

ITEM 6
MANAGER'S REPORT NO. 45
COUNCIL MEETING 1982 07 26

RE: REZONING REFERENCE #10/82

LOT A EXCEPT PCL. 1, REF. PLAN 29411, BLOCK 11, D.L. 10, PLAN 3320
6750 CARIBOO ROAD

(ITEM 12, OF ITEM 15, REPORT NO. 19, 1982 MARCH 22)
(ITEM 1, IN-CAMERA REPORT NO. 34, 1982 MAY 17)
(ITEM 1, IN-CAMERA REPORT NO. 40, 1982 JUNE 14)
(ITEM 10, REPORT NO. 44, 1982 JULY 12)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1982 JULY 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #10/82
LOT A EXCEPT PCL. 1, REF. PLAN 29411,
BLK. 11, D.L. 10, PLAN 3320

FROM: A2 SMALL HOLDINGS DISTRICT
TO: M5 LIGHT INDUSTRIAL DISTRICT

ADDRESS: 6750 CARIBOO ROAD

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1982 August 09 and to a Public Hearing on 1982 August 24 at 19:30 h and that the following be established as prerequisites to the completion of rezoning:
 - a) The submission of a suitable plan of development to include the building setbacks and landscape berms as described in Section 3.0.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) The approval of the Ministry of Transportation and Highways to the rezoning application.

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- 1.0 Arising out of Council's consideration of a report from the Director, Planning and Building Inspection on 1982 July 12 regarding the above referenced rezoning request, the following motion was adopted:

THAT a rezoning bylaw amendment be prepared and advanced to First Reading and a Public Hearing.
- 2.0 Pursuant to the policy of Council regarding the processing of rezoning applications, it is necessary to establish the prerequisite conditions of the rezoning bylaw amendment and the dates for advancement to First Reading and a Public Hearing.
- 3.0 An important factor that should be taken into consideration in this rezoning application is the impact that the proposed industrial development will have on the surrounding designated park area and the fact that the site represents the northeastern entrance to the Central Valley Park System. In this regard, it is considered to be essential to ensure that the proposed industrial development be provided with an appropriate building setback from Cariboo Rd. and abundant landscaping and screening of surface parking areas so that a suitable relationship and interface with the park area is established. It would therefore be appropriate to require the provision of a minimum landscaped front yard of 50 ft. adjacent to Cariboo Rd. and side yard of 30 ft. adjacent to the south property line. Furthermore, all surface parking areas should be visually screened from Cariboo Rd. through the development of landscape berms. These requirements should be included as design criteria and reflected in the suitable plan of development as a prerequisite condition of rezoning.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

PDS/js