

ITEM 15

MANAGER'S REPORT NO. 43

COUNCIL MEETING June 10/74

Re: Circular from B. C. Land Commission - May 3, 1974

The following is the report of the Planning Director dated June 3, 1974, regarding a circular from the B. C. Land Commission which appears on the Agenda for the June 10, 1974 Council meeting.

This is for the information of Council.

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June 3, 1974
Our File #02.134

TO: MUNICIPAL MANAGER


FROM DIRECTOR OF PLANNING

RE: LAND COMMISSION SUBDIVISION AND LAND USE REGULATIONS.

Appearing on the Council agenda of June 10, 1974 is a circular from the B. C. Land Commission dated May 3, 1974 relating to the above captioned subject matter.

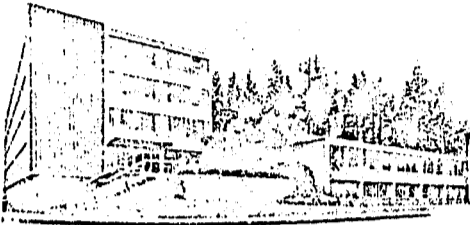
This circular was initially forwarded to the Greater Vancouver Regional District who in turn invited technical comment from its member Municipalities. The Planning Department reviewed the proposed subdivision and land use regulations relating to the agricultural land reserve areas and forwarded its comments to the Regional District in a letter dated May 15, 1974, a copy of which is attached to this report item. Included within that letter is a suggestion that a broader range of complementary uses be provided for in the conditional uses category to allow for certain specified and compatible uses not necessarily requiring productive agricultural soils.

This is for the information of Council.


A. L. Parr,
DIRECTOR OF PLANNING.

JSB:ew
att.

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MANAGER'S REPORT NO. 43
COUNCIL MEETING June 10/74



THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

MUNICIPAL HALL
4949 CANADA WAY,
BURNABY 2, B.C.

TELEPHONE 299-7211

May 15, 1974
Our File #02.134

Mr. R. Hankin,
Planning Department,
Greater Vancouver Regional District,
2294 W. 10th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Land Commission Subdivision and Land Use Regulation.

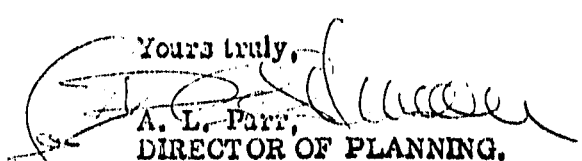
With reference to the circular dated May 3, 1974 forwarded by the Land Commission pertaining to the above captioned subject, this department has reviewed its contents and would generally see no implementation problems arising from the regulations contained therein.

There is, however, one aspect of land use control that should be given additional consideration. In the Municipality of Burnaby, and possibly other Municipalities as well, certain isolated properties which have been the subject of previous industrial land fill activity, but which are situated in a predominantly agricultural area were included within the agricultural land reserve. There were three properties in Burnaby that fall within this category. In each of these instances, the Municipal land use designation within the adopted Development Plan for the area is A1 (General Agriculture). I have attached a copy of this zoning designation for your information.

It is our belief that the uses within this category should be included within the conditional uses category in order that a broader range of complementary uses can be accommodated on any industrially filled parcels that may be situated within a designated agricultural land reserve area. Perhaps a further conditional category for industrially filled properties could be created to permit the types of uses outlined in the A1 schedule that recognize an anomaly situation and provide for certain specified and compatible uses not necessarily requiring productive agricultural soils.

Should you feel that further elaboration is required on this matter, please do not hesitate to advise.

Yours truly,


A. L. Parr,
DIRECTOR OF PLANNING.

 JSB:ew
encl.

c.o. Municipal Manager

601. AGRICULTURAL DISTRICT (M-1)

This District provides for farming, truck gardening, orchard or nursery cultivation, greenhouses and other similar uses, and encourages the holding of land in large parcels for future development.

601.1 Uses Permitted:

- (1) Single family dwellings, either alone or on the same lot as the other uses permitted in this section (excluding golf driving ranges and golf courses.) (B/L # 4952-13/6/66)
- (2) Animal beauty parlours, provided that such use is located on the same lot as a kennel and included in the operation thereof.
- (3) Farming, truck gardening, orchard or nursery cultivation, greenhouses and other similar enterprises and uses.
- (4) Golf driving ranges and golf courses. (B/L # 4952-13/6/66)
- (5) Home occupations.
- (6) Kennels, riding academies, pounds, and the keeping of bees, cows, goats, horses, mules, pigeons, poultry, sheep, or fur bearing animals (excluding mink) for domestic or commercial purposes, provided that all buildings, structures, cages, pens or runs used for such purposes are located at a distance of not less than 80 feet from all street or lot lines, nor less than 30 feet from a dwelling situated on the same lot.
- (7) Mushroom growing, provided that such use is located at a distance of not less than 100 feet from all street or lot lines.
- (8) Peat processing.
- (9) Accessory buildings and uses.
- (10) Rifle Ranges, administered and operated by a regularly organized association, club or group. Outdoor rifle ranges shall be located 200 feet or more from the zoning boundary of an R or RM District or from any neighbouring residential, commercial, industrial or institutional building. (B/L # 5311-25/3/68).
- (11) Centres for the collection, storage, grading, crating, packaging and distribution of fruits and vegetables, but excluding canning, preserving or processing. (B/L # 6117-18/12/72)
- (12) Farmers' markets for the retail sale of agricultural produce. (B/L # 6117-18/12/72).

601.2 Conditions of Use:

(B/L # 6117-18/12/72).

- (1) Farmers' markets and centres for the collection, storage, grading, crating, packaging and distribution of fruits and vegetables shall be subject to the landscaping requirements which apply to M Districts under Section 6.15 of this Bylaw.
- (2) The erection or use of roadside stands or similar structures for the retail sale of farm produce shall be prohibited.