

ITEM	SUPPLEMENTARY	24
MANAGER'S REPORT NO.		49
COUNCIL MEETING	1979 07 16	

Re: BOARD OF VARIANCE APPEAL #1978 - TARGET CONCRETE  
PRODUCTS LIMITED - 7550 CONRAD STREET  
LOT 79, D.L. 43, PLAN 27194  
(Item 22, Report No. 49, 1979 July 16)

In reviewing this particular report item and reflecting on its contents, the Municipal Manager feels he should clarify his reasons for concurring in the Director of Planning's recommendation.

The prime concern is whether or not the Board of Variance can authorize a substantial addition to a non-conforming use. If that is within the jurisdiction of the Board, then the Board has approved what is tantamount to a rezoning.

Although the Municipal Manager has not had the time to investigate the costs of the development work involved, it would appear that the installation of a spur line together with the construction will be substantial, and can only extend the life of the non-conforming use. A field inspection will verify this observation.

While the Board of Variance has a role to play within the provisions of the Municipal Act, we are deeply concerned in major cases where there is a question as to its jurisdiction. This question should be resolved so that there is no room for doubt, one way or the other.

RECOMMENDATION:

1. THAT this report be received for the information of Council.