

THE CORPORATION OF THE DISTRICT OF BURNABY

April 10, 1964.

HIS WORSHIP THE REEVE
AND MEMBERS OF THE COUNCIL

Gentlemen:

REPORT OF THE POLICY COMMITTEE

Your Committee met on Monday afternoon, April 6th and would report as follows:

Control of Used Building Material Storage Yards

The Manager submitted a report on this subject as a result of a query raised a week previously concerning two applications received for the establishment of storage yards along Boundary Road north of the Lougheed Highway. At that time a review was made of the powers of the Council to control these land uses and the possible need to tighten controls in view of the unsightly nature of these enterprises and the fact that storage yards generally detract from better types of industrial development where good quality industrial buildings may already be established and where a potential for a more desirable type of industry, from a viewpoint of employment and taxation, might be located.

At the present time the Licence Department does not licence either new or used, or a combination lumber yard, as a junk dealer. Not being licenced as junk dealers, such operations are not subject to the requirement that the area in use be enclosed with a tight board fence at least eight feet high.

The problem, largely one of outside storage from the appearance factor, has been discussed with the appropriate Department heads and an analysis made of the actual and potential nuisance features of many types of industry and commerce indicates that the matter of control becomes quite involved. It is considered a reasonable approach is to establish firmer control over those classes which cause the most persistent trouble. These are:

- (1) Used building materials.
- (2) Auto wreckers.
- (3) Junk dealers.
- (4) Cleaning drums, barrels, etc.
- (5) Machinery rehabilitation and storage.

It is generally felt licencing is not the best method of control. This is a matter of land use and the zoning regulations should apply. The new Zoning By-law will introduce added controls and considerations of this By-law are presently being accelerated. In the meantime, reliance can be placed on Section 13 of the Town Planning By-law and this could be accomplished by Council

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- (a) directing that all applications in the five categories mentioned above be required to be referred to Council for decision under Section 13;
- (b) directing Municipal officials in dealing with applications for any use falling generally within the problem field but not actually specified, to use judgment in requiring referral to Council under Section 13.

Your Committee would recommend this course of action.

JHS:mw