

ITEM 16
MANAGER'S REPORT NO. 11
COUNCIL MEETING Feb. 17/75

Re: Preliminary Plan Approval #3085
D.L. 155, Rem. Thereof Lease Part Plan 3077
8335 Meadow Avenue

Following is a report from the Director of Planning regarding Preliminary Plan Approval #3085.

RECOMMENDATION:

1. THAT the Planning Department be authorized to grant Preliminary Plan Approval for the development of a chip storage shed at 8335 Meadow Avenue.

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FEBRUARY 14, 1975.

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PRELIMINARY PLAN APPROVAL #3085
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 chip storage building at the above address. Council will note that this location is within the Big Bend Study Area.


In recent years various owners have been granted P.P.A. 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.

The proposed structure is 6,000 square feet and is to be finished such that it will be harmonious with the existing buildings. The addition of this building will be beneficial toward the desired up-grading of the site.

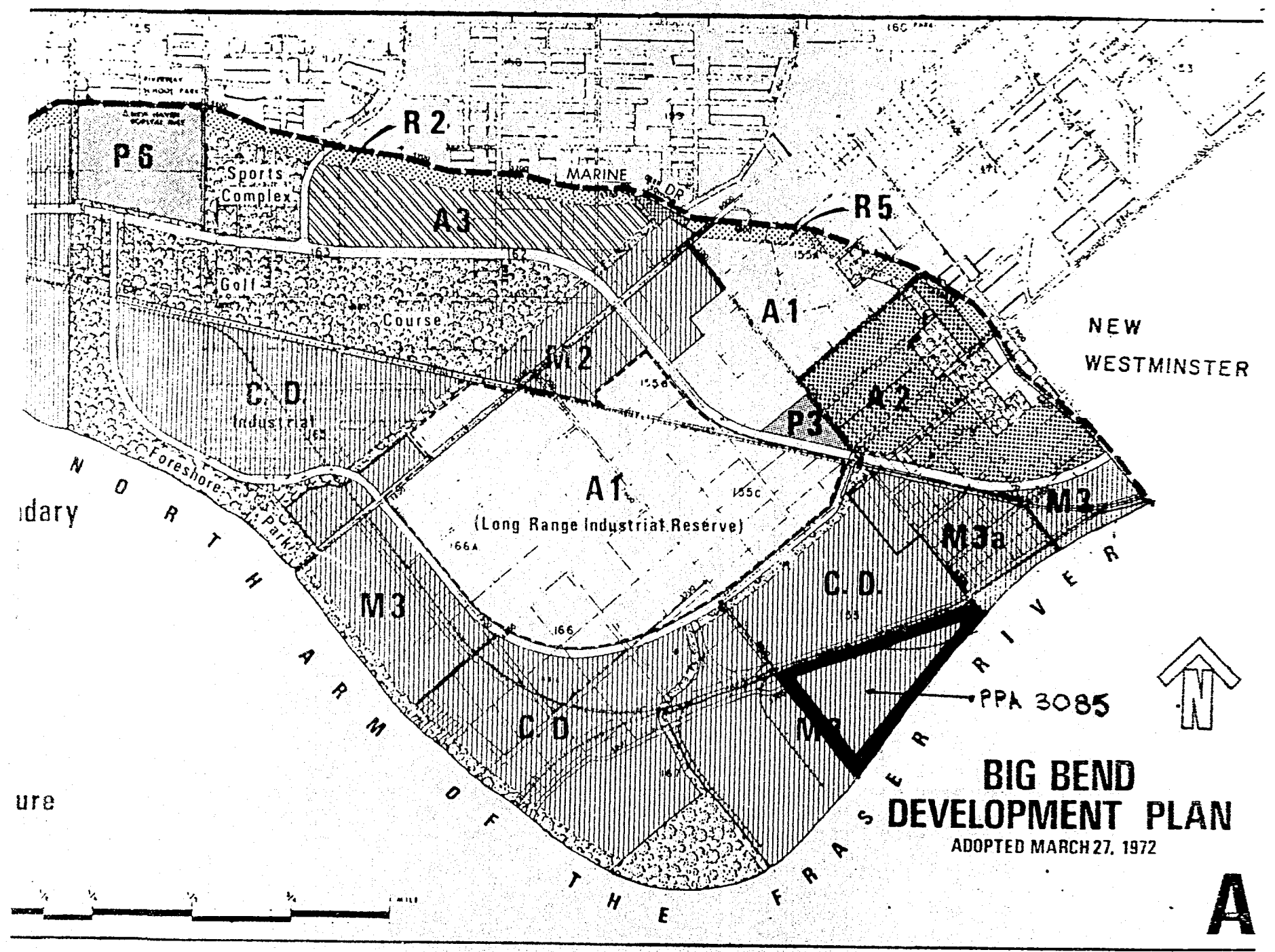
RECOMMENDATION:

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.



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

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