

ITEM 13
MANAGER'S REPORT NO. 15
COUNCIL MEETING Feb. 26/73

13. Re: Preliminary Plan Approvals #2042 and #2055
Big Bend Area

Following is a report from the Director of Planning regarding two applications for construction of agricultural facilities in the Big Bend Area.

RECOMMENDATION:

THAT authorization be given to issue a Preliminary Plan Approval for each of the subject proposals upon satisfaction of the bulk of the governing M3a regulations, and upon recognition by the owner of Lot 5, P.P.A. #2042, that his existing agricultural development, including the proposed structure, will be non-conforming when the proposed rezonings in this area become effective.

PLANNING DEPARTMENT

FEBRUARY 22, 1973.

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

RE: PRELIMINARY PLAN APPROVAL #2042
6036 THORNE AVENUE - LOT 5, BLK. 9,
D.L. 173, PLAN 1034

and

PRELIMINARY PLAN APPROVAL #2055
5951 THORNE AVENUE - LOT 17, BLK. 7,
D.L. 173, PLAN 1034

Application has recently been received by the Planning Department for two agricultural developments in the Big Bend Study area within the proposed M3a (Heavy Industrial) District on the above captioned properties (see attached sketch).

The following applications are therefore referred, as requested by Council, for direction:

Preliminary Plan Approval #2042 - 6036 Thorne Avenue, Lot 5, Block 9,
D.L. 173, Plan 1034

An application for the addition of an 1,120 square foot agricultural building to be used for the storage of soil and the preparation of seed planting boxes, to an existing agricultural use. The new structure will replace a smaller storage shed currently located in a fully conforming position on the site approximately 10 feet from the west property line and 175 feet from the north property line. It will be of wood frame construction clad with pre-enamelled aluminum material supported on a concrete slab.

The present A-1 (Agricultural) zoning of this site would permit this type of development and land usage but the proposed M3a (Heavy Industrial) zoning would not.

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Preliminary Plan Approval #2055 - 5951 Thorne Avenue, Lot 17,
Block 7, D.L. 173, Plan 1034

An application for the construction of a new 22' by 80' greenhouse for use in the applicant's existing agricultural operations. It will be sited in a conforming location adjacent one of the existing greenhouses at a distance of approximately 10 feet from the east property line and 120 feet from the south property line and will integrate well with the established buildings.

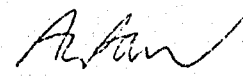
The present and proposed M3a (Heavy Industrial) zoning of the property would not normally permit this type of development and land usage, however, in this case the applicant has made application to and received relaxation from the Board of Variance of the pertinent sections of the Zoning Bylaw necessary to allow this proposed addition to proceed.

Respecting the fact that both of these sites are currently occupied in their entirety by agricultural uses and that each development proposal would contribute only a minor addition to the overall operations, the Department does not feel that any future M3a industrial redevelopment of this area would be unduly frustrated by allowing these developments to proceed.

RECOMMENDATION

It is therefore recommended that upon satisfaction of the bulk of the governing M3a regulations and upon recognition by the owner of Lot 5, P.P.A. #2042, that his existing agricultural development, including the proposed structure, will become non-conforming when the proposed rezonings in this area proceed, the Planning Department be authorized to issue Preliminary Plan Approval for each of the two proposed agricultural developments.

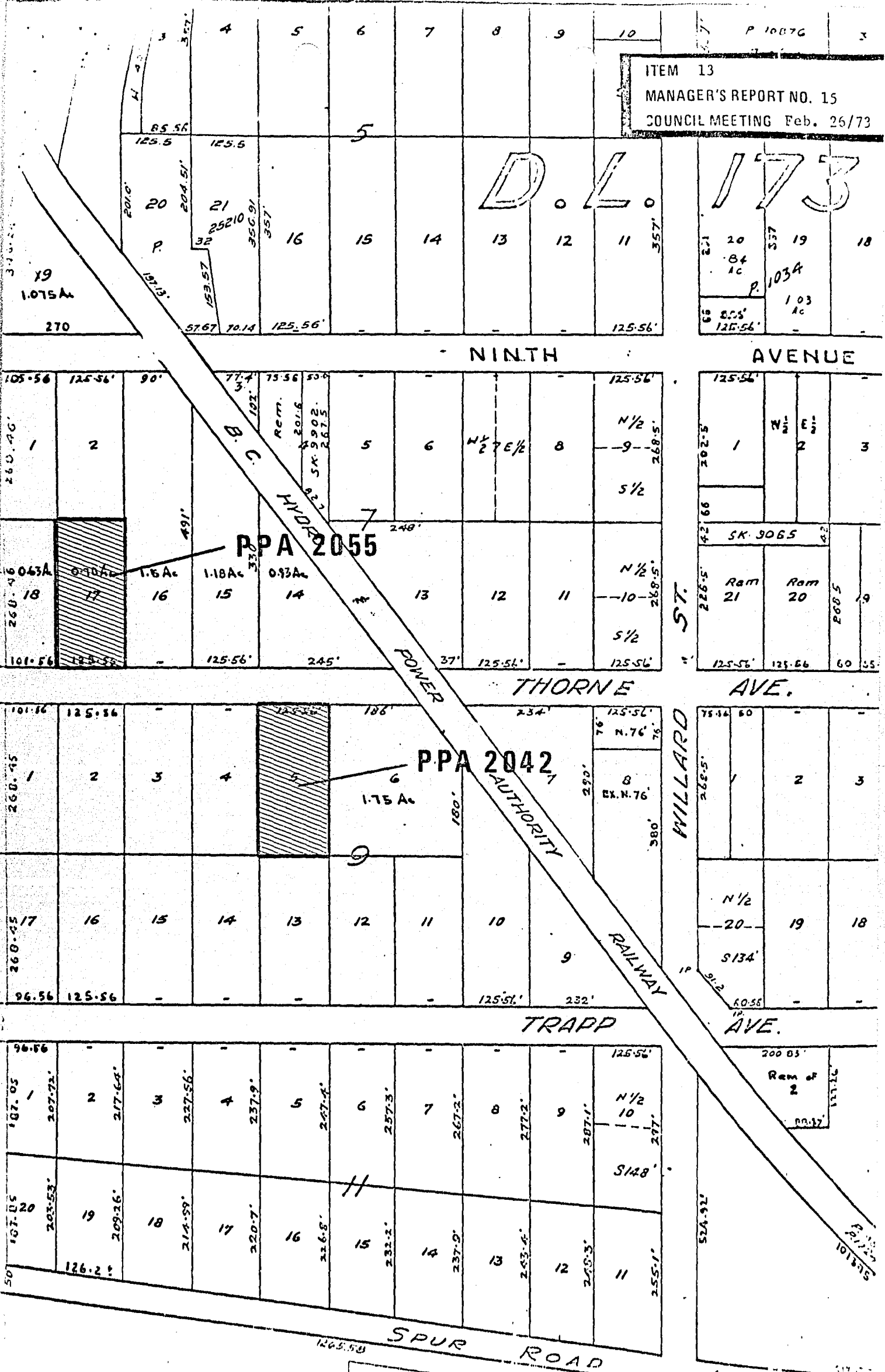
Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

KAF:bp
Attach.

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D.L. 173



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(See Municipal Letter...)

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