

RE: LETTER FROM MR. ABIE KLASSEN, CHAIRMAN, BURNABY EXPO COMMITTEE, WHICH APPEARED ON THE AGENDA FOR THE 1985 OCTOBER 28 MEETING OF COUNCIL (ITEM 5 c)
TEMPORARY USE PERMIT FOR RECREATIONAL VEHICLE PARK USE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 OCTOBER 30
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.240
SUBJECT: CORRESPONDENCE ITEM FROM THE BURNABY EXPO COMMITTEE

RECOMMENDATION:

1. THAT a copy of this report be sent to the Burnaby Expo Committee, 4346 Greta Street, Burnaby, B.C., V5J 1N8.

R E P O R T

Appearing on the Agenda for the 1985 October 28 meeting of Council was a letter from Mr. A. Klassen, Chairman of the Burnaby Expo Committee, concerning a motion passed by the Committee regarding a proposal to build a temporary 400-unit recreational vehicle park at Lougheed and Boundary.

In connection with a proposal recently received by this department for a facility that would not satisfy the standards established for RV Parks in Burnaby, the attached letter of reply was provided to Mr. Teun Hoff, who submitted the proposal.

In summary, the response explains that Council, following consideration of the merit of providing for recreational vehicle parks, has created a zoning district with requirements reflecting appropriate standards, and that it is not possible to entertain a temporary use permit application as there is no official community plan in place that would make provision for the issuance of such. The letter further points out that in view of the state of discussions concerning the use of the property in question, the department would be unable to support a recommendation to commit the lands for use at variance with the Municipality's objectives.

Mr. Hoff subsequently met with the Municipal Manager and the Director Planning & Building Inspection on 1985 October 29, at which time the situation as described in the letter of 1985 October 17 was confirmed, and the Manager satisfied himself that Mr. Hoff understood the Municipality's position. Staff continue to be available, as expressed, to assist him in any way should he wish to pursue development of a facility satisfying the Municipality's standards, at a suitable location.

This is for the information of Council.

A. L. Parr
A. L. Parr
Director Planning & Building Inspection

THE CORPORATION
OF THE DISTRICT OF

114

4949 Canada Way, Burnaby, B.C. V5G 1M2
Planning & Building Inspection Department

Telephone (604) 294-7400

1985 October 17

Mr. Teun Hoff
20577 - 45A Avenue
LANGLEY, B.C.
V3A 6G4

Dear Mr. Hoff:

Subject: Submission Concerning a "Temporary Use Permit"
for Recreational Vehicle Park Use

This letter is provided in response to your recent submission of a proposal for development of a temporary recreational vehicle park on lands commonly known as the Dominion Bridge property, under the auspices of a "temporary use permit".

As Mr. Stenson of our office informed you at the time of our meeting on 1985 October 09, Burnaby's Council has recently amended its Zoning Bylaw to make provision for recreational vehicle parks, in the P10 Zoning District, incorporating development standards appropriate to an urban setting. As you know, development of a permanent recreational vehicle park adhering to those standards is in the process of approval through rezoning of a site at this present time. In determining the development requirements for recreational vehicle parks in this Municipality, no provision has been made by Council for the development of recreational vehicle parks on the basis of any lesser standards. As a result, your proposal can not be given approval based on the adopted policies that apply in Burnaby.

Your submission contemplated the use of a "temporary use permit" covering the property at the south-east corner of Boundary Road and Lougheed Highway in order to enable you to utilize the site for the duration of the Expo 86 fair.

The legislation permitting municipalities to issue temporary commercial or industrial use permits by resolution has only recently been proclaimed, and the provisions of the Municipal Act limit the use of such permits to those municipalities that have in place an official community plan which designates areas where such temporary uses may be allowed. This is to advise that the Municipality of Burnaby does not have such an official community plan in place and, accordingly, no areas in Burnaby have been so designated for allowance of temporary commercial or industrial uses. For information, the procedure for adopting an official community plan would necessitate preparation of a plan in accordance with Section 810 of the Municipal Act, except sub sections (2)(1) and (4), and subsequent adoption of a Bylaw following the holding of a Public Hearing.

ITEM 4
MANAGER'S REPORT NO. 69
COUNCIL MEETING 85/11/04

Mr. Teun Hoff

- 2 -

1985 October 17

Accordingly, there is no provision available in this Municipality whereby a temporary commercial use permit such as you have proposed can be issued.

Moreover, having given consideration to the specific proposal you have put forward, in light of the Municipality's joint objectives with the British Columbia Development Corporation for this portion of the industrial area involved, and the ongoing discussions that are taking place relative to securing the appropriate use, this department would not be prepared to recommend any Municipal action that would commit these lands to a period of temporary use at variance with these objectives.

In summary, while we wish to thank you for your interest in development in Burnaby, we must advise that your present proposal could not be processed or approved for the reasons mentioned. Should you wish to consider a permanent development satisfying this Municipality's standards for recreational vehicle parks, we would be pleased to meet with you and assist. Should you have any further questions in this regard, please do not hesitate to contact Mr. Stenson.

Yours truly,



A. L. Parr
Director Planning &
Building Inspection

DGS:lf

cc: Mr. B. Lutz
Realty Services Department
Properties Division
B.C. Hydro
600-1045 Howe Street
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Municipal Manager

