

ITEM 9

MANAGER'S REPORT NO. 41

COUNCIL MEETING June 9/75

RE: Application for Strata Title Approval of a Proposed Warehouse
Preliminary Plan Approval #2703
Strata Title Application #11/75
D.L. 161, Blk. 1, Lot 6, 5 N $\frac{1}{2}$ and S $\frac{1}{2}$, 4, 3, 2 S31.69', and
Remainder of C, Ex. Pl. 7358, All of Plan 1742
8658 Boundary Road
Big Bend Area
(Item 17, Report No. 39, May 26, 1975)

On May 26, 1975, Council tabled a report pertaining to the proposal to issue Strata Title Approval for a new warehouse at 8658 Boundary Road. The additional information that Council requested on this matter on that occasion is contained in the following report from the Director of Planning.

RECOMMENDATIONS:

1. THAT Item 17, Report No. 39 which Council received on May 26, 1975 be lifted from the table; and
2. That Council authorize the Planning Department to issue preliminary plan approval for the proposed warehouse once the site assembly is completed.

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PLANNING DEPARTMENT
JUNE 3, 1975

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: PRELIMINARY PLAN APPROVAL #2703
STRATA TITLE APPLICATION #11/75
8658 BOUNDARY ROAD

BACKGROUND

The subject Strata Title Application was submitted to Council for information on May 26, 1975 (Item #17, Manager's Report #39). Council was also asked to grant Tentative Approval to the subject application since this was the first instance of Strata Titling of industrial facilities.

At that time, Council tabled the recommendations pending a determination of whether or not Council Approval is required in the case of Strata Titling of a new industrial facility.

GENERAL OBSERVATIONS

The Planning Department has consulted the Municipal Solicitor, who has determined the following:

Under the Strata Titles Act 1974 all strata titling of new buildings require the approval of an Approving Officer and does not therefore require Council approval. Council approval is only necessary when strata titling involves conversion of an existing building.

The subject application for strata titling a new building will thus be treated accordingly whereby Final Approval will be granted by the Approving Officer upon satisfaction of all requisite conditions as outlined by the relevant Municipal Departments.

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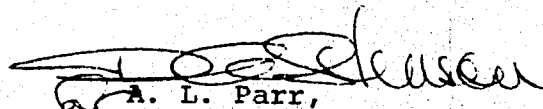
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The foregoing is submitted to Council for information.

SUMMARY AND RECOMMENDATION

In the light of the above information, it will not be necessary for the Council to grant tentative approval for the requested Strata Titling; it is therefore recommended that:

1. Council authorize the Planning Department to issue Preliminary Plan Approval for the proposed warehouse once the land assembly is completed.


A. L. Parr,
DIRECTOR OF PLANNING.

PDS:bp