

6. Re: Request for Extension of a Temporary Permit  
Meadowland Peat Limited  
7625 Meadow Street  
(Item 6, Report No. 15, March 1, 1971)

On February 19, 1971, the Planning Department received an application for a Preliminary Plan Approval from Mr. Meshen, Manager of Meadowland Peat Limited, 7625 Meadow Street (see crosshatched area on the attached sketch). The plan was for a log cutting and storage facility which included a 75 foot log haul and 12 foot swing saw (see attached sketch).

Because the facility would be undesirable for aesthetical and audio reasons, and in view of the close proximity of the site to residential development and its suggested inclusion within a future agricultural-recreational area, the Planning Department recommended deferment of the application. Council on March 1, 1971, authorized the withdrawal of the application pending completion of the Big Bend Area Study.

Mr. Meshen appeared before Council on June 21, 1971. Council on that date resolved to authorize the issuance of a temporary building permit for a period of six months, on the basis that it was to be clearly understood this action of Council was not to be construed as prejudicing the position which may be taken by Council when rendering a decision on the question of land use in the Big Bend area where the subject property is located.

Mr. Meshen subsequently submitted an application for a temporary permit to the Chief Building Inspector, as required by the Zoning Bylaw.

The temporary permit was issued on June 21, 1971, and expired on January 26, 1972.

In a telephone conversation with the Planning Department on March 8, 1972, Mr. Meshen stated that the sawing facility was still being used, and that he would appreciate a six month extension of the temporary permit.

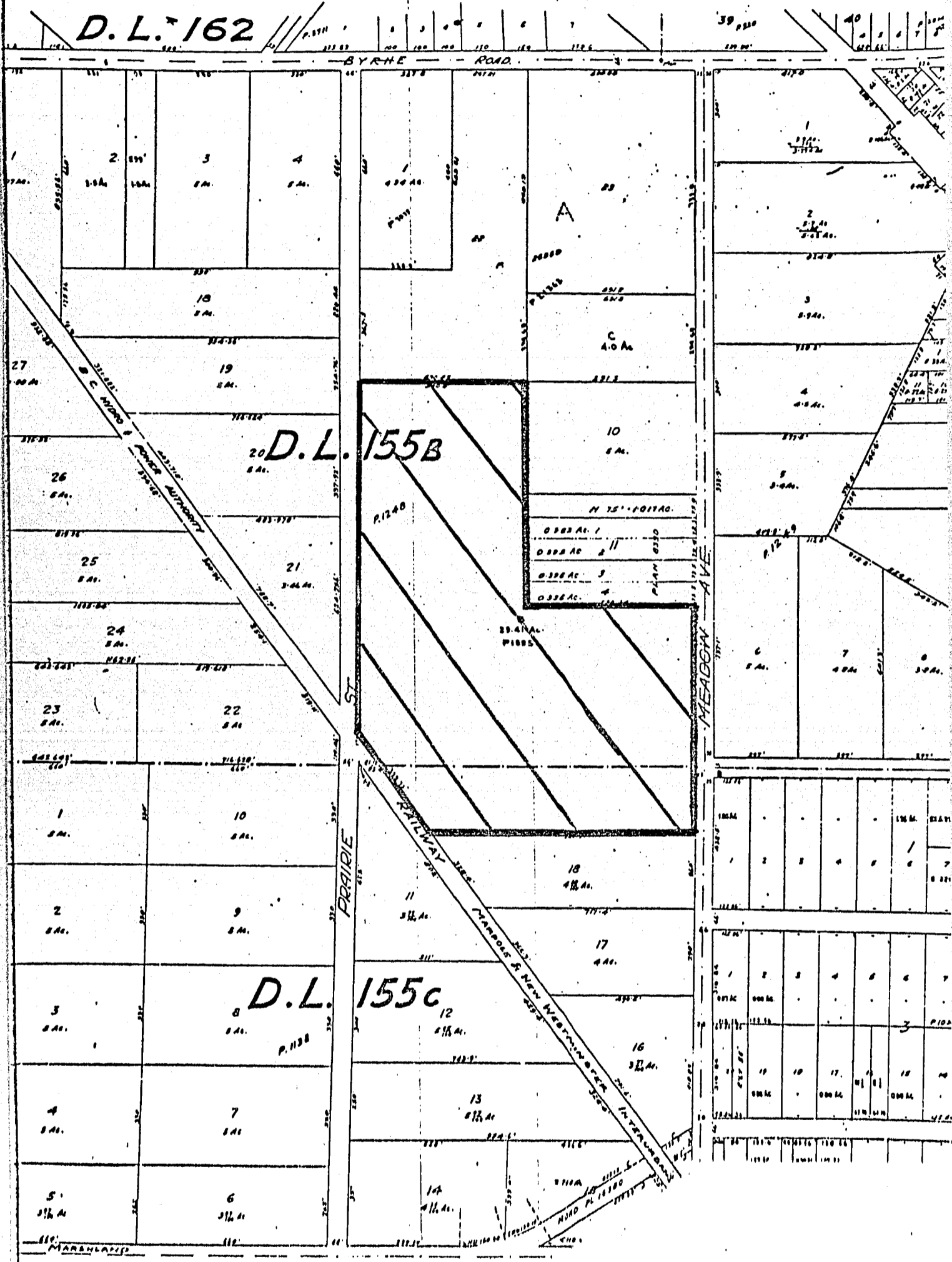
The Planning Director advises that the subject property is situated within the area proposed for an A1 development control, which received Council endorsement on March 27, 1972. As such, the sawing operation would not conform to the types and conditions of use intended for that particular area. However, in considering that Council has not yet enacted the proposed zoning change and that the sawing operation has been established on a temporary basis only, the Director recommends that Meadowland Peat Limited be issued the six month extension for a temporary permit. This would be with the understanding that a further permit will not be granted should Council legislate the proposed zoning change. It should also be understood that the sawing operation will not form a basis for legal non-conformity due to its temporary status.


RECOMMENDATION:

THAT the temporary permit be extended for six months, to commence on January 27, 1972, and expire on June 27, 1972, providing that the temporary status of the existing operation does not form a basis for legal non-conforming use; and

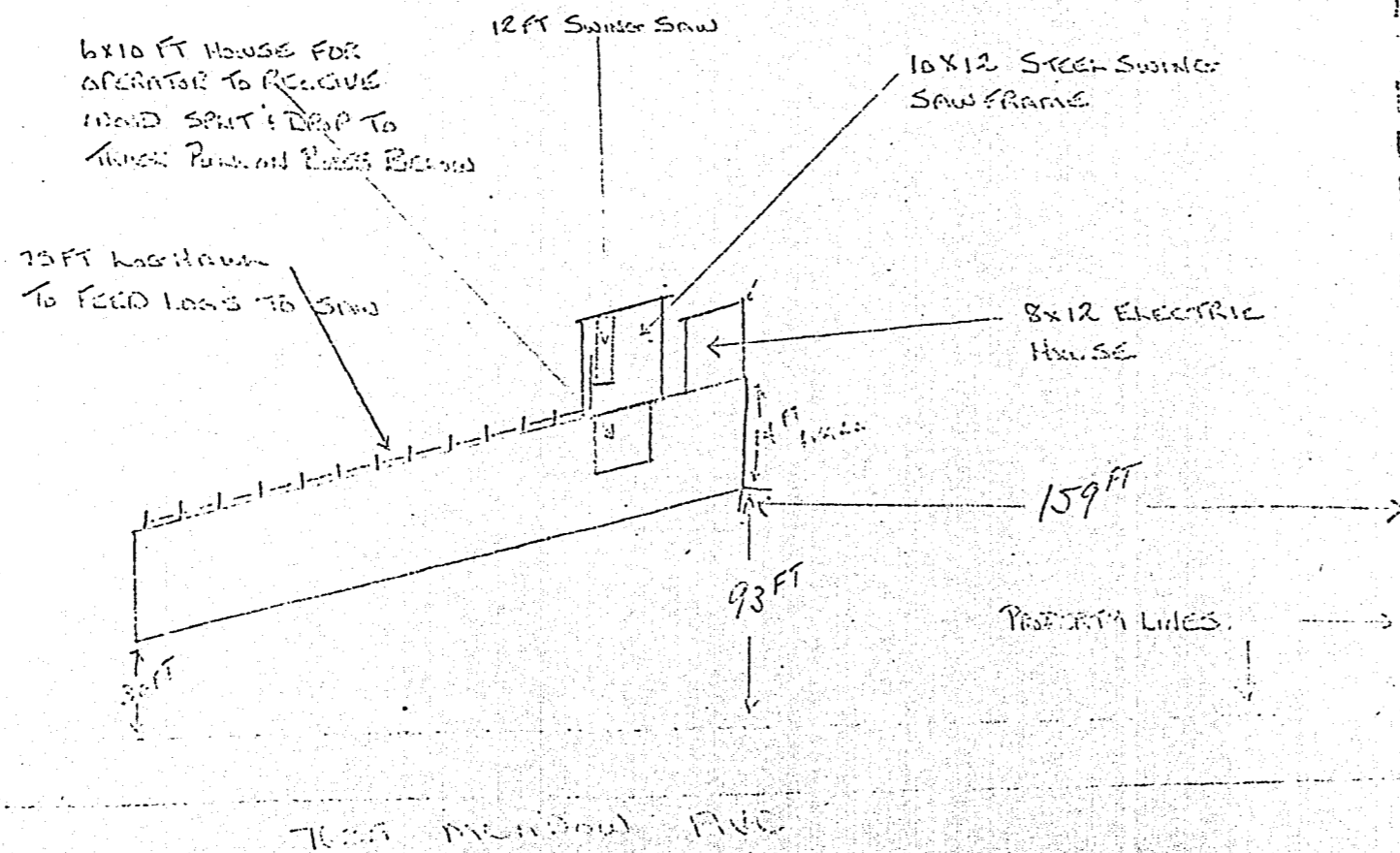
THAT a further permit not be issued if Council enacts zoning requirements that in effect prohibit log sawing and storage operations on the subject property.

ITEM 6  
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 Subject Property

MEADOWLAND PEAT LTD.  
 A. MESHEN  
 5070 KEITH STREET  
 SOUTH DURHAM, B.C. TEL. 5-7434



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