

ITEM	10
MANAGER'S REPORT NO.	42
COUNCIL MEETING	1980 06 16

RE: PROPOSED ZONING BY-LAW AMENDMENT
STORAGE OF PETROLEUM PRODUCTS IN THE M7a DISTRICT

Following is a report from the Director of Planning regarding the above.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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1980 June 10

TO: MUNICIPAL MANAGER
 FROM: DIRECTOR OF PLANNING
 RE: THE STORAGE OF PETROLEUM PRODUCTS IN THE M7a DISTRICT

RECOMMENDATION

1. THAT the Council receive the report of the Planning Department and request the preparation of a by-law by the Municipal Solicitor to permit the introduction of the text amendment, as outlined in Section "C", into the Burnaby Zoning By-law, and that this amendment be advanced to a Public Hearing on 1980 August 12.

REPORT

A. BACKGROUND

The Council, on 1980 May 20, approved a recommendation for the rezoning of a 92.52 acre parcel of land from M3 (Heavy Industrial) District to R2 (Single Family Residential) and M7a (Petroleum Storage) District categories (R.Z. Ref. #19/80). This particular site is located north of Broadway and immediately east of the Burnaby Mountain Golf Course (see attached sketch).

It is intended that the westerly part of the area (52 acres) be subdivided and developed under the R2 designation, while the easterly portion (40 acres), which adjoins the Trans Mountain Tank Farm to the north and contains seven existing oil storage tanks, be rezoned to the M7a category. This would give recognition to the existing use, but prevent the addition of a variety of heavy industrial uses that are permitted under the present M3 District designation.

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B. EXISTING ZONING REGULATIONS FOR THE
STORAGE OF PETROLEUM PRODUCTS

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The storage of petroleum products is presently included as a permitted use in the M7a and M3 zoning categories. However, the M3 Zone contains a clause which requires the observing of a distance separation between a variety of industrial uses (including the storage of petroleum products) and residential areas. Clause (2), under Section 403.2 (Conditions of Use), reads as follows:

"Uses listed in clauses (3) to (12) inclusive of Section 403.1 (Uses Permitted) shall be located 61 m (200.13 feet) or more from the zoning boundary of an A2, R or RM District."

Among the uses governed by this requirement are such manufacturing and processing operations as flour and grain, synthetic fibres, wood and paper products, metal and metal products, heavy machinery and transportation equipment, non-metallic mineral products (cement, sand, gravel), as well as the manufacturing, processing and storage of petroleum and coal products, compressed gases, etc.

This provision is designed to protect residential uses from the possible detrimental effects of adjoining industrial development. However, this regulation does not currently apply to petroleum storage facilities in the M7a category. In view of this, and the desirability of ensuring the conformity of requirements for this type of use under both Zoning designations, an amendment to the by-law is proposed.

C. PROPOSED ZONING BY-LAW AMENDMENT

The addition of the following amendment to Clause (12) of Section 407.1 (Uses Permitted) in the Marine District 2 (M7a) category is proposed:

"(12) The storage of petroleum products in areas having an M7a designation, provided that such use is located 61 m (200.13 feet) or more from the zoning boundary of an A2, R or RM District."

This will ensure that petroleum storage facilities will be subject to the same minimum distance separation requirement from residential areas in both the M3 and M7a District designation.

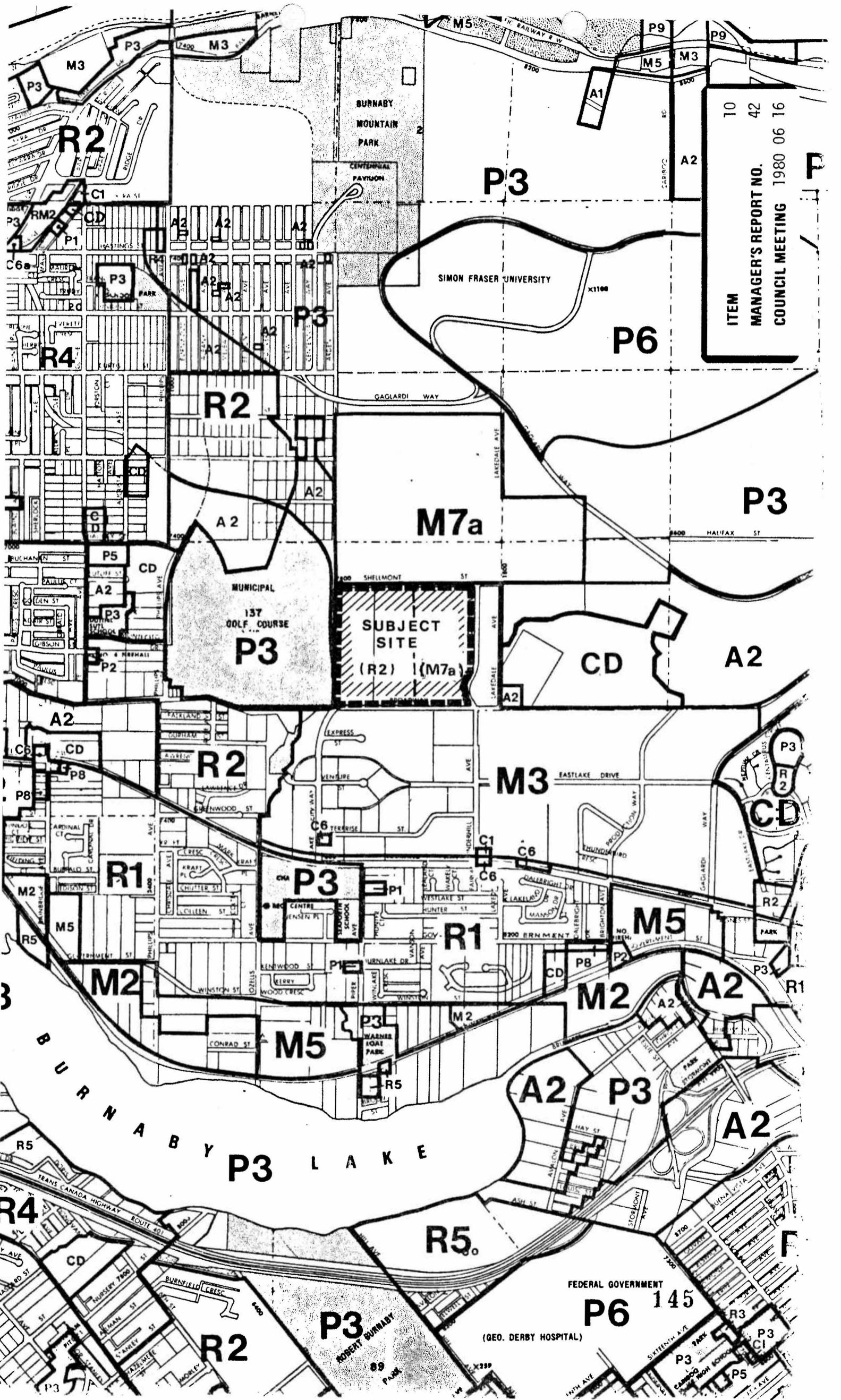


A. L. Parr
DIRECTOR OF PLANNING

RBC/hf

Attach.

c.c. - Chief Building Inspector
Municipal Clerk
Municipal Solicitor
Assistant Director - Long Range
Planning and Research



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SUBJECT SITE
(R2) (M7a)

MUNICIPAL
137 GOLF COURSE
P3

FEDERAL GOVERNMENT
P6 145
(GEO. DERBY HOSPITAL)

R2
P3

P3
P5

