

THE CORPORATION OF THE DISTRICT OF BURNABY

Planning Department,

April 29, 1971.

Mr. Melvin J. Shelley,
MUNICIPAL MANAGER.

Dear Sir:

RE: BIG BEND AREA STUDY: OUTSTANDING
PRELIMINARY PLAN APPROVAL APPLICATIONS

In recent Council meetings, the Planning Department has been directed to defer approval of certain Preliminary Plan Approval applications which relate to properties in the Big Bend Area.

The report on the initial phase of the subject study was referred by the Council to the Advisory Planning Commission on April 5, 1971. The Commission's comments and the Planning Department report were considered and adopted by the Council on April 19, 1971.

In the light of this action, we wish to return these applications for Council's attention, and to report on three additional applications which have been received in the interim.

The Stage 1 report on the Big Bend Area is of a preliminary nature and the locations proposed for the various land use categories are necessarily broad and flexible in character (as indicated by the accompanying sketches "A" and "B"). We have examined each of the applications for Preliminary Plan Approval in the context of the Stage 1 guidelines and would recommend that the following Preliminary Plan Approval applications, as shown on the attached sketch "C", be deferred, pending further study of land use and zoning boundary designations in the Big Bend Area.

1. Centennial Auto Supply
P.P.A. #1403-6089 Trapp Road

An application to establish an auto wrecking yard in the southeastern portion of the Big Bend Area. Council directed deferment on March 1, 1971, and confirmed the instruction on March 15, 1971.

2. A.B.C. Salvage Ltd.,
P.P.A. #1449 - Meadow Avenue, foot of Thorne Avenue

An application to establish a scrap and salvage yard at the above location. Preliminary Plan Approval was originally given on October 27, 1969, but to date the terms of this approval have not been met, and the approval has expired. Recent negotiations have been conducted between the applicant and the Corporation relative to land exchange and the construction of a rail spur to serve the site. The recent proposal involves the creation of a fenced scrap yard of about 4.4 acres with a building as originally planned.

3. Meadowland Peat Ltd.,
P.P.A. #1405 - 7625 Meadow Avenue

An application for approval of a log-sawing and storage operation for the production of firewood on a site presently zoned M3. It has been pointed out that this operation could be critical from the point of view of unsightliness and noise nuisance. This Department received instructions to withhold approval March 1, 1971.

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4. Streiling Lumber Industries,
P.P.A. #1455 - 5300 Byrne Road

Application has been received for development of a new dry lumber storage shed measuring 40 feet by 224 feet at the rear of the subject property, adjacent to the railroad right-of-way. The property presently accommodates a planer mill, a use permitted in the M3 zoning district in which this property is located.

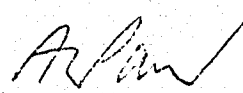
5. Pioneer Auto Salvage,
Business Licence Application, P.P.A. required -
4696 Marine Drive

An application to permit establishment of an open storage yard for insurance claim vehicles in an M3 zone roughly 100 yards south of the residential zone boundary south of Marine Drive. Concern has been expressed relative to the visual character of such an installation at this location. Council directed that approval be withheld March 15, 1971.

6. Ace Auto Wrecking,
P.P.A. #1470 - 6038 Trapp Road - (Lots 5 & 16, Blk. II, D.L. 173, Plan 1034)

An application, received April 29, to permit an extension of an existing auto wrecking yard from the adjacent property onto the subject lots. It is noted that the applicant in this case received a relaxation from the Board of Variance in May of 1970 to extend this use while maintaining an existing dwelling on Lot 5 for caretaker accommodation. No application for Preliminary Plan Approval was filed however, although the fencing of the wrecking yard has been extended, and the use established on the new site. As a result of a recent inspection by the Licence Inspector, the applicant has been advised that it is necessary to obtain Preliminary Plan Approval for this development.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

RBC/DGS/bp

Attachments (2)

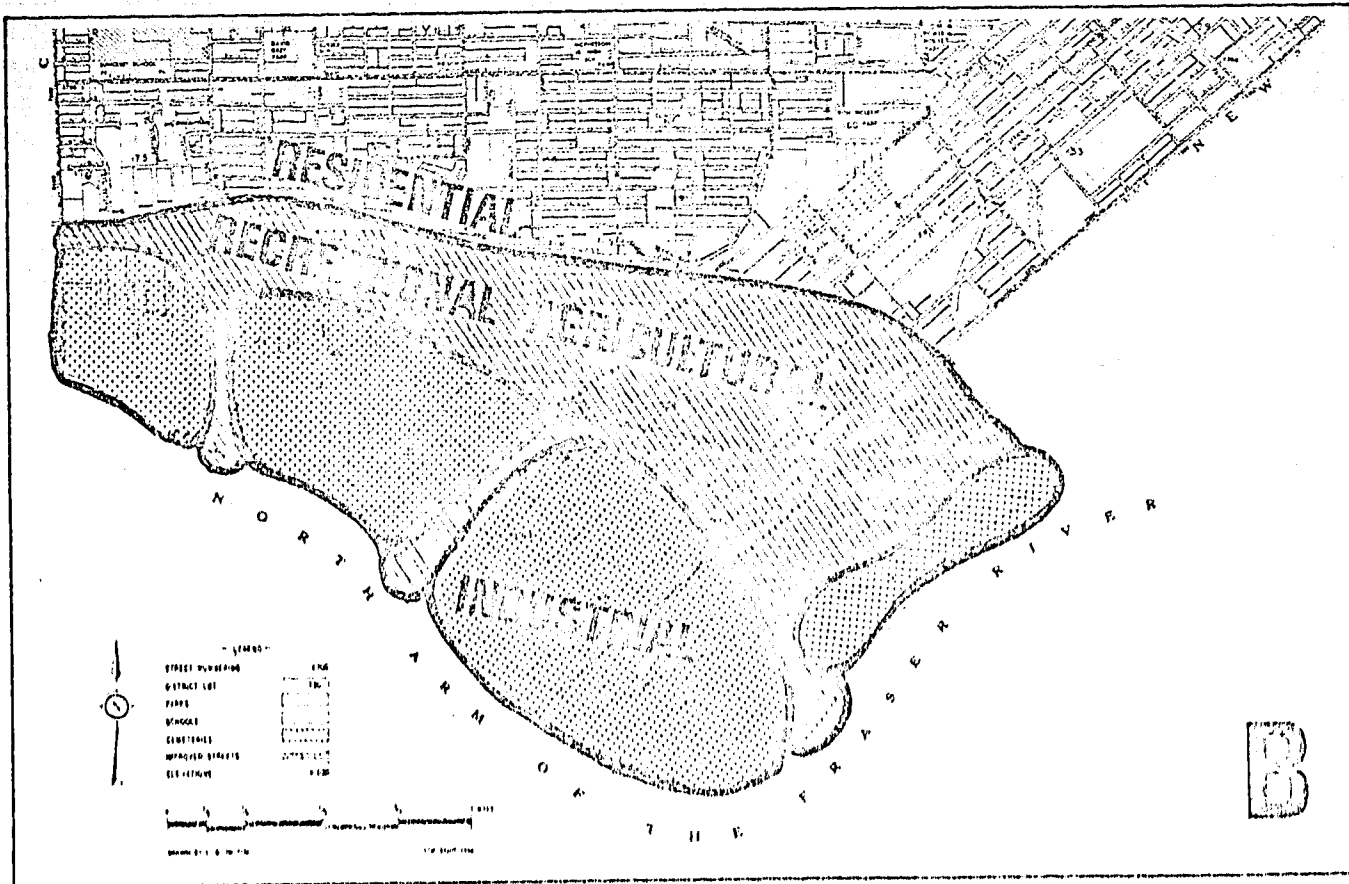
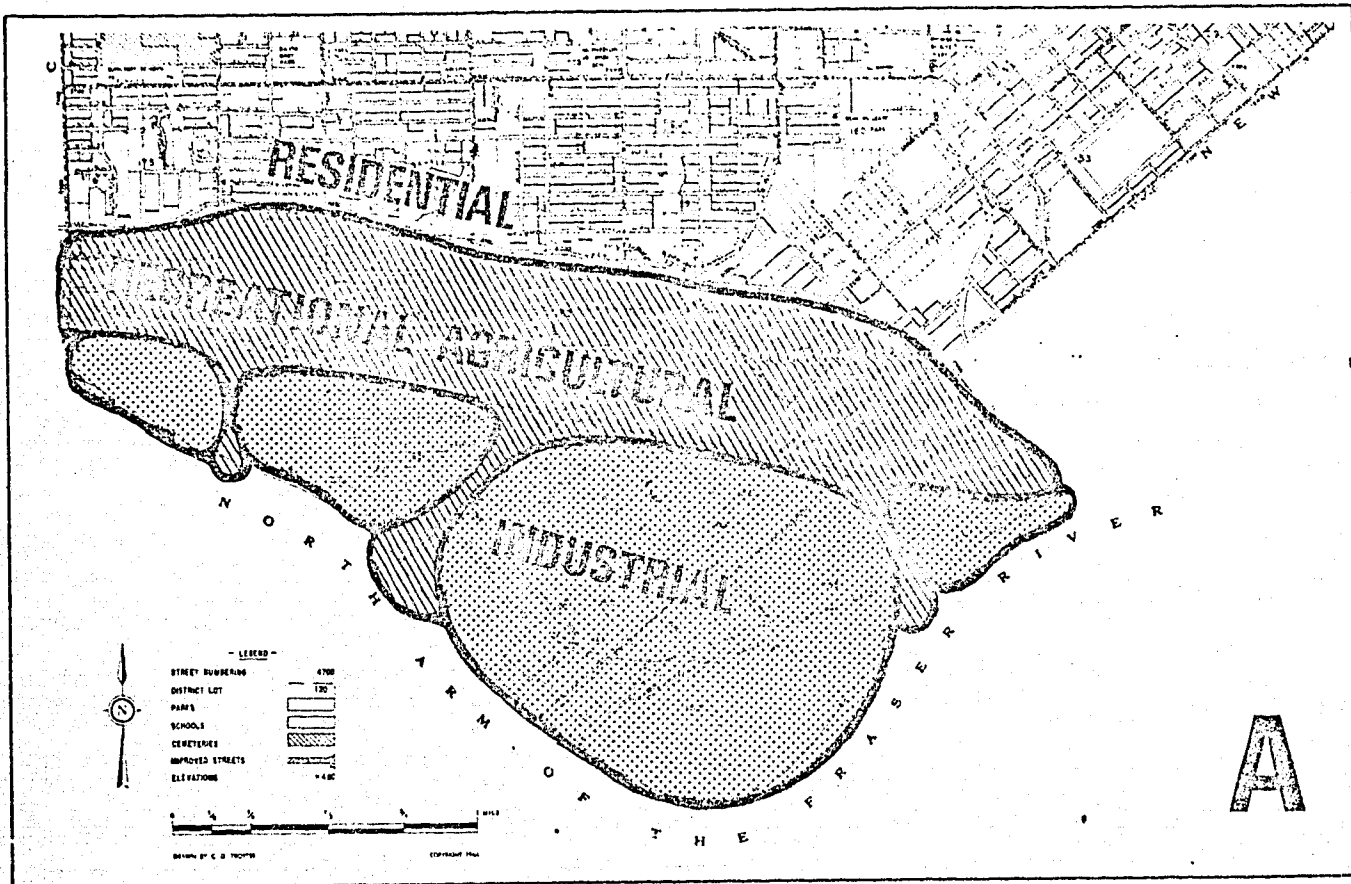
c.c. Chief Building Inspector

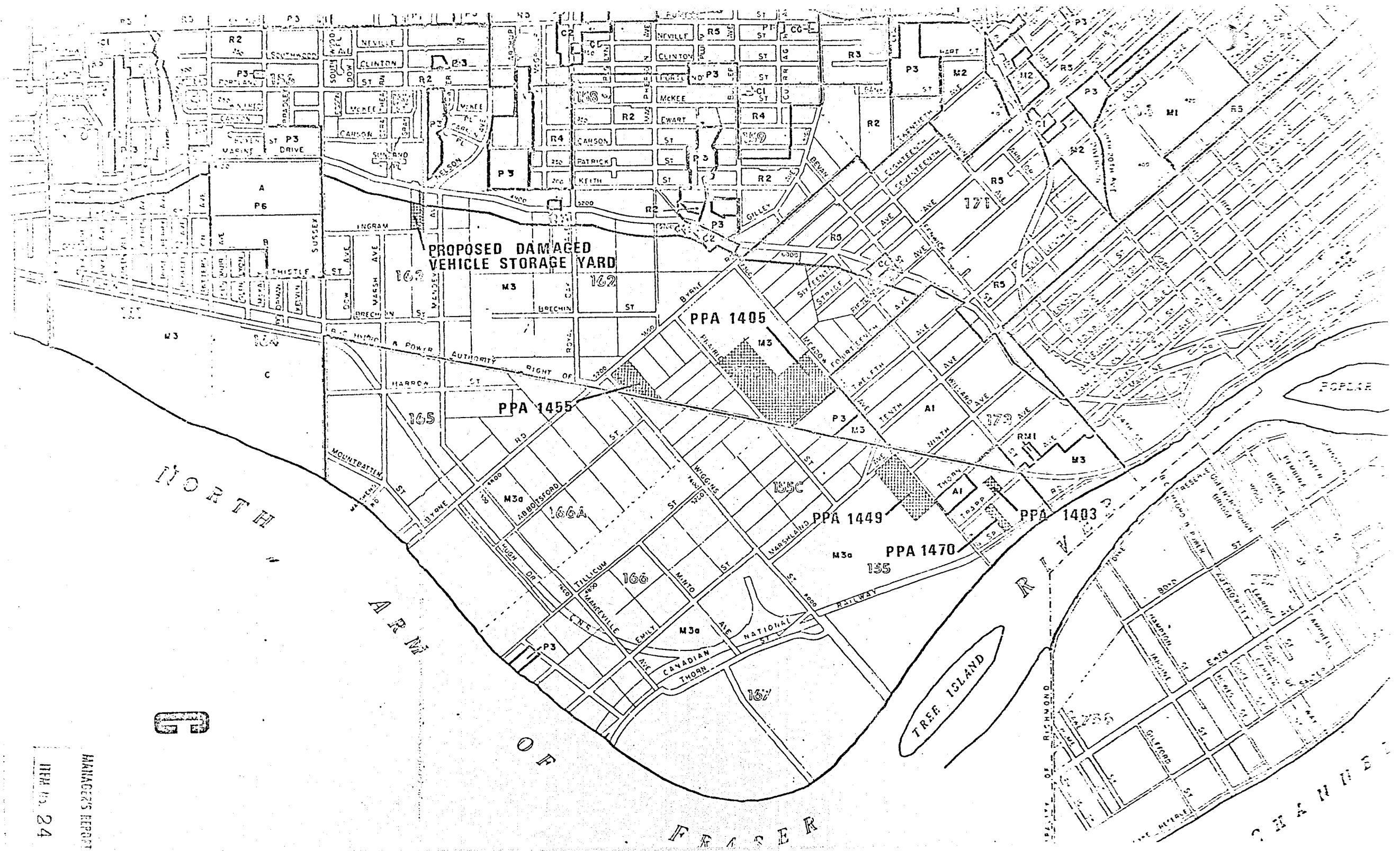
Chief Licence Inspector

Municipal Clerk

Senior Planner

POSSIBLE DEVELOPMENT OBJECTIVES-
BIG BEND AREA.





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