

ITEM 6
MANAGER'S REPORT NO. 61
COUNCIL MEETING Sept. 23/74

Re: Preliminary Plan Approval #2881
8335 Meadow Avenue
D.L. 155, Rem. Thereof Lease Part, Plan 3077

Following is a report from the Director of Planning Regarding a Preliminary Plan Approval for proposed development in the Big Bend Area (see attached sketch).

RECOMMENDATION:

THAT Council authorize approval of the proposed structures at 8335 Meadow Avenue.

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PLANNING DEPARTMENT
SEPTEMBER 11, 1974

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PRELIMINARY PLAN APPROVAL #2881
8335 MEADOW AVENUE
D.L. 155, REM. THEREOF LEASE PART, PLAN 3077

Application has been received by the Planning Department for the development of a lumber storage shed and a storage shed addition at the above address. Council will note that this location is within the Big Bend Study Area.

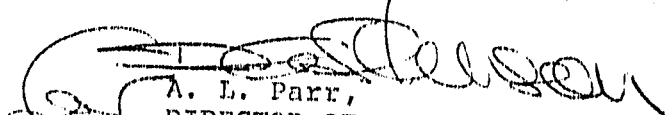
The previous owners applied for and were granted Preliminary Plan Approvals Nos. 1712, 2034, 2253 for various structures related to processing lumber. The existing zoning is M3A (Heavy Industrial), and the Big Bend Development Plan has designated this area for future M3 zoning and use. This type of operation is permitted in both the M3 and M3A districts, and therefore the expanded use would also be permitted, provided that the other requirements of the Bylaw are met.

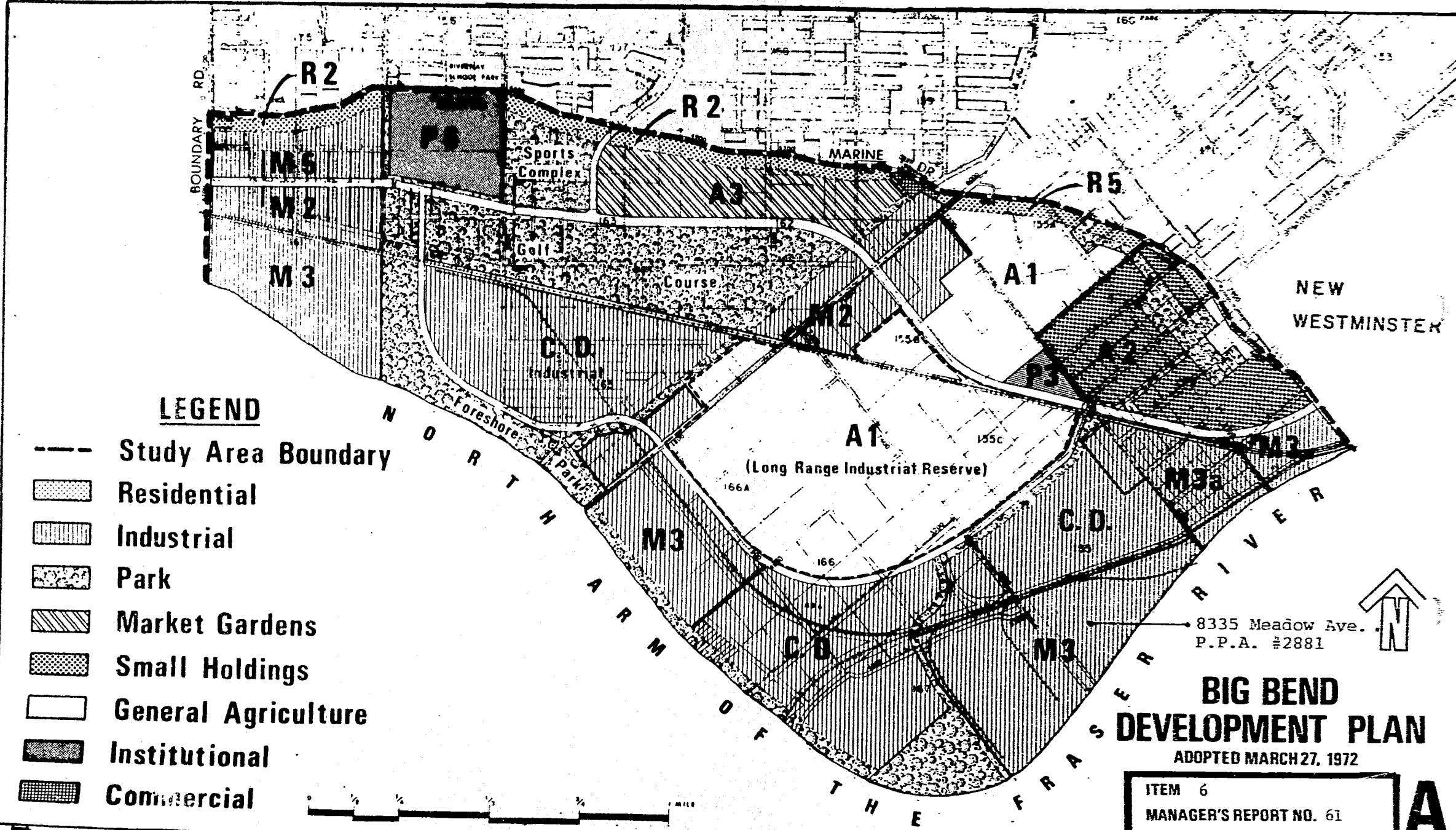
The proposed structures are 8,280 and 2,700 sq. ft. respectively and are to be constructed of wood to match the existing buildings. The addition of these enclosures should enable the removal of temporary tarpaulins from the kiln dried lumber and therefore be beneficial toward the desired upgrading of the site.

RECOMMENDATION:

It is therefore recommended by the Planning Department that Council authorize approval of the proposed structures.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.



LEGEND

- Study Area Boundary
- [Stippled pattern] Residential
- [Vertical line pattern] Industrial
- [Dotted pattern] Park
- [Diagonal line pattern] Market Gardens
- [Cross-hatch pattern] Small Holdings
- [White box] General Agriculture
- [Dark stippled pattern] Institutional
- [Grid pattern] Commercial

BIG BEND DEVELOPMENT PLAN

ADOPTED MARCH 27, 1972

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