

17. Re: P.P.A. #1589
8626 Joffre Avenue
Lot 2, Blk. 2, D.L. 161, Plan 1742
Big Bend Area
(Item No. 11, Manager's Report No. 59,
Council Meeting September 20, 1971)

Council, on September 20th, considered a report from the Planning Department dealing with a recent application for Preliminary Plan Approval for development of the above noted property located in the Big Bend Study Area.

Council adopted the recommendation to defer any decision on this matter to enable a more in depth study but limited the deferral to one month maximum.

The Planning Department has since met with the applicant to clarify the operation to be conducted on the property and to reach an understanding as to the standard of development required in the proposed M5 zone. The points agreed upon during the meeting and set out in the Department's letter of September 22nd to the applicant are as follows:

1. Site is slated for M5 industrial zoning in the concept report submitted to Council.
2. Use is permitted in the M1, M2 and M3 Industrial categories but not in the M5 category.
3. Use will not involve any outside storage of either trucks, materials, or equipment.
4. Materials arrive at the site in normal 2 ton type vans.
5. The materials and equipment used in the building which is primarily to be a warehouse do not create a nuisance in the form of dust, noise or glare.
6. Use of the site will take place entirely within an enclosed building.
7. The site will be developed according to M5 standards which were given to the applicant during the meeting.
8. The issuance of any permit will be contingent upon full compliance with all other aspects of Municipal Bylaws relative to services etc. as is always the case.

Confirmation of acceptance of the above terms was received in a very short letter from the applicant on September 23rd.

The Planning Department recommends that the Department work with the applicant, under the present M3 zoning, towards the preparation of a suitable plan of development which would reflect the standards required in the M5 zoning category and that once such a plan is achieved, that Preliminary Plan Approval be granted.

RECOMMENDATION:

THAT the Planning Department work with the applicant under the present M3 zoning, towards the preparation of a suitable plan of development which would reflect the standards required in the M5 zoning category and that once such a plan is achieved, Preliminary Plan Approval be granted.