

ITEM 9
MANAGER'S REPORT NO. 6
COUNCIL MEETING Feb. 2/76

Re: REQUEST FOR APPROVAL TO ISSUE P. P. A. #3507
D.L. 155 Rem. THEREOF LEASE PT., PLAN 3077
8335 MEADOW AVENUE, BURNABY

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 8335 Meadow Avenue.

PLANNING DEPARTMENT
JANUARY 29, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PRELIMINARY PLAN APPROVAL #3507
8335 MEADOW AVENUE
D.L. 155 Rem. thereof lease pt., Plan 3077

Application has been received by the Planning Department for the development of hog fuel hopper and storage facilities on the subject property. Council will note that this location is within the Big Bend Study Area (see attached sketch).

The existing zoning is M3a, Heavy Industrial, and the Big Bend Development Plan has designated this area for future M3 zoning and use. This use is permitted in the M3 zoning district providing the other requirements of the bylaw are met.

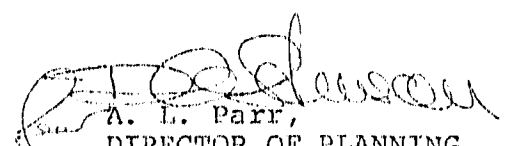
The proposal involves the construction of three separate structures connected by conveyor belts. A hog fuel hopper, a hogger pit, and a hog fuel bunker are to replace an older existing hog fuel operation. The hog fuel bunker, being the most visible, structure has been sheathed with 1" x 4" diagonal cedar siding.

The Engineering Department has informed us that the minimum design elevation is 104.2' above Burnaby datum and the applicant has been advised of this.

Recommendation

It is therefore recommended by the Planning Department THAT Council authorize construction of the proposed structures.

KB:cm
Attach.


A. L. Parr,
DIRECTOR OF PLANNING.

