

Re: REQUEST FOR APPROVAL TO ISSUE P.P.A. #3744  
D.L. 155B, LOT 22, PLAN 26369  
5820 BYRNE ROAD, BURNABY

ITEM	7
MANAGER'S REPORT NO.	48
COUNCIL MEETING	July 19/76

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 5820 Byrne Road, Burnaby.

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PLANNING DEPARTMENT  
July 9, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PRELIMINARY PLAN APPROVAL #3744  
D.L.155B, Lot 22, Plan 26369  
5820 Byrne Road, Burnaby

Application has been received by the Planning Department for the development of a shop expansion at the above address. Council will note that this location is within the Big Bend Study Area (see attached sketch).

Preliminary Plan Approvals have been granted in the past for various structures related to woodworking. The existing zoning is M3 (Heavy Industrial District), and the Big Bend Development Plan has designated this area for future M2 (General Industrial District) zoning and use. This type of operation is permitted in both M3 and M2 districts, hence the expanded use would also be permitted provided that the other requirements of the Bylaws are met.

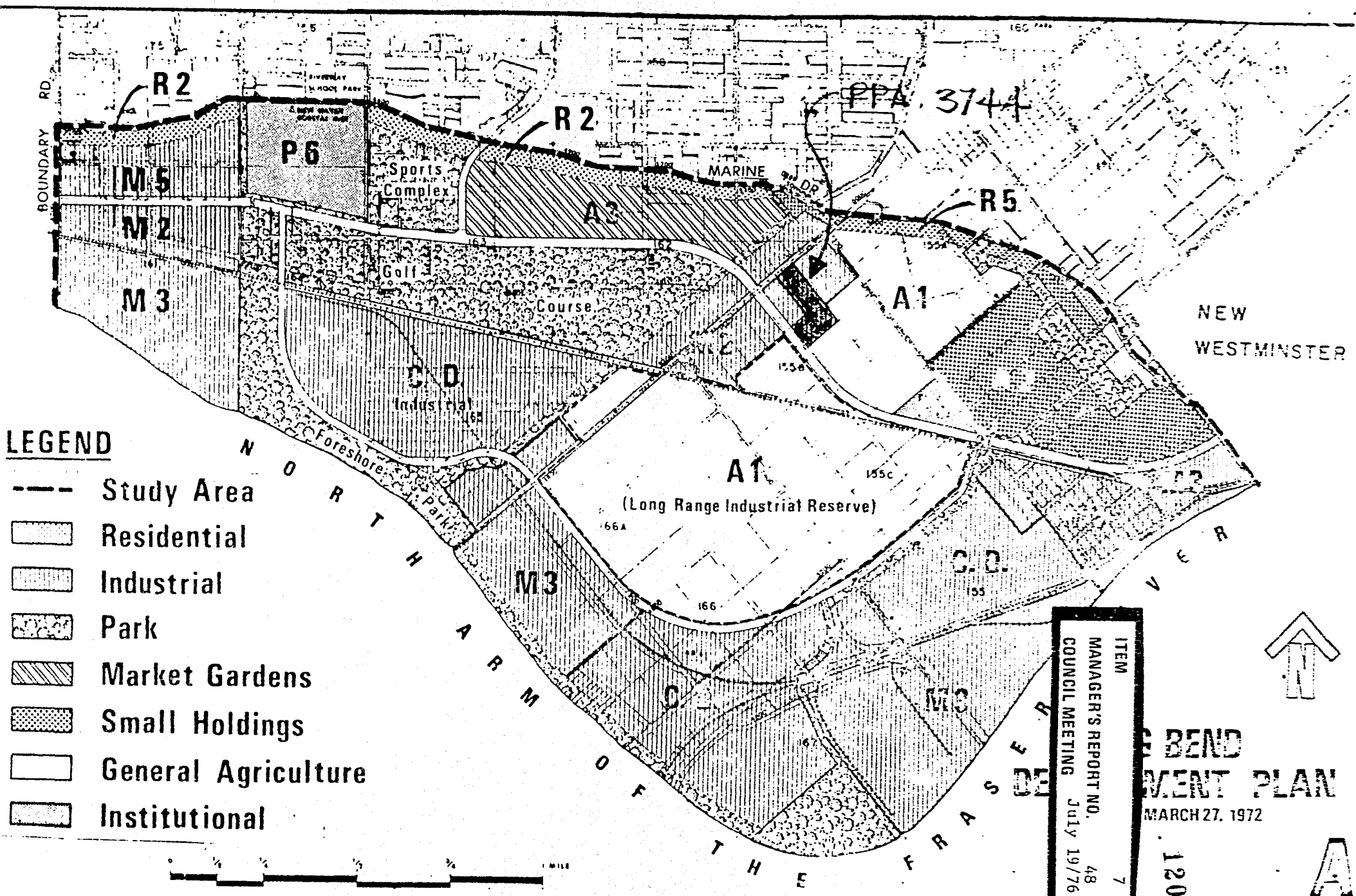
The proposed expansion totals 13,750 square feet and is to be constructed to match the existing offices. The addition of this shop will help to increase productivity of the site and will hence be beneficial toward the desired upgrading of the site. The applicant will be notified about the suggested fill levels for that area.

RECOMMENDATION:

It is, therefore, recommended by the Planning Department THAT Council authorize approval of the proposed shop expansion.

A. L. Parr  
DIRECTOR OF PLANNING

AR:hr  
Attach.



BOUNDARY RD.

R2

P6

R2

PPA 3744

M5

M2

M3

Sports Complex

MARINE DR

R5

Golf Course

A1

NEW WESTMINSTER

C.D. Industrial

A1

(Long Range Industrial Reserve)

N O R T H A R M OF THE F R A S E R R I V E R

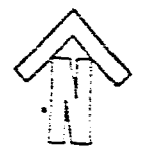
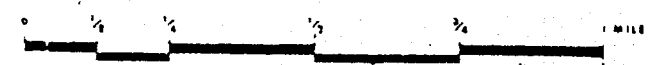
M3

C.D.

R

F R A S E R

T H E F R A S E R



**FRASER ARM ZONING PLAN**

MARCH 27, 1972

**A**