

and a land use contract to allow rezoning and subdivision to proceed, tabled the matter pending receipt of additional information on alternative means of sewage disposal.

On June 28, 1976 Council received Manager's Report Number 44, Item 16, which considered the use of septic tanks and tile field disposal methods for adequate sewage disposal, as well as appropriate sewer connection to the City of New Westminster sewer facilities. The use of septic tanks was determined to be unsatisfactory for the following reasons:

1. The property is affected by springs and seepage.
2. The property has a high water table, i.e. 12" below grade, a condition unacceptable for a disposal field system.
3. Unsatisfactory percolation rates.
4. The sub-surface soil is not conducive to satisfactory absorption for septic tank disposal fields.

Further, the proposal to connect the property to the New Westminster sewer was not approved by the Municipal Council because of complications relating to sewer charges. In connection with this most recent report, Council tabled the Manager's recommendations pending a Planning Department report.

3.0 GENERAL COMMENTS

As pointed out in earlier reports regarding the subject rezoning request, the subject site is located in an area covered by the Big Bend Study (as illustrated on Sketch #2) which was approved by Council on March 27, 1972. As one of the initial steps in the implementation of the plan, the subject site was amongst properties rezoned from A1 (Agricultural) to A2 (Small Holdings District).

In essence, the A2 category designation, which is a large lot residential type of zone rather than an agricultural zone, reflects the present Municipal policy of providing a wide variety of housing types and residential densities and conforms to the objectives of the adopted Big Bend Development Plan. Most importantly, this zoning designation is deemed appropriate since this area is not properly served by the requisite facilities related to a higher residential density (i.e. adequate sewage services, nearby school facilities, parks and ancillary commercial and institutional facilities).

In Mrs. Rozman's letter of June 23, 1976 reference was made to two sites that were rezoned to P2 (Administration and Assembly District) on May 17, 1976. The Planning Department advises that these sites are situated within areas designated for general agricultural purposes (A1) in the adopted Big Bend Development Plan. However, it was recognized that due to the industrially filled condition of these properties, they were not suitable for agricultural uses. Thus, the P2 designation was considered to allow for the most appropriate redevelopment in terms of maintaining the agricultural/recreational character prevailing and developing in the area. The Planning Department submits that these circumstances are

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not relevant to the subject property (presently occupied by a single family residence) which, therefore, precludes a rationale for rezoning to the P2 designation.

Mrs. Rozman also refers to rezoning of the subject site to the R1 designation reportedly existing on Trapp Avenue near the corner of Willard Street. In this instance, the Planning Department advises that this zoning designation no longer exists at this location, as the property referred to was rezoned from its former R1 category to A2 (Small Holdings District) in the same area rezoning mentioned above, as one of the initial steps in implementing the Big Bend area plan.

Reference is also made in Mrs. Rozman's letter to an item found in the Big Bend Development Plan Report outlining that the existing 200' residential strip (R5) fronting on Marine Drive (see attached Sketch #2) and coinciding with the upland boundary of the proposed A1 zone may receive boundary adjustments as a result of future residential subdivision in recognition of actual legal boundaries and local development conditions. In this regard, rezoning of large parcels of land to the R5 district not presently within the existing R5 area is not anticipated. Only subdivision of existing R5 properties is foreseeable. The subject property clearly does not fall within this category. The Planning Department advises that the circumstances associated with Mrs. Rozman's property, with respect to servicing, etc., as described in the foregoing, are not amenable to residential subdivision, and this fact is reflected in the prevailing zoning designation.

In summary, the Planning Department advises that rezoning and subdivision of the subject site for higher density residential development is unsuitable since adequate servicing and appropriate related commercial and institutional facilities essential to higher density family-oriented accommodation neither exists nor is proposed at this location. Furthermore, rezoning to a P2 or R1 designation, as expressed by Mrs. Rozman, is also inappropriate for the reasons outlined above.

A detailed review of the Big Bend Area Study concept for this immediate area is currently in process and will be presented for Council's consideration upon completion.

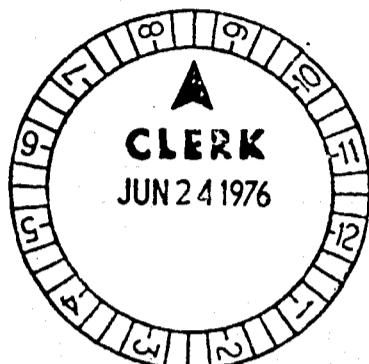
4.0 RECOMMENDATIONS

It is recommended:

1. THAT Item 16, Manager's Report #44, dated June 28, 1976 be lifted from the table;
2. THAT any proposals for rezoning and subdivision in this area be held in abeyance pending the review of the Big Bend Area Study concept for this area and the preparation of a community plan; and
3. THAT a copy of this report be sent to Mrs. Charlotte Rozman.


W. L. Parr
DIRECTOR OF PLANNING

PDS:cw
Atts.



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Charlotte Rozman
925-5th Street
New Westminster, B.C.
V3L 2Y5
June 23, 1976

His Worship.
Mayor Thomas W. Constable
and Members of Council
4949 Canada Way
Burnaby, B. C.

Dear Madam and Gentlemen:

RE: Rezoning 15/75 - 6483 Trapp

We would appreciate your coming to a decision regarding the subdivision and/or sewer hook-up with New Westminster of the above property.

If you feel that this is too much of an economic gain for the Rozman's, and "almost every property within the designated A2 district would have potential for both rezoning and subdivision if R.Z. 29/74 is successful" (quoting Item 24 Manager's Report No. 55 Council Meeting August 19/74), then why not give us rezoning for P2, which was granted in two cases on May 17/76, or give us RM1, which already exists on Trapp Ave near the corner of Willard Street? If these lots are not suitable for most agricultural uses, how is it possible that 6483 Trapp is?

Quoting your implementation of the Big Bend Development Plan, Page 5, Item 1 Manager's Report 48 Council Meeting July 31/72 and letter September 12/72:

1) Residential Strip

As indicated on Figure C, the upland boundary of the proposed A1 zone coincides with the southern limits of the existing 200' residential strip (R5) fronting on Marine Drive. It should, however, be noted that adjustments to this boundary will most likely occur as future residential subdivision occurs in the R5 zone.

Here you admit that there is the upland and the possibility for subdivision. As we were unable to attend the mentioned meeting on September 26/72 due to work out of town, we have appealed at a later date at another meeting at the Riverside Elementary School.

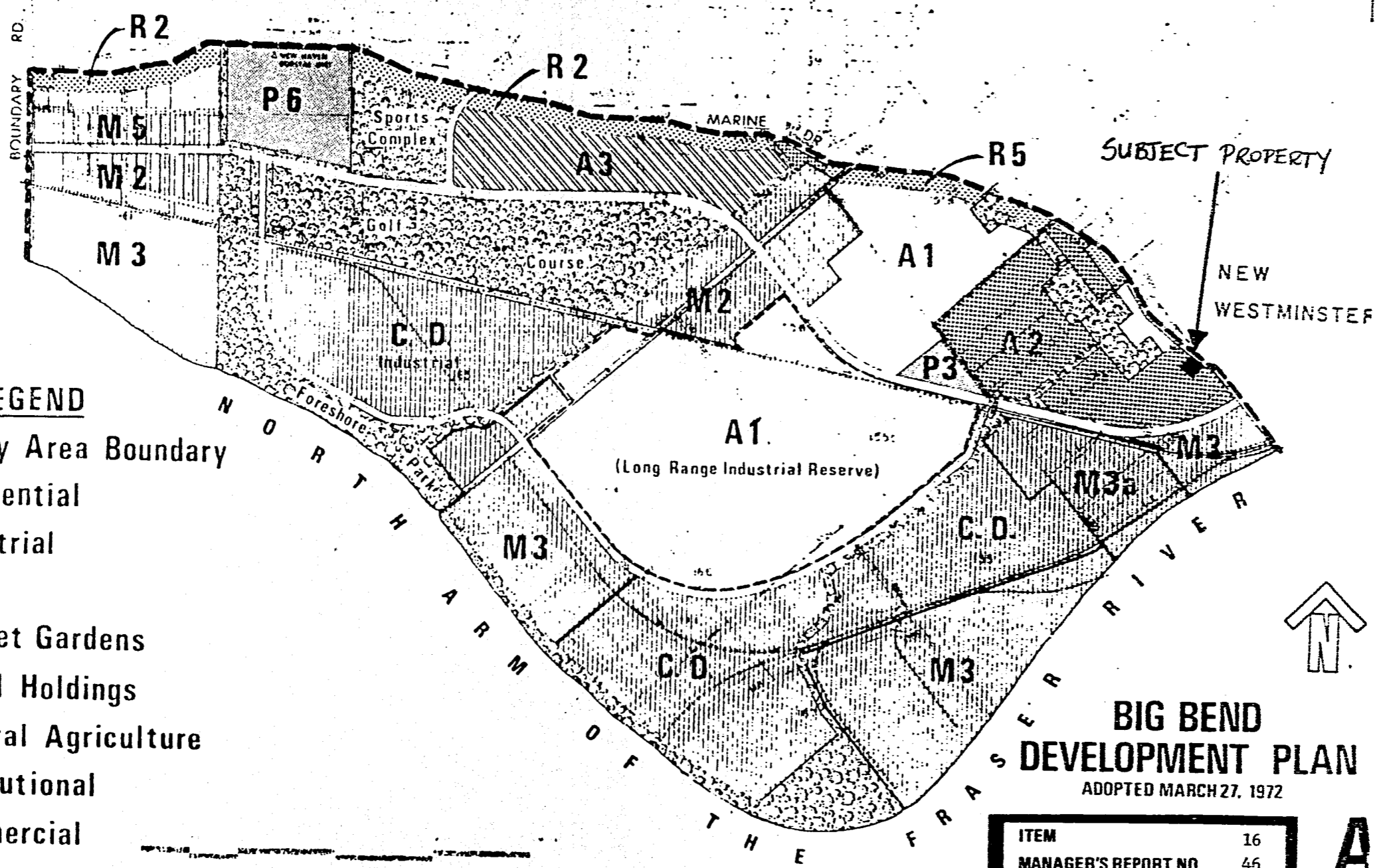
We sincerely ask ourselves: Why it is possible that first choice agricultural land in Chilliwack, Lulu Island and the rest of the Fraser Valley is being subdivided for view lots, while the view property on 6483 Trapp, which is not suitable for agricultural use, cannot?

Respectfully Yours,

Charlotte Rozman

- AGENDA - (JUNE 28)
- COPY-MANAGER
- PLANNER (FOR REPORT)
- ENGINEER

SKETCH # 2

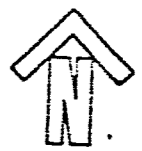


LEGEND

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

BIG BEND DEVELOPMENT PLAN
ADOPTED MARCH 27, 1972

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