

ITEM 19

MANAGER'S REPORT NO. 11

COUNCIL MEETING Feb. 12/73

19. Re: Preliminary Plan Approval #2034
T.F.L. Industries Limited - Foot of Trapp Road
Pcl. "A" & "B", D.L. 155, Plan 3077

Following is a report dated February 9, 1973, from the Director of Planning regarding the above subject.

RECOMMENDATION:

THAT a Preliminary Plan Approval be granted subject to the submission of a development plan that conforms in all respects with the M3 (Heavy Industrial) District Zoning Regulations.

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PLANNING DEPARTMENT
9 FEBRUARY, 1973

MR. MELVIN J. SHELLEY
MUNICIPAL MANAGER

DEAR SIR:

RE: PRELIMINARY PLAN APPROVAL #2034
T.P.L. INDUSTRIES LTD. - FOOT OF TRAPP ROAD
PCL. "A" & "B", D.L.155, PLAN 3077

The Planning Department has recently received an application for Preliminary Plan Approval for the development of an Automotive Repair Shop facility located in the Big Bend Area within the proposed M3 (Heavy Industrial) District at the foot of Trapp Road as designated in the Area Development Plan adopted in principle by Council in March, 1972.

The following application is therefore referred to Council, as requested, for consideration:

Preliminary Plan Approval #2034
T.P.L. INDUSTRIES LTD.

This application is for the addition of an automotive mechanics repair building totalling 1588 square feet for use in servicing and repairing the motorized vehicles used in the applicants' existing industrial operations. It will be sited in full conformity with the envisaged M3 (Heavy Industrial) zoning district regulations on the internal portions of the site among the existing buildings, and will be constructed of wood frame walls and glulam beams clad with vertical wood siding and supported on a concrete slab.

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Additional parking requirements generated by this development will be accommodated in existing parking lot areas on the site.

The present M3a (Heavy Industrial) District Zoning would permit this type of development and land usage as would the proposed M3 zoning.

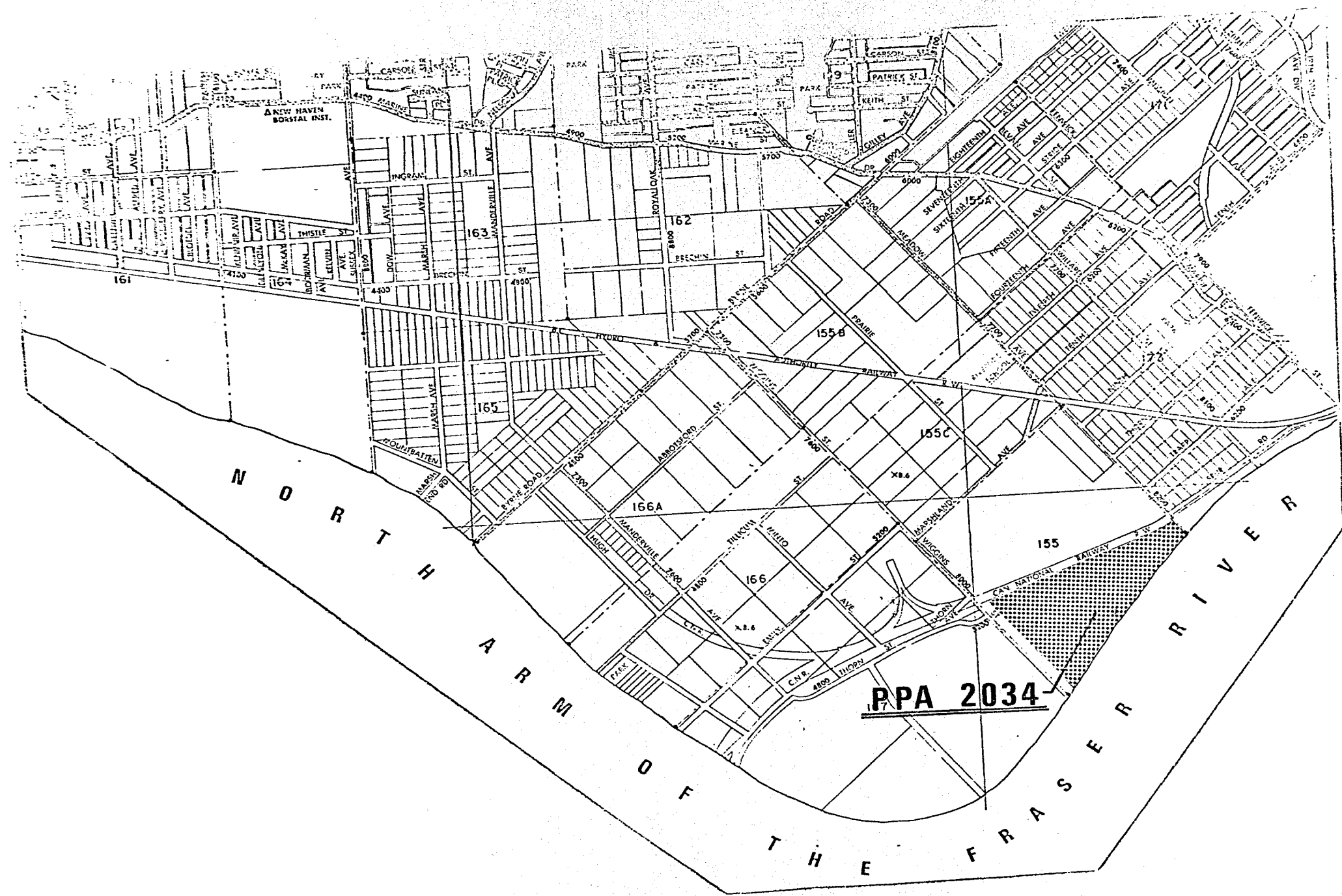
In view of the foregoing, the Planning Department would recommend that, upon submission of a development plan that conforms in all respects with the M3 (Heavy Industrial) District Zoning regulations, Preliminary Plan Approval be granted for the proposed development.

Respectfully submitted,



A. L. Parr
DIRECTOR OF PLANNING

KAF:ea
Attchmt.



PPA 2034

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