

ITEM 2  
MANAGER'S REPORT NO. 73  
COUNCIL MEETING Nov. 15/76

Re; REQUEST FOR APPROVAL TO ISSUE P.P.A. #3807  
8081 MEADOW AVENUE  
D.L. 155, PARCEL "A", EX. PL. 8766, PLAN 3077

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 8081 Meadow Avenue.

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PLANNING DEPARTMENT  
NOVEMBER 10, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PPA #3807  
8081 MEADOW AVENUE  
D.L. 155, PARCEL "A", EX. PL. 8766, PLAN 3077

Application has been received by the Planning Department for the development of a press and shear foundation at the above address. Council will note that this location is within the Big Bend Study Area.

The applicant, A.B.C. Salvage, has been granted several PPA's in the past to accommodate A.B.C.'s rapid expansion since 1971. 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 operation is permitted in the M3A district, therefore, the expanded use would also be permitted, provided that the other requirements of the By-law are met.

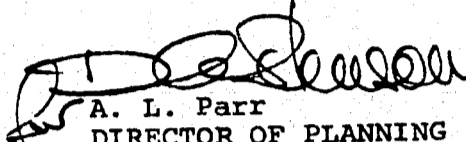
The proposed structures are three foundations for the shears, the press and the powerhouse. These foundations are necessary to accommodate new equipment purchased by A.B.C. recycling. The site improvements such as landscaping and paving have been started but not completed at the time of writing of this report. These improvements had been requested through earlier PPA's, therefore, we wish to take this opportunity to commit A.B.C. Salvage to fulfill their previous obligations. The applicant has been notified through previous applications of minimum flood level elevation for the subject property.

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RECOMMENDATION:

It is therefore recommended by the Planning Department:

THAT Council authorize approval of the proposed structures, providing that a firm commitment is obtained from A.B.C. Salvage for completion of site improvements.

  
A. L. Parr  
DIRECTOR OF PLANNING

  
KB:vap

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