

ITEM 5
MANAGER'S REPORT NO. 58
COUNCIL MEETING Sept. 15/75

Re: REQUEST FOR APPROVAL TO ISSUE P.P.A. #3372
D.L. 155, Rem. Thereof Lease Part, Plan 3077
8335 Meadow Avenue

The following report from the Director of Planning is submitted in compliance with the policy to obtain Council's approval for all requests concerning proposed development in the Big Bend Area.

RECOMMENDATION:

1. THAT the Planning Department be given authorization to grant Preliminary Plan Approval to the proposed development at 8335 Meadow Avenue.

PLANNING DEPARTMENT
SEPTEMBER 10, 1975

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: PRELIMINARY PLAN APPROVAL #3372
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 lunchroom addition at the above address. Council will note that this location is within the Big Bend Study Area (as per attached sketch).


The previous owners applied for and were granted Preliminary Plan Approvals Nos. 1712, 2034, 2253 and 2881 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. Council will note that this is an addition to an existing building where the site levels are established.

The proposed structure is 900 sq. ft. and is to be constructed of wood and block to match the existing buildings. The addition of this enclosure should enable more pleasant working conditions and therefore be beneficial toward the desired upgrading of the site.

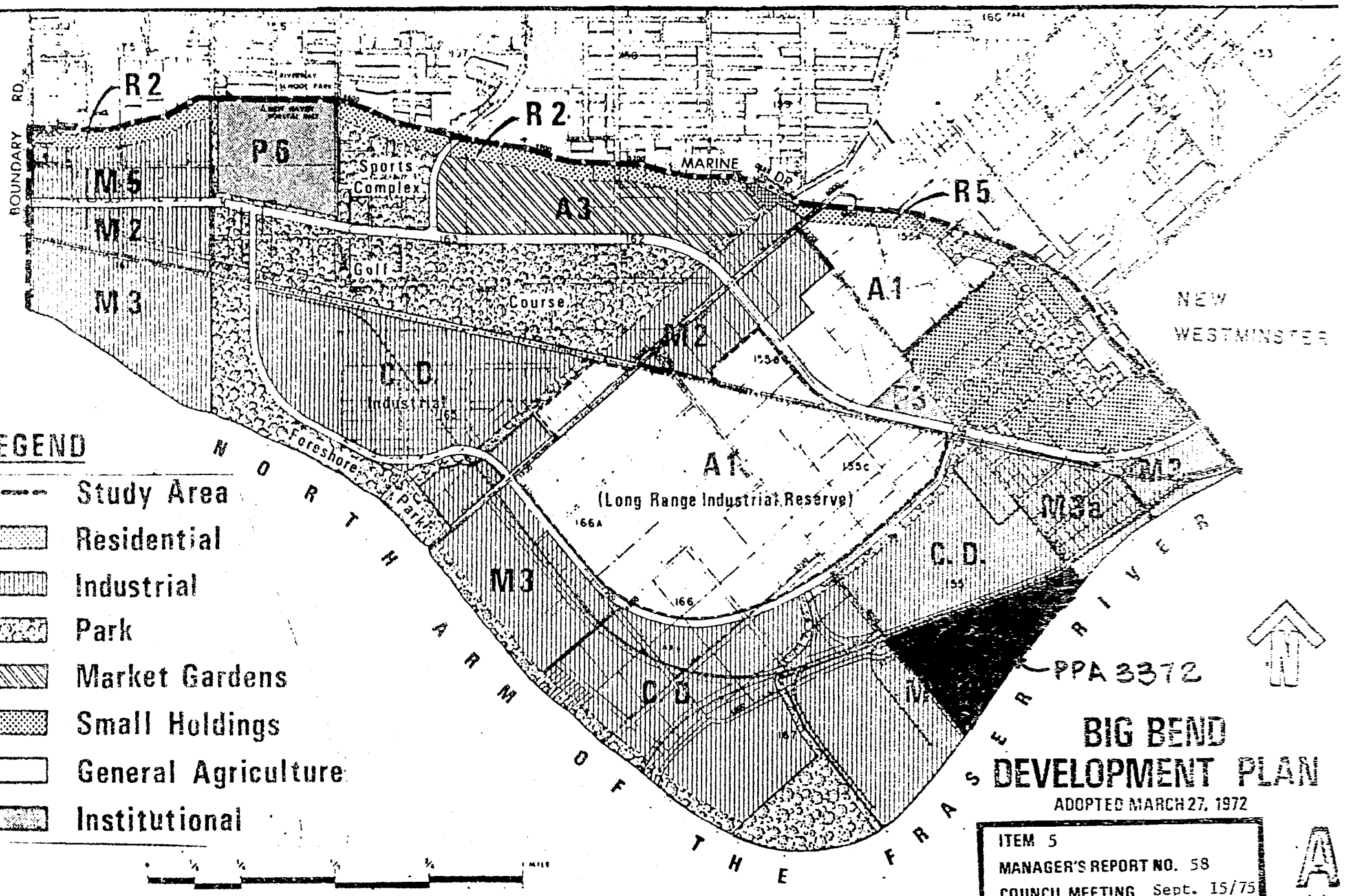
RECOMMENDATION:

It is therefore recommended by the Planning Department THAT Council authorize approval of the proposed structure.




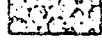
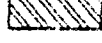

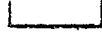

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.


AR:bp
Attach.



LEGEND

-  Study Area
-  Residential
-  Industrial
-  Park
-  Market Gardens
-  Small Holdings
-  General Agriculture
-  Institutional

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PPA 3372
**BIG BEND
 DEVELOPMENT PLAN**
 ADOPTED MARCH 27, 1972

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