

10. Re: Big Bend Area
P. P. A. #1667
Lot 6, Blk. 14, D.L. 166A, Plan 1751

Application has recently been received by the Planning Department for an industrial development in the Big Bend Study Area within the proposed M-3 (Heavy Industrial) District as set out in the Phase II, Area Zoning Concept adopted by Council on September 27, 1971.

The following application is therefore referred, as requested by Council, for direction:

P.P.A. #1667 - Mandeville Road
Lot 6, Blk. 14, D.L. 166A, Plan 1751

- An application for the development of a 4,000 square foot workshop and storage building for the manufacture and storage of ornamental wood spindles and wood cabinets for use in apartments, commercial buildings, etc.
- The present M-3a (Heavy Industrial) zoning district would permit this type of development and land usage as would the proposed M-3 zoning district. The By-law regulations of these districts would, however, upon creation of the A-3 (Truck Gardening) district north-east of Mandeville Road and this lot, (see attachment) necessitate an increase in the front yard and landscaping requirements applicable to this development.

The Planning Department recommends that it be allowed to work with the applicant towards a suitable plan of development which, in this case, would require a higher standard building than originally proposed, and which would respect the proposed zoning districts set out in the Phase II Zoning Concept previously adopted by Council. The Department further recommends that when such a plan is achieved Preliminary Plan Approval be granted.

RECOMMENDATION:

THAT the Planning Department be authorized to work with the applicant toward a suitable plan of development which would respect the proposed zoning districts set out in the Phase II Zoning Concept previously adopted by Council; and

THAT when such a plan is achieved, Preliminary Plan Approval be granted.

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127.05' 66' 133.74' P.1050

ITEM 10
MANAGER'S REPORT NO. 80
COUNCIL MEETING Dec. 13/71

