

THE CORPORATION OF THE DISTRICT OF BURBURY

INTER-OFFICE COMMUNICATION

TO:	Municipal Manager	DEPARTMENT:	Manager's	DATE:	January 25, 1971
FROM:	Director of Planning	DEPARTMENT:	Planning	OUR FILE #	
SUBJECT:	Preliminary Plan Approval Application #1315 Lot "A", S.D. 26, Block 8, D.L. 40, Plan 5274 4180 Piper Avenue			YOUR FILE #	

The subject application for approval of a chemical research laboratory and office was referred to Council on October 26, 1970, due to the fact that the site lies within the Government/Winston Study area. At that time, the Planning Department was directed to withhold approval pending completion of the area study.

Council has subsequently given its approval to a road plan which does not affect this property, and it is apparent that the nature of this use is appropriate for this location and the type of physical development proposed under this application could be made compatible with the standards which we hope to achieve in the area. The research laboratory use is considered to be a high-order industrial use which is unlikely to create problems of noise, odour, dust, or excessive traffic, and the proposed one storey building will observe a seventy foot front yard setback, while preserving all the good existing trees possible on the site. The attached sketch illustrates the basic relationships observed.

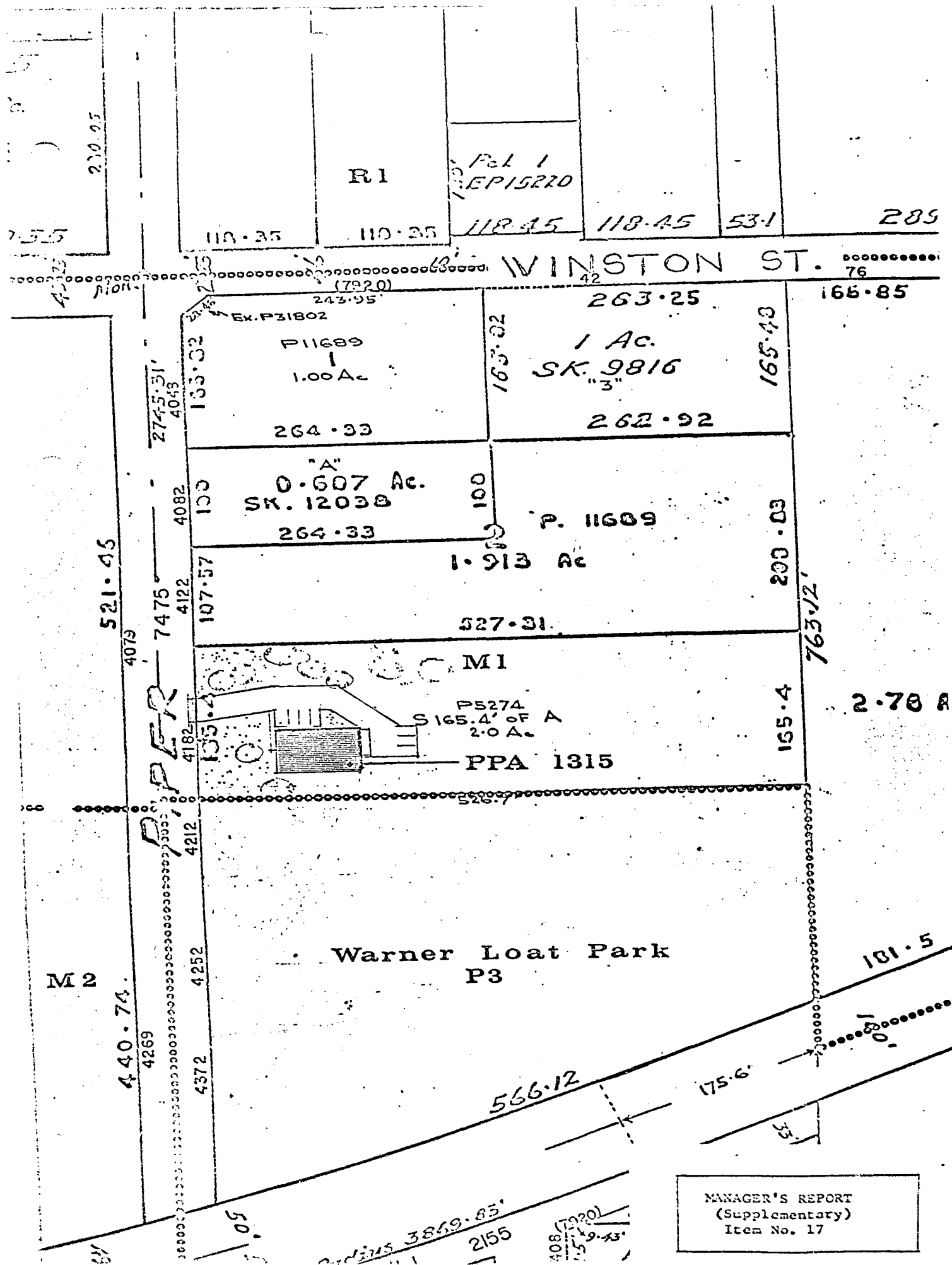
We have been asked to return this application to Council for consideration, but we would advise that the Planning Department's study and recommendations on zoning and physical development standards in this area will be presented at the February 1, 1971, Council meeting, and it may be the wish of Council to defer action until this report has been received.

A.L. Parr
A.L. Parr
DIRECTOR OF PLANNING

DGS/bw

Attchs.
c.c. D.G. Stenson

MANAGER'S REPORT (Supplementary) Item No. 17
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270.95
275.5

R1

Pl 1
EP15220

110.35 110.35 118.45 118.45 53.1 289

WINSTON ST.

2745.31'
4045
133.02

4082
100

4122
107.57

4182
135.4

4212

4252

4372

4269

440.74

521.45

4079

7475

PPR

PPR

PPR

M2

4269

440.74

4269

Ex. P31802
P11689
1.00 Ac.
264.33

"A"
0.607 Ac.
SK. 1203B
264.33

1.913 Ac

527.31

M1

P5274
S 165.4' OF A
2.0 Ac.

PPA 1315

Warner Loat Park
P3

566.12

175.6

181.5

3849.85
2155

308
159.43

263.25

1 Ac.
SK. 9816
"3"

262.92

P. 11609

165.43

200.03

165.4

763.12

165.85

2.78 A

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