

Re: PRELIMINARY PLAN APPROVAL #3739  
7405 LOWLAND DRIVE  
D.L. 166A, LOT 41

ITEM	31
MANAGER'S REPORT NO.	48
COUNCIL MEETING	July 19/76

Following is a report of the Planning Director dated July 13, 1976 regarding the above.

RECOMMENDATION:

1. THAT the proposed development be approved.

\* \* \* \*

PLANNING DEPARTMENT  
July 13, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PRELIMINARY PLAN APPROVAL #3739  
7405 Lowland Drive  
D.L. 166A, Lot 41

Application has been received by the Planning Department for the development of a new warehouse for a building contractor at the above address. Council will note that this location is within the Big Bend Study Area. See attached sketch.

The existing zoning is M2 (General Industrial District) and the revised Big Bend Development Plan has designated this area for future M2 zoning and use. This type of operation is permitted in M2 districts provided that the other requirements of the Bylaw are met.

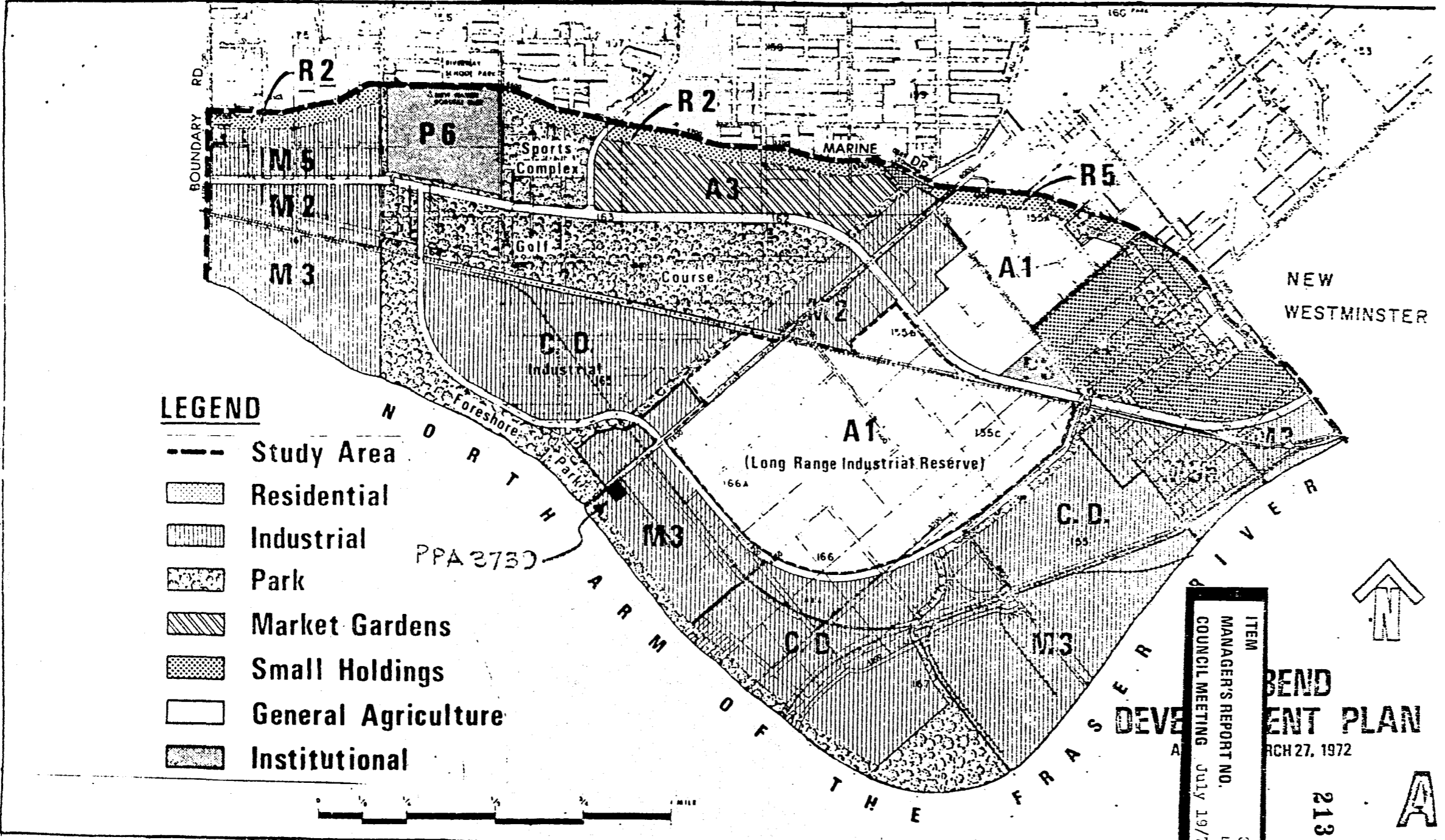
The proposed building contains 11,600 square feet and is architecturally designed. The addition of this building to this new subdivision will assist in improving this area and, hence, will be beneficial toward the desired upgrading of the Big Bend. The applicant has been informed of the suggested site elevation as outlined in the Dyking and Drainage Report.

RECOMMENDATION:

It is recommended by the Planning Department THAT Council authorize approval of this proposed development.

A. L. Parr  
DIRECTOR OF PLANNING

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AR:hr  
Attach.



**LEGEND**

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

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**BEND  
 DEVELOPMENT PLAN**

MARCH 27, 1972

213

**A**

NEW  
 WESTMINSTER

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

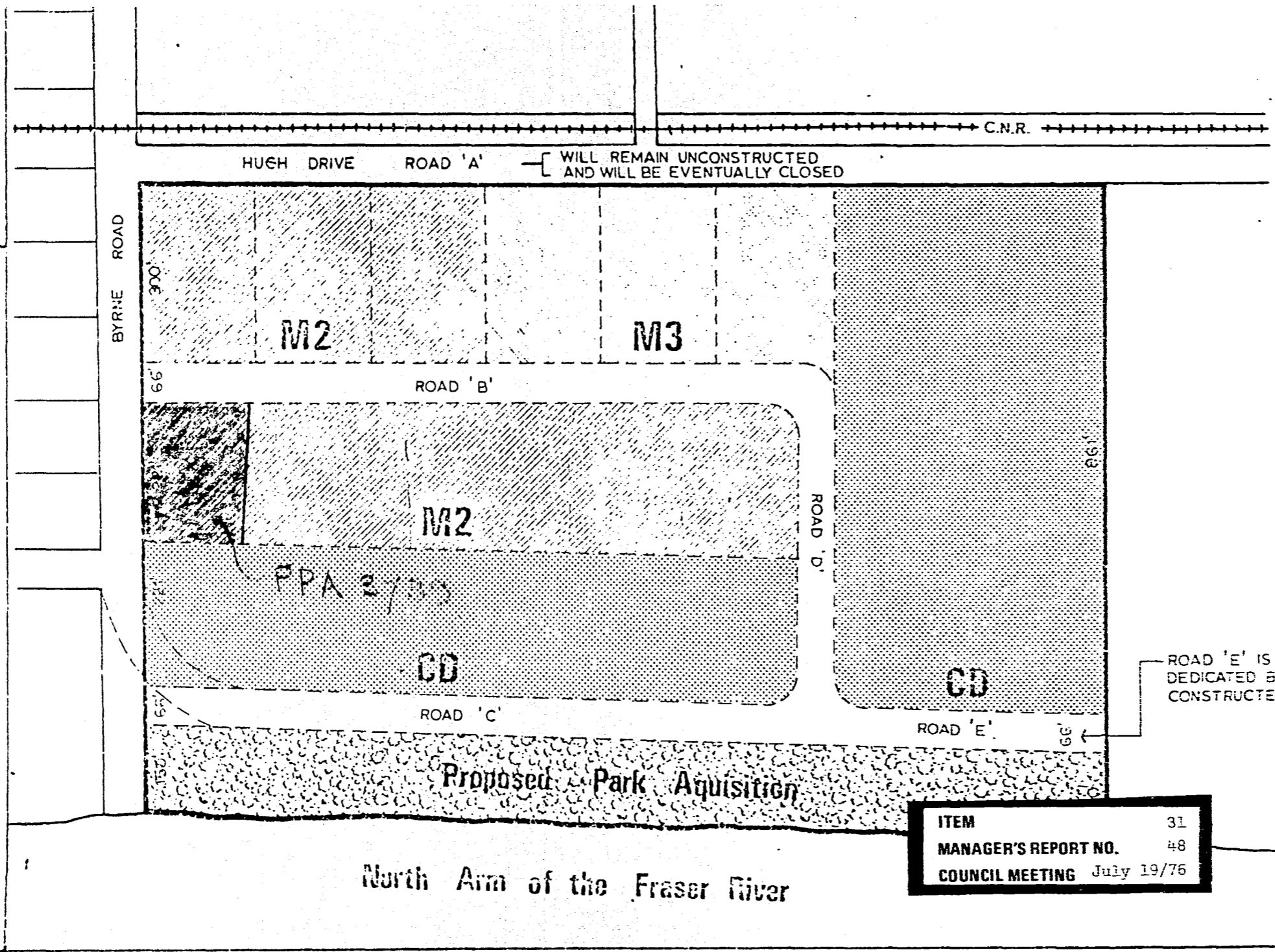


1/2

0  
200'

DEVELOPMENT CONCEPT  
LOT C PLAN 7398

Figure 2  
214



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