

10. Re: Big Bend Area - Subdivision Approval
Subdivision Reference #162/70

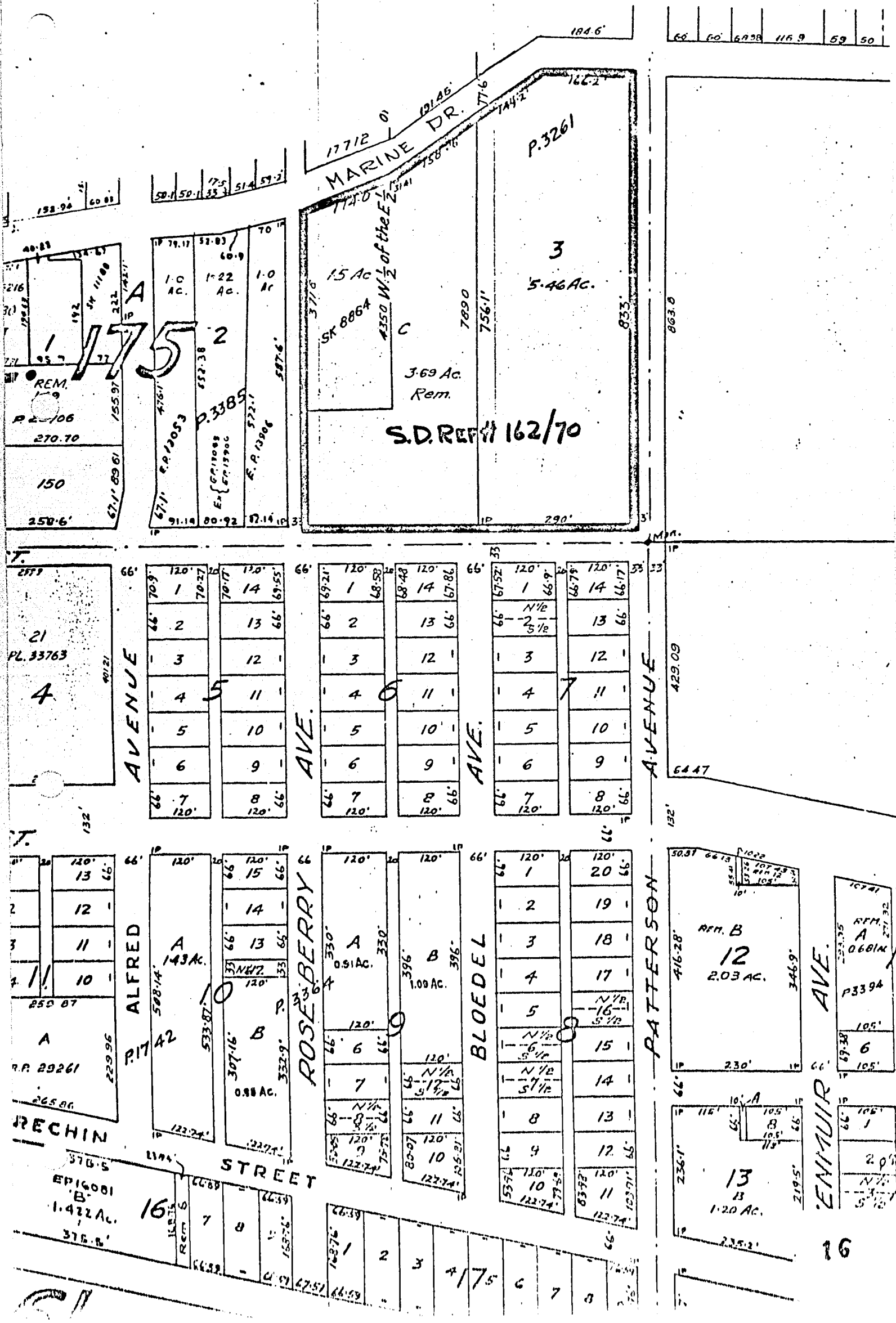
All requirements leading to final approval of the above subdivision have now been met and the matter is hereby referred to Council for its information or for any action it requires. The attached sketches serve to identify the property and indicate the proposed subdivision. Normally, subdivisions are approved by the Approving Officer without coming to Council's attention, but because this one is in the Big Bend Area and since this Area is under study, it was felt that Council should at least know about it.

The purpose of the subdivision is to create 8 residential building lots on the R2 strip south of Marine Drive, separating them from the presently zoned M3 portion of the property. The applicant, Neville Enterprises Ltd., intends to retain the industrial building on the M3 site and to continue the present storage use in the building and on the rest of the site.

The M3 portion of this subdivision is part of an area proposed for agricultural use in the Big Bend Study Report which the Council adopted in principal at its last meeting. As the subdivision is not in conflict with the broad land use concept of a residential zone on the south side of Marine Drive for a depth of 200', approval is recommended by the Planning Department. The southerly portion of the site as noted above is slated for agricultural zoning, and the subdivider has been advised of this fact.

If no specific direction is given to the contrary, the Approving Officer will approve of the subdivision as submitted with the qualification that the applicant should be aware of the possible rezoning that is pending.

ITEM 10 (Cont'd)
 MANAGER'S REPORT NO. 51
 COUNCIL MEETING Aug. 23/71



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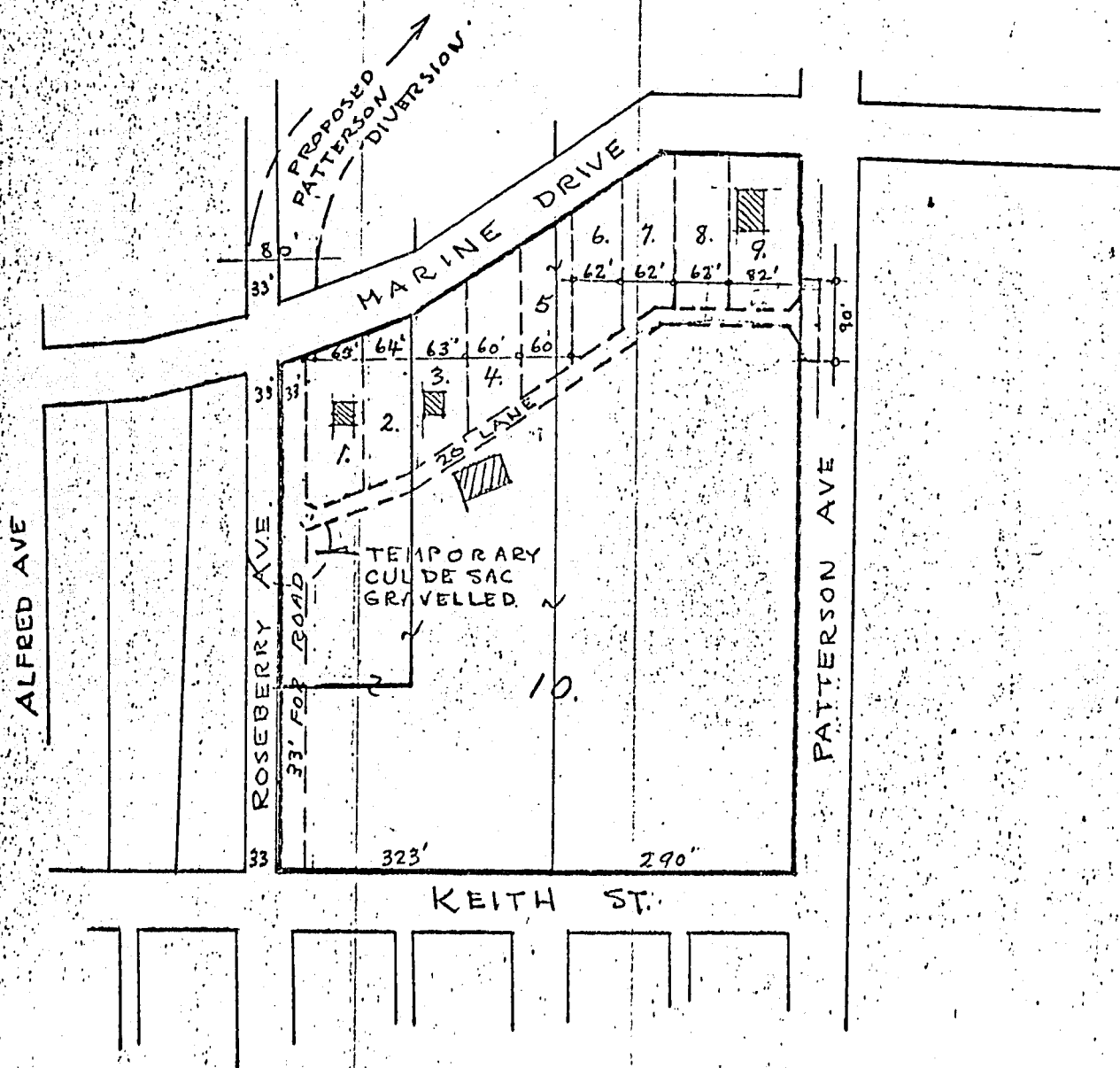
LOT 3, D.L 175, PL 3261

S.D. REF. # 162/70

LOT C EXCEPT 533' & EXCEPT
 SK 8864, D.L 175 SE 1/4
 PL. 5246.

ZONING R2 - N 200'
 M3 - REMAINDER.

LOT C, SK 8864, D.L 175 SE 1/4
 PL 5246.



NOTE: IF HOUSES AT 4082, 4032 & 4012 MARINE DR.
 ARE BEING RETAINED, PROPOSED PROPERTY LINES
 MUST BE LOCATED TO ENSURE THAT MINIMUM SIDE
 YARDS WILL BE 5' & MIN. REAR YARDS 30'

