

RE: REFERRAL OF REZONING REFERENCE #67/88 TO
A PUBLIC HEARING ON 1988 NOVEMBER 22

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: REFERRAL OF REZONING REFERENCE #67/88 TO A PUBLIC HEARING ON 1988 NOVEMBER 22

1988 SEPTEMBER 27

PURPOSE: The purpose of this report is to advance this rezoning to First Reading and a Public Hearing.

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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 a First Reading on 1988 November 01 and to a Public Hearing on 1988 November 22 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.
 - 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.

ITEM	2
MANAGER'S REPORT NO.	63
COUNCIL MEETING	88/10/03

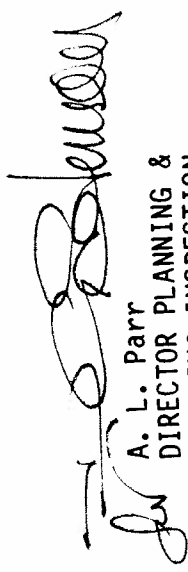
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- g) The registering of a Section 215 covenant against the title to the land restricting the use of the property to that of a grocery store and restricting any development to the gross floor area noted on the suitable plan of development submitted in connection with prerequisite (a).

REPORT

- 1.0 On 1988 September 26, Council decided to advance the following application to a Public Hearing notwithstanding the negative recommendation contained in the report from the Planning and Building Inspection Department.
 - 1) Rezoning Reference #67/88
North half of lot 4, Blk. 12, D.L. 116, Plan 1439
Address: 805 Gilmore Avenue
From: R5 Residential District
To: C1 Neighbourhood Commercial District
- 2.0 Pursuant to the policy of Council regarding the processing of rezoning applications, 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.

APL
BW:ap


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION