

ITEM 21
MANAGER'S REPORT NO. 53
COUNCIL MEETING Aug. 18/75

RE: REQUEST FOR APPROVAL TO ISSUE PRELIMINARY PLAN APPROVALS
#2786, 2826, 2844 and 3182
Pcl A and B, Ex. Plan 8786, D.L. 155, Plan 3077
FOOT OF THORNE 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 the foot of Thorne Avenue (see attached sketch).

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PLANNING DEPARTMENT
August 12, 1975

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT:

PRELIMINARY PLAN APPROVALS:

- # 2786 - Proposed Installation of Oxygen & Propane Tanks.
- 2826 - Proposed Installation of Underground Fuel Tanks.
- 2844 - Proposed Installation of Smokeless Burner and cleaning pad.
- 3182 - Proposed Shop Addition.

Foot of Thorne
Pcl. A & B Ex. plan 8786 D.L. 155 Plan 3077

Applications have been received by the Planning Department for the captioned developments at the above address. Council will note that this location is within the Big Bend Study Area.

The present owners are in the business of salvaging copper and lead from scrap metal. They have recently consolidated their lots and have granted easements to the municipality. The existing zoning is M3A (Heavy Industrial) and the Big Bend Development Plan has designated this area for future M3A zoning and use. This type of use is permitted in M3A districts, therefore the expanded use would also be permitted, provided that the other requirements of the Bylaw are met.

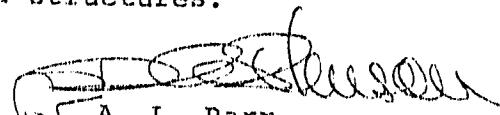
The proposed equipment will help to reduce air pollution in the area. The proposed addition will provide covered storage, and hence improve the appearance of the site. The associated landscaping will serve to screen the site from Thorne Avenue, and the South Slope. These developments, therefore, will be beneficial toward the desired up-grading of the site.

Council should note that most of this site would be required if one particular Annacis crossing alignment is selected. The proposed improvements are minor and will not frustrate the future acquisition of this land, should it be required.

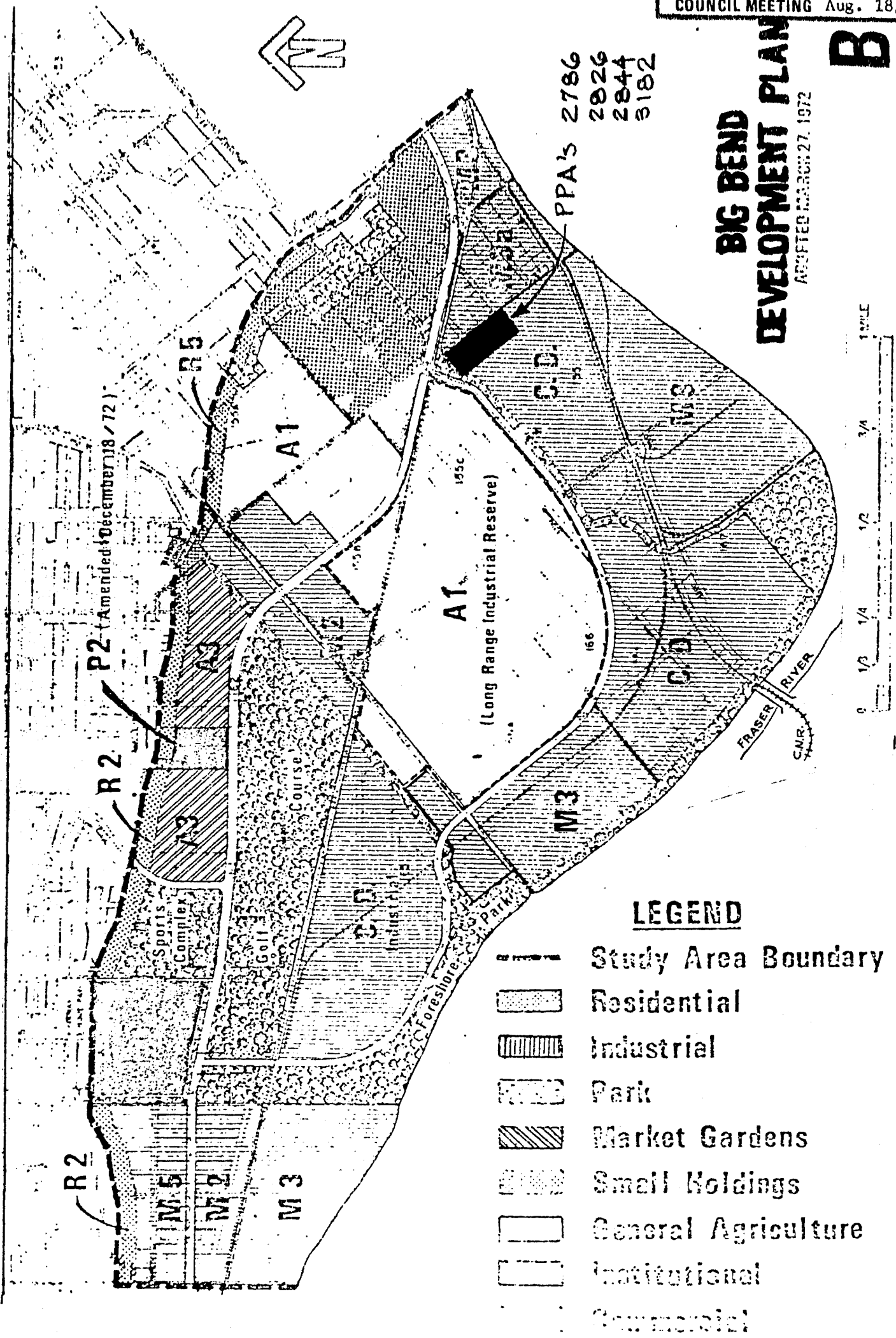
RECOMMENDATION:

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

AR/rg


A. L. Parr,
DIRECTOR OF PLANNING

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BIG BEND DEVELOPMENT PLAN

ADOPTED MARCH 27, 1972

B

PPA'S 2786
2826
2844
3182

P2 (Amended December 18/72)

LEGEND

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