

ITEM 5
MANAGER'S REPORT NO. 73
COUNCIL MEETING Nov. 17/75

Re: REQUEST FOR APPROVAL TO ISSUE P.P.A. #3414
LOT 30, D.L. 166A, PLAN 46532
7435 LOWLAND DRIVE

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 7435 Lowland Drive.

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PLANNING DEPARTMENT
NOVEMBER 13, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PRELIMINARY PLAN APPROVAL #3414
Lot 30, D.L. 166A, Plan 46532
7435 Lowland Drive


Application has been received by the Planning Department for the development of a new warehouse at the above address. Council will note that this location is within the Big Bend Study Area. (see attached)

The existing zoning is M2 and the Big Bend Development Plan has designated this area for future M2 zoning and use. This type of operation is permitted in M2 districts, therefore the expanded use would also be permitted, provided that all other requirements of the Bylaw are met.

The proposed structure contains 30,000 sq. ft. and is to be of masonry construction with adequate complementary landscaping. This new development should be very beneficial toward providing a needed stimulus to this new subdivision.

Recommendation

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


A. L. Parr,
DIRECTOR OF PLANNING.

AR:cm
Attach.

