

ITEM 20  
MANAGER'S REPORT NO. 53  
COUNCIL MEETING Aug. 18/75

RE: REQUEST FOR APPROVAL TO ISSUE PRELIMINARY PLAN APPROVALS:  
#3312 - PROPOSED ADDITION TO STEAM PLANT  
#3333 - PROPOSED SEWAGE CLARIFIER AND ASSOCIATED EQUIPMENT  
D.L. 167, BLOCKS A & B, LOTS 1 & 2, PLAN 18016  
8025 WIGGINS STREET

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 8025 Wiggins Street (see attached sketch).

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PLANNING DEPARTMENT  
AUGUST 14, 1975

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: PRELIMINARY PLAN APPROVALS:  
#3312 Proposed addition to steam plant  
#3333 Proposed sewage clarifier and associated equipment  
8025 Wiggins Street  
D.L. 167, Blk. A&B, Lots 1&2, Plan 18016


Application has been received by the Planning Department for the development of an addition to a steam plant, and a new sewage clarifier at the above address. Council will note that this location is within the Big Bend Study Area.

The owners have been granted numerous permits for structures related to the manufacture of paper products. The existing zoning is M3A (Heavy Industrial) and the Big Bend Development Plan has designated this area for future M3 zoning and use. As this type of operation is permitted in both M3A and M3 districts, the expanded use would also be permitted, provided that the other requirements of the bylaw are met.

The proposed steam plant addition is 1650 square feet. The proposed clarifier was approved by the Pollution Control Branch in a letter dated July 24, 1975. The addition to the steam plant will help to increase plant production. The clarifier will help to improve the quality of the industrial wastes being discharged into the Fraser River. These improvements, therefore, will 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.

  
A. L. Parr  
DIRECTOR OF PLANNING

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