

Re: REQUEST FOR APPROVAL TO ISSUE P.P.A. 3849  
8335 MEADOW AVENUE  
D.L. 155, REM. THEREOF LEASE PT., PLAN 3077

ITEM	4
MANAGER'S REPORT NO.	1
COUNCIL MEETING	Jan. 10/77

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 subject to satisfaction of the requirement of the Fire Prevention Office.

\* \* \* \*

PLANNING DEPARTMENT  
December 29, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PRELIMINARY PLAN APPROVAL #3849  
8335 Meadow Avenue  
D.L. 155, Rem. Thereof Lease Pt., Plan 3077

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

The owners recently applied for and were granted Preliminary Plan Approval Nos. 3372 and 3507 for various structures related to processing lumber. The existing zoning is M3a (Heavy Industrial), and the Big Bend Development Plan has designated this area for future M3 zoning and use. This type of operation is permitted in both the M3 and M3a districts, and, therefore, the expanded use would also be permitted, provided that the other requirements of the By-law are met.

The proposed structure is 520 square feet in area and is to be constructed of wood frame and cedar siding to match the existing buildings. The construction of the proposed office will permit removal of the existing temporary office trailer and, therefore, shall contribute towards the desired upgrading of the site.

The applicant has been informed of the minimum design elevations as calculated by the Engineering Department through previous PPA applications.

The Fire Prevention Office has requested upgrading to improve portable water supplies and fire hydrants to present day municipal standards, pursuant to an order issued July 21, 1976.


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Compliance with these fire protection requirements is to be made a condition of the subject Preliminary Plan Approval, and will contribute to an improvement in fire safety at this plant consistent with the general objective of the Big Bend Development Plan to upgrade the standard of development in the area.

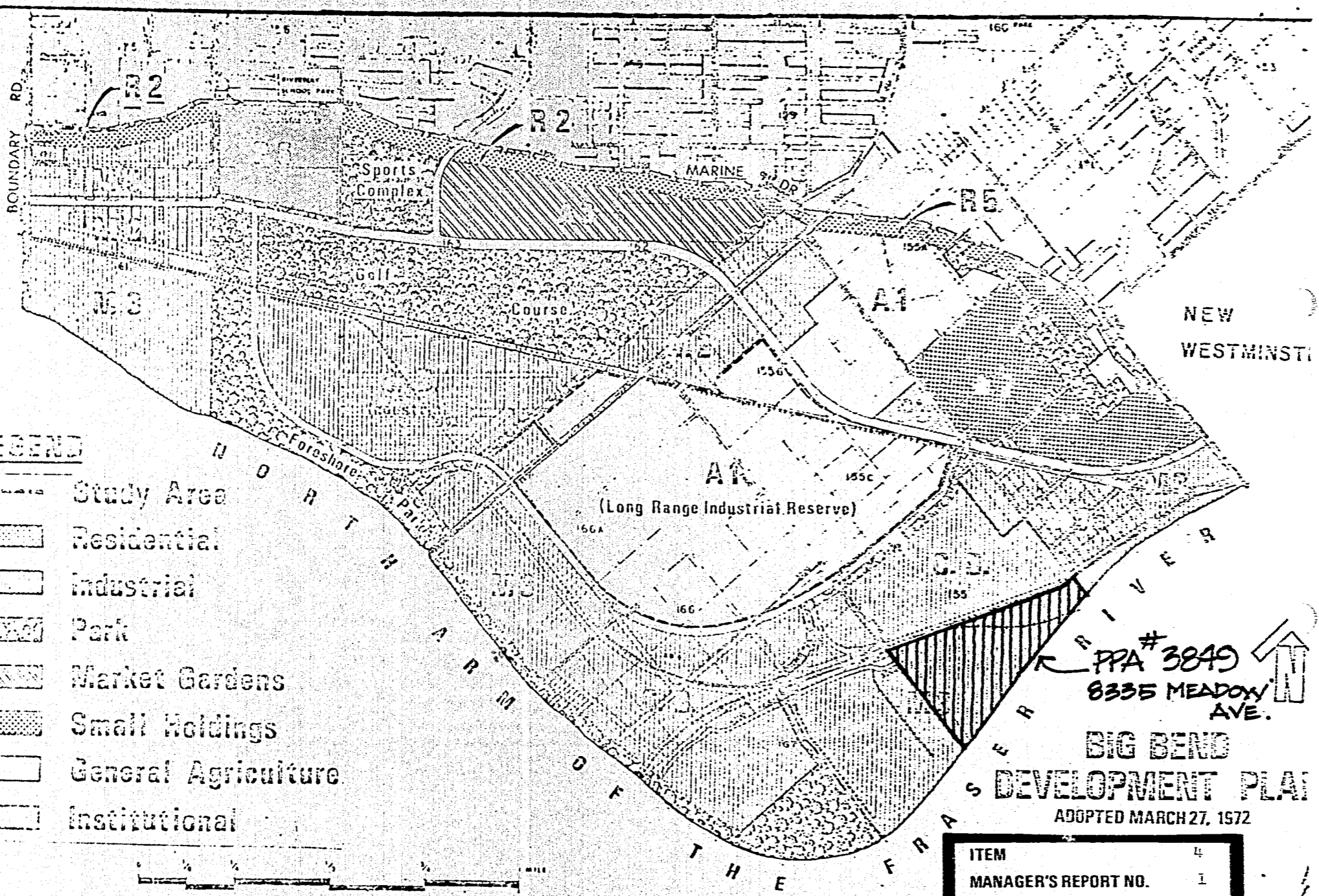
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RECOMMENDATION:

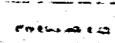
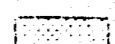

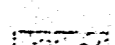

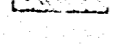


It is, therefore, recommended by the Planning Department THAT Council authorize approval of the proposed development, subject to satisfaction of the requirement of the Fire Prevention Office.

  
A. L. Parr  
DIRECTOR OF PLANNING

KB:hr  
Attach.



**LEGEND**

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

PPA # 3849  
 8335 MEADOW AVE.

**BIG BEND  
 DEVELOPMENT PLAN**  
 ADOPTED MARCH 27, 1972

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