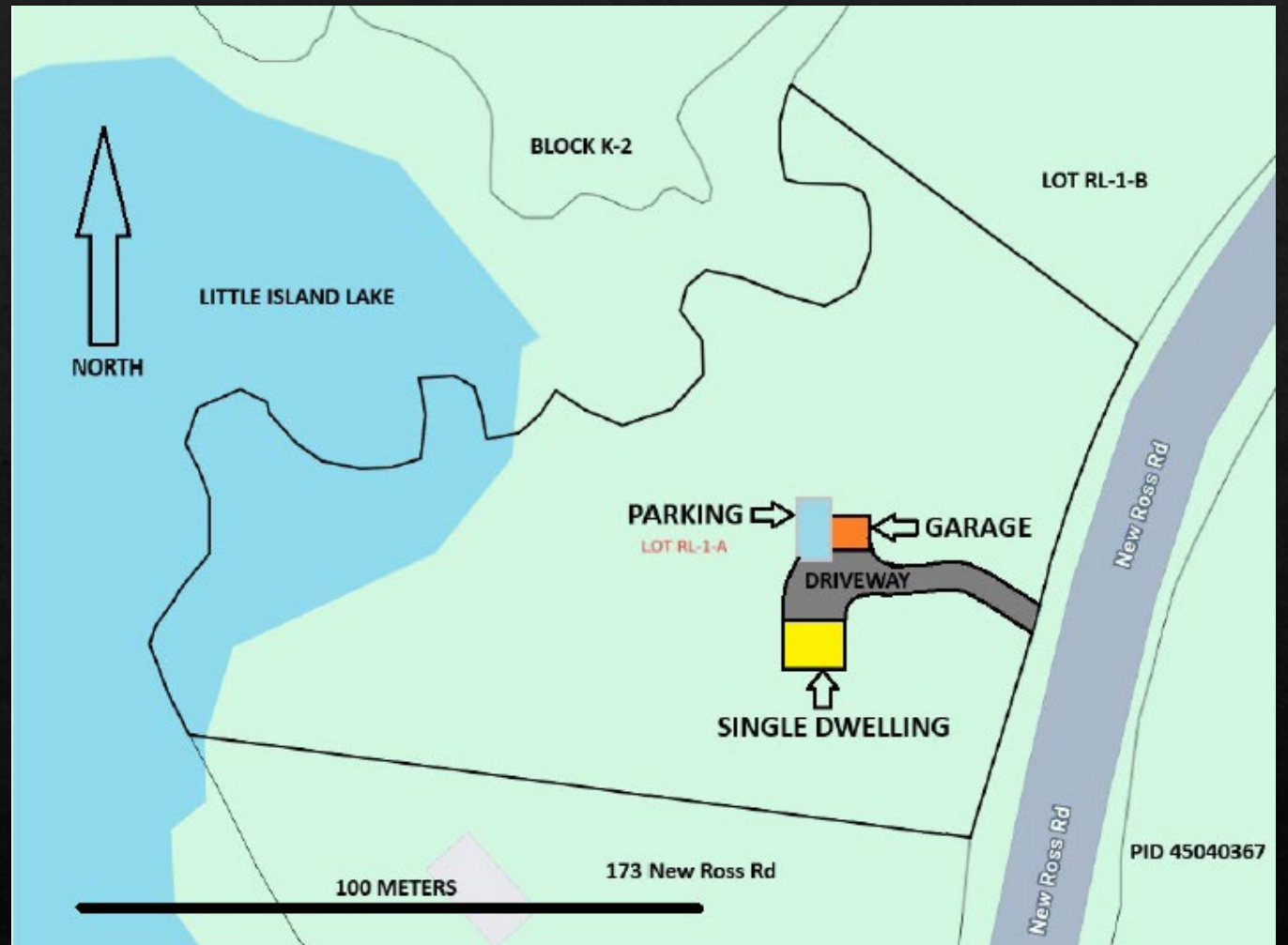


**LETHBRIDGE ENTERPRISES**  
SALES AND SERVICES

Figure 1

## Minimum requirements

The current requirements for a used car dealership require the proper zoning for a garage and small display. The applicants are seeking to keep the lot as close to its natural state as it will be their residence (see figure 1).



# The Property

The site in its current state is 2.6 acres of undeveloped land. Its is situated in the rural community of Leminster.

The site is located on a main highway and abuts a large woodlot with acres of undeveloped land and a private residence.

The applicants plan to build a small retirement residence and a 24 x 24 garage on site.





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# Impact on the community

- The site is to be kept as close to its natural state as possible.
- The applicants will be residing on the property permanently in the future.
- The business is predominantly over the internet and does not require a store front.
- The repair garage will be enclosed in a small building which is already permitted under the existing zoning.
- The intention is to deal in higher end vehicles in a very low volume as a retirement venture.
- The site will have no visible indication that a business is operating.

ANY  
QUESTIONS  
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