

14. Re: P.P.A. #1657  
Lot 1 W $\frac{1}{2}$ , Ex. Pl. 10480, D.L. 162, Plan 450  
Big Bend Area

Application has recently been received by the Planning Department for an agricultural development in the Big Bend Study Area within the proposed A-3 (Truck Gardening) District set out in Phase II of the 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. #1657 - 4890 S. E. Marine Drive,  
Lot 1 W  $\frac{1}{2}$ , Ex. Pl. 10480,  
D.L. 162, Plan 450

- An application for the development of a 2,400 square foot greenhouse for the propagation of small plants for outside use in the owners gardening operation. It would be located approximately 55 feet south of the 200 foot R-2 residential zone bordering Marine Drive.
- There are presently two greenhouses, of approximately the same area as that proposed, within the R-2 residential strip to the south of Marine Drive. These two structures are currently non-conforming as to location and are readily visible from Marine Drive and the residents bordering thereon. Both buildings are in need of repair and the surrounding area is presently cluttered with vegetable crates and other material being stored outside.
- Recognizing these existing conditions and Council's concern over the standard of development in the area, the Department intends to request the applicant, as a condition of Preliminary Plan Approval, to clean-up and landscape to an approximate depth of 25 feet, that portion of the lot fronting on Marine Drive.
- The present M-3 Heavy Industrial District zoning would permit this type of development and land usage as would the proposed A-3 Truck Gardening District. The A-3 zoning district would, however, under the draft bylaw currently being considered by Council, place a 10 percent maximum lot coverage restriction on buildings of this type. The area of the proposed greenhouse added to that of the existing greenhouses totals less than 3 percent of the lot area.

The Planning Department recommends that it be authorized to work with the applicant towards a suitable plan of development that meets the proposed A-3 zoning regulations and that when such plan is achieved, Preliminary Plan Approval be granted.

RECOMMENDATION:

THAT the Planning Department be authorized to work with the applicant towards a suitable plan of development that meets the proposed A-3 zoning regulations;  
and

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

E D O N

ITEM 14  
 MANAGER'S REPORT NO. 82  
 COUNCIL MEETING Dec. 20/71

