

RE: REFERRAL OF REZONING REFERENCE NO. 173/87
TO A PUBLIC HEARING ON 1988 JUNE 21
4050 LOUGHEED HIGHWAY

ITEM 4
MANAGER'S REPORT NO. 36
COUNCIL MEETING 88/05/16

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 May 06

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REFERRAL OF REZONING REFERENCE #173/87
TO A PUBLIC HEARING ON 1988 JUNE 21
4050 LOUGHEED HIGHWAY

FROM: M3 HEAVY INDUSTRIAL DISTRICT
TO: C6B GASOLINE SERVICE STATION DISTRICT

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RECOMMENDATION:

1. THAT a rezoning bylaw to cover the rezoning application as noted in this report be prepared and advanced to First Reading on 1988 May 24, and to a Public Hearing on 1988 June 21 at 7:30 p.m., and that the following be established as prerequisites to the completion of this rezoning:
 - a) The submission of a suitable plan of development, including the landscape plan submitted to the 1988 May 02 Council meeting for the overall site.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
 - e) The granting of any necessary easements.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - h) The undergrounding of existing overhead wiring abutting the site.

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R E P O R T

- A. On 1988 May 02, Council decided to advance the following application to a Public Hearing notwithstanding the negative recommendation contained in the report from the Planning & Building Inspection Department:

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Rezoning Reference #173/87

Legal: Portion of Block "K" except firstly, part shown outlined in red on Plan 4957 and, secondly, part lying within statutory right-of-way Plan 69655, District Lot 118, Group 1, N.W.D., Plan 3067.

Address: Portion of 4050 Loughheed Highway

From: M3 Heavy Industrial District

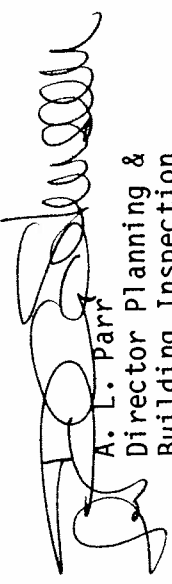
To: C6b Gasoline Service Station District

- B. Pursuant to the policy of Council regarding the processing of a rezoning application, it is necessary to establish the prerequisite conditions of rezoning associated with the subject application, and instruct that a bylaw be prepared and advanced accordingly.

AW

BW:lf

cc: Fire Chief


A. L. Parr
Director Planning &
Building Inspection