

Re: LETTER AND PETITION FROM MR. MARIJAN CORAK THAT APPEARED ON THE AGENDA FOR THE NOVEMBER 29, 1976 MEETING OF COUNCIL (ITEM 4d) 6801 CURTIS STREET, BURNABY

LETTER FROM MR. BRIAN KASK
6715 CURTIS STREET, BURNABY

LETTER FROM MR. JOHN RAJCAN
6790 CURTIS STREET, BURNABY

LETTER FROM MRS. LILLIAN F. MYERS
1021 SPERLING AVENUE, BURNABY

LETTER FROM MR. E.C. AND MRS. P. UNDERWOOD
1010 SPERLING AVENUE, BURNABY

COMPLAINTS REGARDING CURTIS LUMBER CO. LTD.
(ITEM 21, REPORT NO. 35, MAY 12, 1975)
(ITEM 24, REPORT NO. 48, JULY 19, 1976)

Appearing on the agenda for the November 29 meeting of Council was a letter and petition from Mr. Marijan Corak regarding a lumber supply operation that is located at the north east corner of Sperling Avenue and Curtis Street. Appearing on this week's agenda is correspondence from Mr. B. Kask, Mr. John Rajcan, Mrs. Lillian Myers and Mr. E.C. and P. Underwood regarding the same matter.

Attached are reports from the following departments:

1. Planning
2. Licence
3. Engineering
4. R.C.M.P.
5. Fire
6. Health

It should be pointed out that these complaints pertaining to the zoning by-law are not subject to existing regulations because the property is legally non-conforming. Following is the section of the Municipal Act which provides municipalities with direction regarding such nonconformance:

"Non-conforming use.

705(2) A lawful use of premises existing at the time of the adoption of a zoning by-law, although such use does not conform to the provisions of the by-law, may be continued; but if such non-conforming use is discontinued for a period of thirty days, any future use of those premises shall, subject to the provisions of this section, be in conformity with the provisions of the zoning by-law."

RECOMMENDATIONS:

1. THAT the Director of Planning be directed to introduce the appropriate rezoning application to Council to rezone Lot 5, S.D. 5, Blk. 1, D.L. 206, Plan 5832 from Special Industrial District M4 to Residential District B5 for the reasons as outlined in the Director of Planning's report; and
2. THAT a copy of this report be sent to Mr. Corak, the petitioners, persons whose correspondence appears on the agenda and Mr. Kask.

* * * *

ITEM	18
MANAGER'S REPORT NO.	80
COUNCIL MEETING	Dec. 13/76

PLANNING DEPARTMENT
DECEMBER 9, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: CORRESPONDENCE CONCERNING CURTIS LUMBER LTD.
950 SPERLING AVENUE

BACKGROUND

Council is in receipt of a recent petition from residential property owners in the vicinity of Curtis Street and Sperling Avenue, conveying numerous complaints with respect to the impact of the subject building supply yard on the immediate residential neighbourhood. These concerns reflect a number of particular objections which relate to the management practices of this industrial operation, but there is an underlying concern about the "presence" of the building supplies establishment in general.

Council will recall that it received a Manager's Report on the subject of this property at the May 12, 1975 meeting. This report related to the history of the establishment and in particular the stated desire of the operators to pursue rezoning of an abutting residentially-owned parcel to an industrial category to allow expansion of the operation. Included in this report was a copy of a letter to Mr. John Kask dated April 8, 1975 conveying the Department's position on his proposition to pursue rezoning (copy attached).

Subsequently, further complaints from neighbouring residents were received by Council concerning traffic safety and congestion at the intersection of Sperling and Curtis, related to Curtis Lumber's operations. The Engineer's report on this subject was received by Council on July 19, 1976, and the Planning Director was directed to consult with Curtis Lumber Ltd. with a view to relocating their activities with an intent to improve public safety, and to report on the matter to Council.

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PLANNING DEPARTMENT COMMENTS RE LAND USE

The petition currently before Council has been referred to various departments for their reports.

With reference to the planning aspects of this problem, the M4 zoning which applies to the site of Curtis Lumber (Lot 5, S.D. 5, Blk. 1, D.L. 206, Plan 5832) has long been recognized to be an anomaly in an area which is predominantly zoned and developed as residential single and two-family housing. The building supplies establishment use is legally non-conforming, as the use is not permitted in M4, but has existed at this location from a time preceding the current 1965 Zoning Bylaw. According to Licence Department records, this business establishment dates from 1953. It is recognized as a fact that a considerable number of residential property owners in the area have located there subsequent to the establishment of this lumber yard; however it is evident that the Company's presence is disruptive to the area's unity and quality for residential purposes in a general sense.

Pursuant to Council's instruction, consultation with Mr. Brian Kask, operator of Curtis Lumber, has revealed the following:

1. Curtis Lumber Ltd. is not interested in pursuing relocation at this time.
2. If another site were to be made available in an industrially-owned area, the company might be interested in purchasing that site, for development, but would not be interested in a land exchange. The site at Curtis and Sperling is owned not by Curtis Lumber Ltd. but by the parents of the company's principals and Mr. Kask does not feel that they would be willing to enter an exchange which would entail relocation.
3. The company's operators do recognize their present need to reduce congestion on the site and to have space in which to allow the business to grow. It is our understanding that they intend to now pursue the subject of some form of rezoning request with respect to Lot 4 to the north from its present R5 category, to allow parking and loading activities associated with Curtis Lumber to legally expand on to that site. With reference to Lot 4, Mr. Kask acknowledges that there have been violations of that site's zoning in the past by his company in occupying the site industrially from time to time.

Planning staff have reiterated to Mr. Kask that the Planning Department would not support such a request for the reasons previously stated in our letter and previous report, but would necessarily recommend against such expansion of industrial zoning which would tend to perpetuate this industrial use's existence at this location.

4. Mr. Kask stressed that if his company did remove the building supplies operation from the present site, they would definitely not subdivide and redevelop the site for residential purposes (as could be permitted under present zoning, Zoning Bylaw Section 404.1(12) and Section 404.4(1) and (2)). Rather, the company would look for the most lucrative industrial use permitted under the existing M4 zoning category, for redevelopment of the site under its present zoning.

Mr. Kask pointed out that in his opinion there are many permitted industrial uses in M4 which would be less desirable than his existing building supplies use, and that he would not hesitate to introduce these uses upon redevelopment.

In response our staff have offered to pursue the notion of locating other possible sites in an established industrial area with a view to interesting the Curtis operation to relocate, but we have emphasized that the Corporation would be interested in providing its

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services only if the arrangements would bring about the relocation of the present operation, rather than simply providing a second site for the company's operations.

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With reference to overall area planning objectives for this area of Burnaby, it is intended that the predominating residential single and two-family uses be continued and that stability be achieved by preserving and enhancing the residential character of the area.

Anomalous incompatible uses that have historically existed should in the course of time be removed and replaced by residential infill such that the area will achieve residential homogeneity, served by the commercial district on Hastings Street and by existing nearby local convenience commercial outlets.

In view of the demonstrated incompatibility of the historic industrial use of the subject property, and in the interests of the neighbouring residential community, and in view of the present business operator's stated intentions to maintain industrial use of the site even upon some future redevelopment, it is appropriate at this time to apply the appropriate zoning category to the site to correspond to the optimum future use pattern proposed for the area.

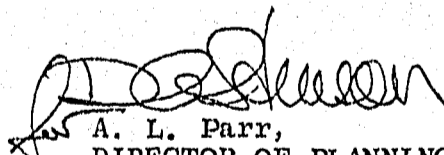
Consequently, the Planning Department is prepared to recommend rezoning of the existing site to the R5 District at this time, to confirm the future development objectives for the site in keeping with the adjacent residential area, and to limit the industrial development of this site to what presently exists. By this means the present industrial activity would remain legally non-conforming, and the provisions for continuance of legal non-conforming uses contained in Section 4.2 of the Burnaby Zoning Bylaw and Section 705 of the Municipal Act would continue to apply.

CONCLUSION

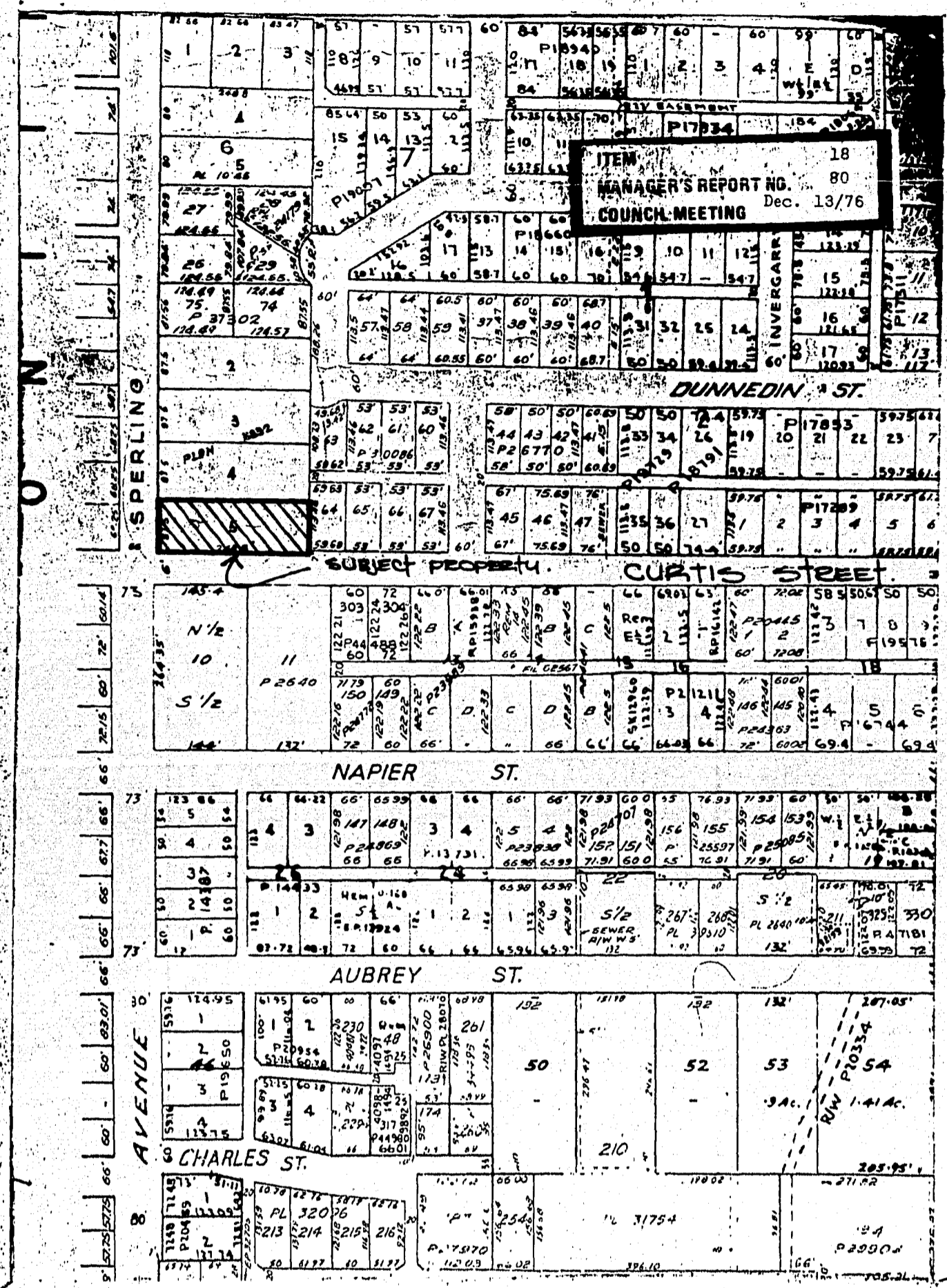
On the basis of our analysis, the Planning Department concludes that enforcement action related to securing conformance to existing Municipal Bylaws respecting use, traffic matter, and the like should continue, but that in addition steps should be taken to bring the zoning of the property into conformity with the land use objectives for the area, so as to provide for future compatibility and to limit industrial expansion on the present site.

RECOMMENDATION

It is recommended THAT Council receive the report and instruct the Director of Planning to introduce the appropriate rezoning application to Council to rezone Lot 5, S.D. 5, Blk. 1, D.L. 206, Plan 5832 from Special Industrial District M4 to Residential District R5.


A. L. Parr,
DIRECTOR OF PLANNING.

AP
DGS:
Attach.
c.c. Municipal Engineer
Chief Licence Inspector
R.C.M.P.
Director, Fire Services
Municipal Clerk



Date
9 DEC/76

Scale
1" = 200'

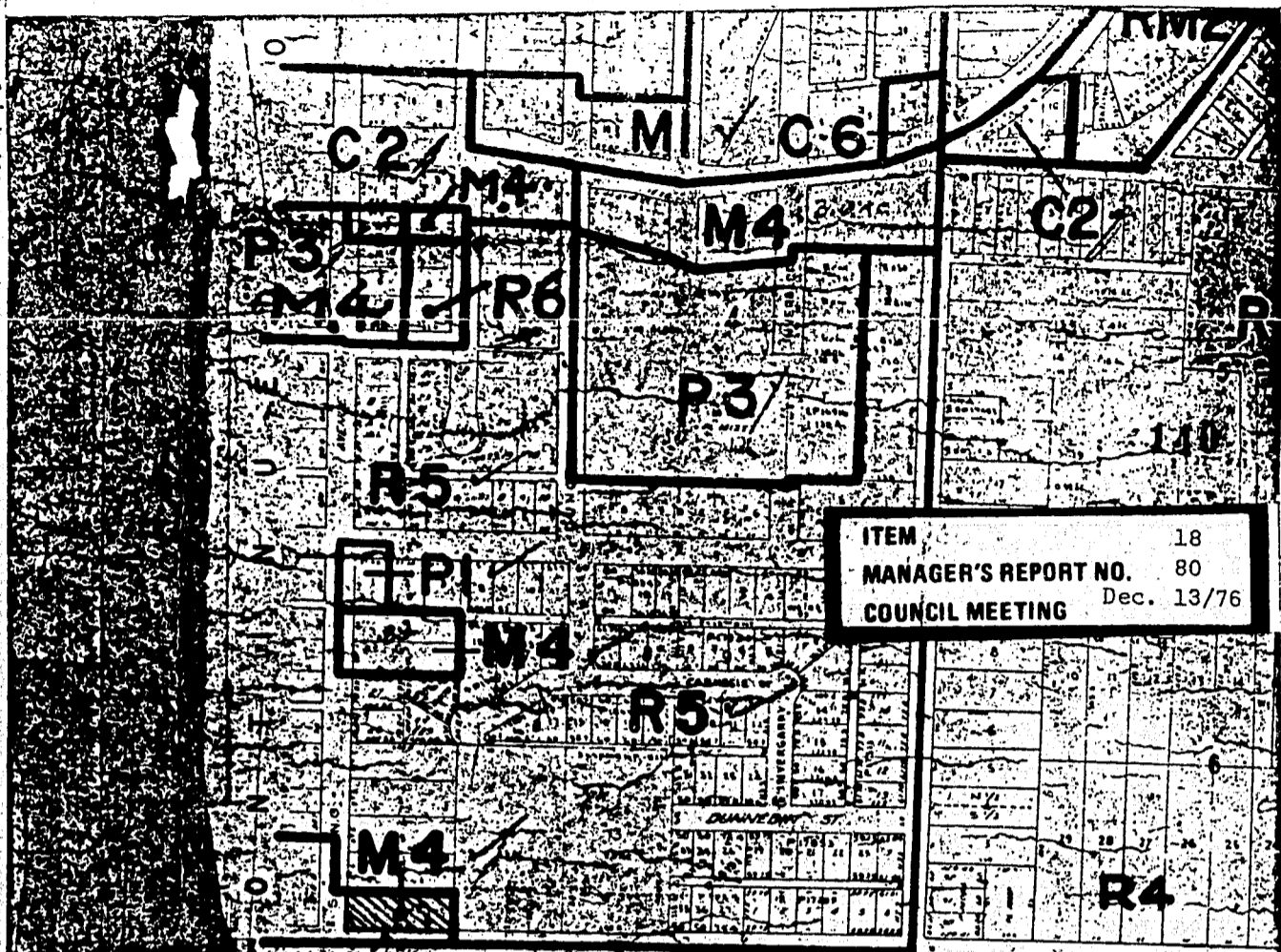
Drawn By

Burnaby Planning Department

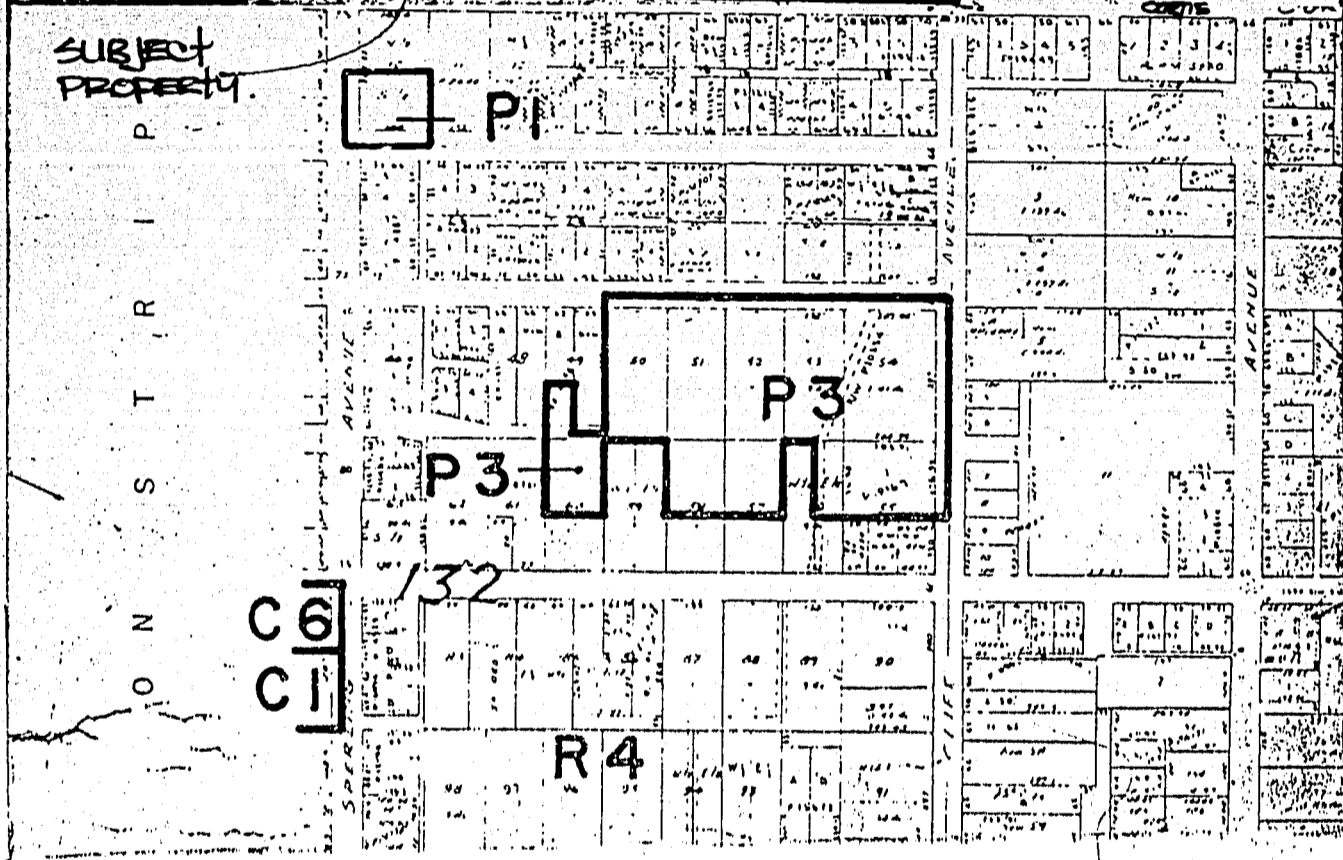
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SITE OF CURTIS LUMBER CO. LTD.

SKETCH #1



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Date
 9 DEC / 76

Scale
 1" = 400'

Drawn By

Burnaby Planning Department



EXISTING ZONING
 — CURTIS / SPEARLING AREA.

SKETCH #2.

ITEM 21
MANAGER'S REPORT NO. 35
COUNCIL MEETING May 12/75

ITEM 24
MANAGER'S REPORT NO. 48
COUNCIL MEETING July 19/76

ITEM 18
MANAGER'S REPORT NO. 80
COUNCIL MEETING Dec. 13/76

PLANNING DEPARTMENT
MAY 1, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: STATUS OF CURTIS LUMBER CO. LTD.
6715 CURTIS STREET, BURNABY

1.0 INTRODUCTION:

On several occasions, numerous Burnaby residents have submitted a variety of complaints regarding the existing lumber supply operation located at the northeast corner of Sperling Avenue and Curtis Street. The Planning Department has now researched the situation and submits the following information.

2.0 BACKGROUND:

Appearing on the May 5, 1975 Council agenda is a formal written complaint dated April 17, 1975 submitted by a Burnaby resident regarding the incompatible situation existing between the subject industrial operation and the surrounding residential area. Included in this complaint was an itemized list of existing zoning regulations that are not being adhered to. The complainant stated that since no previous action has been taken as a result of previous complaints, the situation should be scheduled for discussion at a Council Meeting.

On April 8, 1975 the Planning Department responded to John Kask, representing Curtis Lumber Co. Ltd., regarding his submission of March 27, 1975 requesting expansion of the subject operation to include 934 Sperling Avenue. A copy of this letter is attached.

The Planning Department recommended that this expansion was unwarranted at this location since the area is primarily residential in nature and that an expansion of this facility would intensify industrial activity leading to the further disruption of the residential character of the area. Moreover, the Planning Department stated that this type of development should be encouraged to locate in areas within the Municipality that do not conflict with the surrounding land uses.

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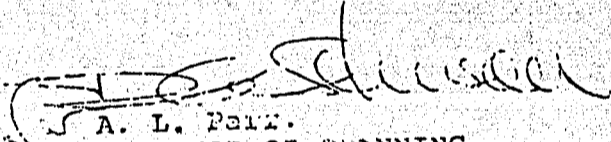
3.0 EXISTING SITUATION:

The subject property is located within a relatively small industrial enclave (M4) surrounded by a well developed residential area. This zoning is the result of historical circumstance and the surrounding residential area has developed relatively recently. The M4 Zoning District does not permit retail building supply establishments as a principal use. Consequently, no expansion of the development would be permitted under present zoning.

The existing operation is of a legally non-conforming nature since it was operating before the current Burnaby Zoning Bylaw 1965 was implemented. Consequently, the listed Bylaw discrepancies outlined in the complainants letter are not subject to the existing Bylaw regulations. However, the Municipal Act states that if the use of the site is altered or occupancy changes and is rendered vacant for a period of 30 days, then the use of the site must comply with those regulations as outlined in the current Zoning Bylaw.

Although the Planning Department has no authority to request that Curtis Lumber upgrade its operation to reflect the existing zoning regulations in that the current Bylaw regulations are not retroactive, we do acknowledge the concerns of the surrounding residents and have suggested that Curtis Lumber relocate to an area that is more compatible with the adjacent land uses. Respective reports from other concerned Municipal Departments regarding this situation are forthcoming for Council's information.

This report is submitted to Council for information.


A. L. PEIT.
DIRECTOR OF PLANNING.

APL
PDS:cm

Attach.

- cc: Municipal Engineer
- Chief Public Health Inspector
- O.i/c, R.C.M.P., Burnaby Detachment
- Chief Licence Inspector
- Municipal Solicitor

Planning Department

Mr. John Kask,
950 Sperling Avenue,
Burnaby, B. C.

Dear Sir:

Re: Expansion of Curtis Lumber Co. Ltd.
D.L. 206, Block 1, Lot 5, Plan 5832
950 Sperling Avenue

Further to your submission of March 27, 1975 regarding expansion of the existing facilities at 950 Sperling to include 934 Sperling, the following comments will refer.

The existing location of Curtis Lumber at 950 Sperling is currently zoned Special Industrial District (M4) surrounded primarily by a very well established Residential District Five (R5).

Expansion of the existing facility would necessitate rezoning of 934 Sperling Avenue from a residential use to an industrial use whereby an existing residential unit would be removed.


The Planning Department cannot give a favourable recommendation to this proposal. The location of an industrial facility in this location does not provide an appropriate interface with the surrounding residential element. Existing outside storage of lumber on the site and constant industrial vehicular movement generated by the subject facility detracts from the residential environment of the area.

Moreover, expansion of the existing facility in a northerly direction along Sperling Avenue would encourage a further disruption of the residential character of the area and would intensify industrial activity in an area where it is not warranted.

The Planning Department would, however, encourage development of this type in areas more appropriately zoned whereby the proposed facility would not conflict with the surrounding land uses. Numerous industrially zoned areas of this type are located throughout the Municipality.

For any further direction of this matter please feel free to contact Mr. Sanderson of the Planning Department.

Yours truly,


A. L. Parr,
DIRECTOR OF PLANNING.

PDS:bp

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TO: MUNICIPAL MANAGER
 FROM: CHIEF LICENCE INSPECTOR
 SUBJECT: CURTIS LUMBER COMPANY LIMITED

1 December 1976

At the meeting of 29 November 1976, Council received a petition from residents in the area of Curtis Street and Sperling Avenue concerning the subject company's operation of a lumber yard at 6715 Curtis Street (also known as 950 Sperling Avenue), and use of the adjoining lot, 934 Sperling Avenue.

This report deals with Item 1 of the petition; misuse of the R-5 residential property at 934 Sperling Avenue.

Curtis Lumber Company Limited is licenced to operate a lumber yard for the sale of building supplies including lumber, finishing materials, hardware and accessory items at 6715 Curtis Street. Operation of the business requires open and covered storage. The original licence was issued on 1 April 1950. The existing zoning for this property is M-4 Special Industrial district in which the operation of a lumber yard is not a permitted use, therefore the occupancy is legal non-conforming.

Inspection of the property on 29 November 1976 confirmed that building materials are being stored on 934 Sperling Avenue. Mr. Brian Kask, President of Curtis Lumber Company Limited, stated that these materials were placed on the property in his absence and that they will be removed forthwith.

The Burnaby Zoning By-law provides that when owners or occupiers use property contrary to the by-law, they shall be notified in writing; setting out the violation, the action necessary to correct such violation, and establishing a deadline for the work to be completed. In this case, Curtis Lumber Co. Ltd. was served a written notice to discontinue the non-conforming use of 934 Sperling Avenue on or before 31 December 1976.

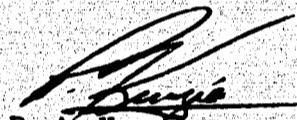
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A previous notice was issued to the company on 10 April 1975, and following an approved extension, the offending materials were removed. Removal of the material was confirmed by inspection on 10 June 1975.

It should be understood that we cannot proceed with charges under the by-law if the owner or occupier of property complies with the required notice to discontinue an illegal non-conforming use. Any subsequent offence must be treated as a new and separate offence, and enforcement action shall follow the steps as previously set out.

The alternative in cases of repeated offences is for Council to direct the Municipal Solicitor to seek a Court injunction to restrain use of the property to permitted uses only. However, such a course of action is not recommended at this time. It would not be appropriate to implement legal action prior to the expiry date of the correction notice, 31 December 1976. After that date, it will be determined if the company has complied with provisions of the Zoning By-law. In the event they fail to comply, legal action in accordance with provisions of the Zoning By-law will be instituted. At the same time a report and recommendations concerning the seeking of a restraining injunction will be submitted for Council's consideration.

This is for the information of Council.


P. A. Kenzie
CHIEF LICENCE INSPECTOR

PAK:ah

cc. Municipal Treasurer
Municipal Solicitor

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COUNCIL MEETING	Dec. 13/76

29 November, 1976

TO: MUNICIPAL MANAGER
FROM: MUNICIPAL ENGINEER
SUBJECT: COMPLAINTS REGARDING CURTIS LUMBER CO. LTD.

This subject was dealt with in great detail by the Planning, Health, Licence, Fire and Engineering Departments in April/May of 1975 (see Manager's Report #35, Council Meeting 12 May, 1975).

Since that time a traffic signal has been installed at the intersection of Sperling Avenue and Curtis Street. In conjunction with this installation parking has been restricted on both sides of the east and west legs of Curtis Street for a distance of approximately 150 feet. In addition to the parking restrictions, two lanes for westbound traffic on Curtis Street have been established adjacent to the Curtis Lumber Company's property (see attached sketch).

Parking of any type of vehicle or the loading or unloading of trucks in these areas is in direct violation of sections in the Burnaby Streets and Traffic By-law and the Motor Vehicle Act pertaining to traffic control, and is enforced by the police.

Any available parking area in front of a private residence is not designated as private parking for that particular premises. However, Section 13(6) of the Burnaby Streets and Traffic By-law reads as follows:

"No person shall, between the hours of eight o'clock in the morning and six o'clock in the afternoon, park any vehicle on any street abutting any premises used for residential or commercial purposes for more than three hours unless such premises are the property or residence of such person or the property of his employer."

(cont'd)

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This is also enforced by the police in cooperation with the property owner, in that the property owner should monitor the suspected violators in regards to time limits.

RECOMMENDATIONS:

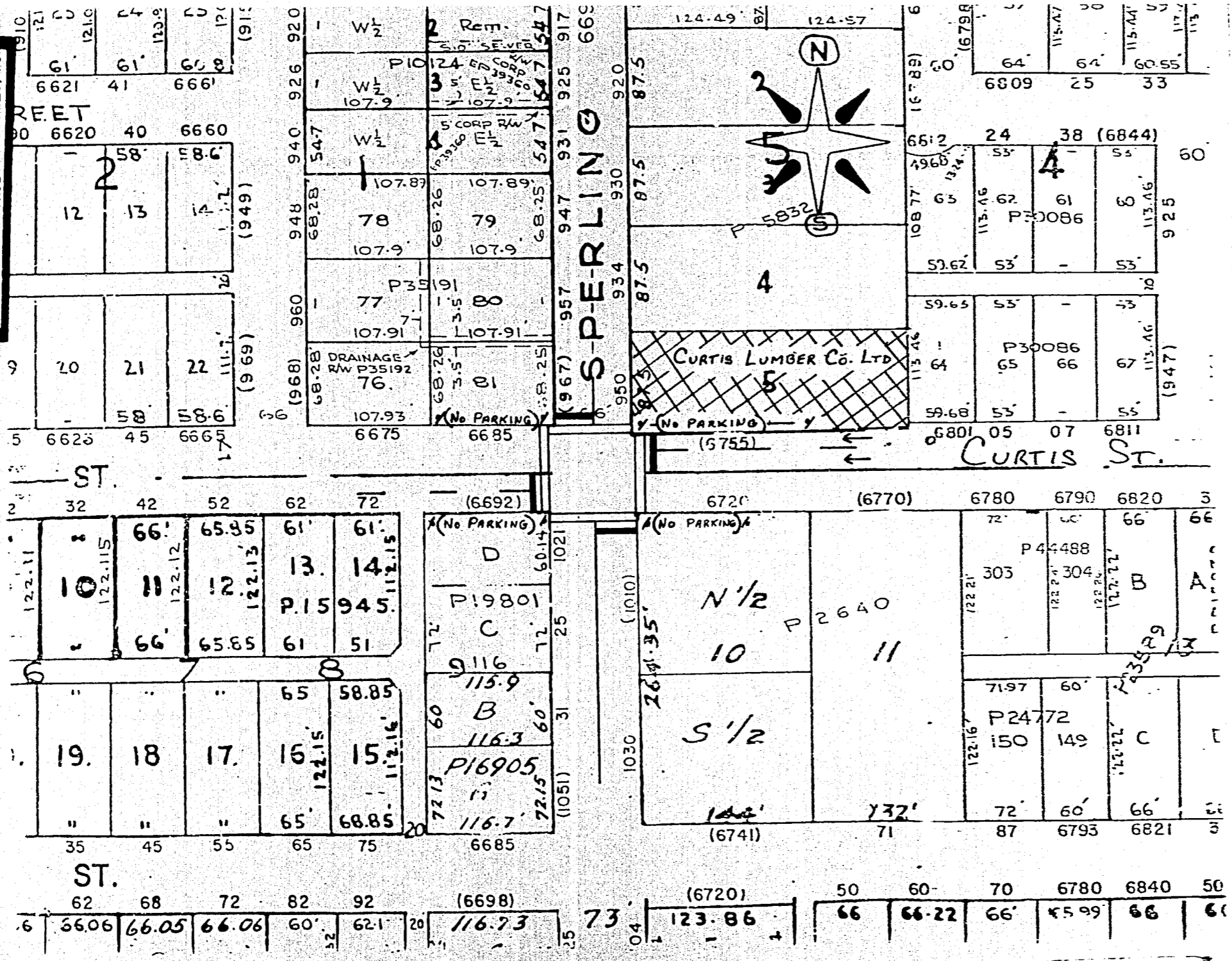
1. THAT the police continue enforcement of traffic control by-laws in the area of Curtis Lumber Co.
2. THAT Mr. M. Corak be provided with a copy of this report.

E.E. Okon
MUNICIPAL ENGINEER

LQF:cmg

c.c. () R.C.M.P.
() Traffic Supervisor

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6621	41	6661	

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58	58.6	58.6
6620	40	6660

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6801	05	07	6811

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TO; MUNICIPAL MANAGER

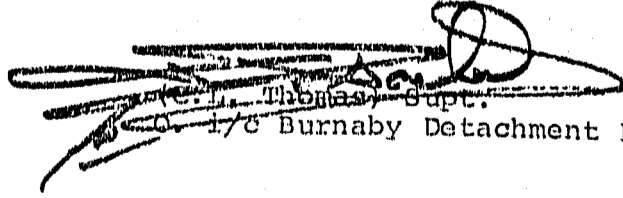
December 9, 1976

FROM; O. i/c BURNABY DET. R.C.M.P.

RCMP File 34551/76

RE: COMPLAINTS REGARDING CURTIS LUMBER CO. LTD.

1. Direct reference is made to the letter of November 20, 1976.
2. There is no regulation which prohibits the operation of trucks or forklifts on Sperling or Curtis Street. While the complainant alleges "No Parking" signs are ignored by patrons or otherwise, from time to time, our patrols indicate there has not been a major parking problem. However, it must be kept in mind that because of the heavy traffic commitments throughout the Municipality, we cannot be expected to devote special attention to that area. We have no way of extracting information from our files to suggest the number of parking offence tickets, if issued to offenders in that area.
3. Paragraph 3 of Mr. Corak's letter refers to complaints filed to R.C.M.P. reference "operating as early as 6:00 A.M.". Two complaints are on file: the one dated January 30th received at 6:46 A.M. dealt with a 'noise' factor and a member attended on site. The file reveals the noise was emitted from a customer's truck. The second complaint dated October 23, 1976 is recorded as "Curtis Lumber started work at 7:00 A.M." I don't see a reference to a specific noise factor on that file and a member was not dispatched to the scene on that occasion. I can only assume other priorities dictated attendance could not be made to speak with the complainant personally and was recorded for reference. The time of this call was 7:11 A.M.
4. We have not gone back to research the circumstances of the incident recorded in paragraph 4, reference the power line damage on June 1, 1975. The complainant confirms attendance of our members, and I will assume appropriate action was taken at the time.
5. A parking complaint in May, 1975 indicates we attended and action was taken.
6. In summary, from the policing point of view, if obvious infractions are committed and this came to attention either by way of complaint or from on-site observation, we will attempt to attend and action the complaint.


Thomas, Supt.
i/c Burnaby Detachment R.C.M.P.

THE CORPORATION OF THE DISTRICT OF BURNABY

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INTER-OFFICE COMMUNICATION

TO: L. H. Buckley DEPARTMENT: Chief - Fire Operations DATE: Dec. 2, 1976

FROM: S. B. Wilson DEPARTMENT: Chief Fire Prevention Officer OUR FILE #

SUBJECT: Curtis Lumber Co. Ltd. YOUR FILE #
6715 Curtis St., Burnaby, B. C.

- May 22, 1973 - Complaint received from Mrs. Corak, 6801 Curtis St., re:
Concern about location of gas tank pumps being too close to house & vents 9" from her window (house fills with fumes). Indiscriminate piling of lumber.
- May 23, 1973 - FPO investigated - Curtis Lumber ordered to extend vent pipes an additional 5 to 6 feet and remove return bends from top. Lumber piles are within required height according to our Code.
- March 7, 1974 - Complaint received from Mr. Marijan Corak, 6801 Curtis St., re:
Lumber too close to dispenser; Dispensing from street; Lumber piled over Underground tanks.
- March 7, 1974 - FPO sent Memo to Planning Director -
"The gasoline dispensing pump at the above captioned premises does not meet the Burnaby Zoning By-law requirements, which states 'gasoline service pumps or pump islands shall be located not closer than 15 feet to any property line!'"
- March 12, 1974 - ORDER issued to Curtis Lumber Co. Ltd. -
"In accordance with the Provincial Fire Marshal Act Division (4) Article 4.02 'every pump or measuring device used in connection with a service-station shall be so located that it will not be necessary for a motor vehicle to stand on a roadway while being serviced thereof, and such motor vehicle shall not be serviced while standing on a roadway.' Failure to comply with the above regulation will leave this Department no alternative but to take the necessary legal action."
- April 17, 1974 - FPO reinspected regarding the above ORDER - had been complied with.
- March 10, 1975 - Complaint received from Mrs. Corak, 6801 Curtis St., re:
Piles of lumber too close to house - feels there is a fire hazard.
- March 11, 1975 - FPO contacted Curtis Lumber - One pile of lumber was lowered - everything else same as always - o.k.
- November 25, 1976 - FPO inspection - Everything o.k.


S. B. WILSON
CHIEF FIRE PREVENTION OFFICER.

SBW/mc

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December 9, 1976.

Mr. M.J. Shelley
Municipal Manager
Corporation of Burnaby

Dear Sir:

Re: COMPLAINT REGARDING CURTIS LUMBER CO. LTD.

In response to the letter of complaint, as received from Mr. Marijan Corak, we would submit the following report.

On January 29th, 1976, this Department received a telephoned complaint from Mrs. Corak, 6801 Curtis Street, relating to early morning noise emanating from Curtis Lumber Co. Ltd., Sperling and Curtis Street.

On January 30th, 1976, District Health Inspector G. Embree discussed the subject with Mrs. Corak, who stated that she was of the opinion that the noise could originate from a compressor or some like-equipment. On February 4th, 1976, Inspector Embree discussed the subject of noise emission with Mr. Brian Kask, Curtis Lumber Co. Ltd., who stated that there was no such equipment as a compressor on their property, but if the complainant would contact him if or when a future noise problem was encountered, he would ascertain as to the origin and if the noise was emanating from his property, he would correct same.

On February 9th, 1976, Mrs. Corak was informed by Inspector Embree of the above-noted action and advised to contact this office if the problem persisted. We did not hear from Mrs. Corak.

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On December 4th and 5th, 1976, the Curtis Lumber Co. Ltd. property was monitored by this Department for noise emission. The particulars are as follows:

Saturday, December 4th, 1976
7 a.m. to 9 a.m.

A lumber moving operation was being conducted with the use of a forklift. The noise emitted from this operation, as it is in the category of the non-continuous noise section of the Burnaby Noise or Sound Abatement By-law 1972, #6052, was just within the standard of 80 decibels effective during the hours of 7 a.m. to 10 p.m.

If this operation were carried out during the hours of 10 p.m. to 7 a.m. and the same noise level emitted, it would be in violation of the night-time noise level standard, namely 75 decibels.

A Curtis Lumber Co. Ltd. truck (diesel) was kept idling on Curtis Street for a considerable length of time which action, while within the noise level emission limits, did add to the background noise.

Sunday, December 5th, 1976
7 a.m. to 9 a.m.

During this period there was no activity and the premises were closed.

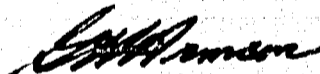
This Department on two occasions, December 8th and 9th, met with Mr. Brian Kask and discussed the fact that a complaint had been registered in regard to the noise level emission from his lumber yard operation; the regulatory standards as contained in the Burnaby Noise or Sound Abatement By-law 1972, #6052; and the results of the December 4th and 5th noise monitoring program. Mr. Kask expressed his interest in complying with the Burnaby Noise or Sound Abatement By-law. This Department advised him that further monitoring of his operation would be carried out as the result obtained from one study is not conclusive.

SUMMARY

This Department will continue to monitor this area and take appropriate enforcement action if violations to the Burnaby Noise or Sound Abatement By-law 1972, #6052, are encountered.

This is for the information of Council.

Respectfully submitted,



G.H. Armsom, C.P.H.I. (C)
CHIEF PUBLIC HEALTH INSPECTOR

GHA/pm