

Monday, June 18, 1958

A Public Hearing was held into applications for rezoning under the Town Planning By-law on Monday, June 18, 1958 at 7.15 p.m., in the Council Chamber, 4000 Grandview Highway.

Present: Reeve MacSerley in the Chair; Councillors W.P.Philips, Charlton, Drummond, Hean, Hughes, F.Philips and Morrison.

The following applications were considered together with the repeal of Section 16 of "Burnaby Town Planning By-law 1948" being By-law 1991.

- (1) Lots 1 and 2, Block 18, D.L.68.
- (2) Lots 3 and 4, Blk."M", of Blk.3, D.L.748½
- (3) Lot "A", Blk.2, D.L.122.

No representations were made for or against the application to rezone property noted in Item 1.

Mr. J.E.Chalmers, owner of the property involved, in the rezoning application noted in Item 2 attended and elaborated on the application expressing favour to the rezoning.

Mr. Arnold attended with regard to the application noted in Item No.3 and advised it was his desire to have the property rezoned to Multiple Family Type I rather than Multiple Family II as recommended by the Planning authorities.

No objections were raised to the repealing of Section 16 of the By-law.

The Municipal Council convened in the Council Chamber for a regular meeting at 7.30 p.m. following the Public Hearing.

Moved by Cr.Morrison, seconded by Cr.Hean "That the minutes of the previous meeting be adopted as written and confirmed."

Carried Unanimously.

A.A.Amusement submitted an application for a licence to operate an Arcade in the 4000 Block East Hastings Street.

Moved by Cr.Morrison, seconded by Cr.Hean "That the application be received and referred to the Licence Committee."

Carried Unanimously..

North Burnaby Ward of Trade submitted a report of their Transportation Committee which conducted a survey into the parking situation in the business section of Hastings Street.

Moved by Cr.Hean, seconded by Cr.Charlton "That the letter be received and referred to the Traffic and Traffic Safety Committee."

Carried Unanimously.

A. Brownjohn wrote charging that discriminatory treatment was being levelled by the Engineering Department in the operation of Stride Avenue Gravel Pit requesting an opportunity to elaborate on the situation so far as he was concerned.

Moved by Cr.Charlton, seconded by Cr.Morrison "That the letter be received and referred to the Special Committee appointed relative to Equipment hiring."

Carried Unanimously.

Greater Vancouver Sewerage and Drainage District wrote with reference to a progress report submitted by their District concerning the Central Valley Trunk sewer, advising that a further report of the South Slope sewer was pending an additional study of the area due to the fact that New Westminster had withdrawn as a member of the Sewer District. Thus, the development and final designs of the South Slope sewer would take considerable time.

Moved by Cr.Charlton, seconded by Cr.Hean "That the letter be received."

Carried Unanimously.

T.H.Geebe, M.P. wrote advising he had received information the R.C.A.F. was proposing to instal a large radio installation on Burnaby Mountain and that if such were allowed to proceed the danger of successful Television broadcasting from that area would be jeopardized. The M.P. requested that permission be withheld by the Council if an application was made by the R.C.A.F.

Moved by Cr.Morrison, seconded by Cr.Charlton "That the letter be received and suitably acknowledged."

Carried Unanimously.

City Bench Company submitted an application for permission to place seats for public convenience and as an advertising medium at a number of locations throughout the Municipality.

Moved by Cr. Hughes, seconded by Cr. Charlton "That the letter be received and that permission be granted provided locations do not conflict with locations already approved for similar enterprises."

Carried,
Cr. Drummond opposed.

St. John's Ambulance Brigade submitted an application to hold their Annual ^{Church} Parade on Sunday, June 24th, in the South Burnaby area.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That permission be granted as requested."

Carried Unanimously.

A telegram was read from the Chairman, Barnet Inter-District Council, Hertfordshire England, extending Congratulations and Good Wishes to the people of their namesake town.

Moved by Cr. Morrison, seconded by Cr. Hean "That the telegram be received and suitably acknowledged."

Carried Unanimously.

Executive Director, U.B.C.M. submitted a copy of an address delivered recently by Reeve C.A.P. Murison of the District of North Cowichan to the Annual Meeting of the Association of Vancouver Island Municipalities.

Moved by Cr. Hean, seconded by Cr. Hughes "That the correspondence be received and filed."

Carried Unanimously.

Pacific National Exhibition submitted advice of the Opening Day Parade of the Exhibition to be held Wednesday, August 22nd inviting the Council to participate in the said parade.

Moved by Cr. Drummond, seconded by Cr. Charlton "That the letter be received and referred to the Chief Administrative Officer for report."

Carried Unanimously.

The Fire Chief submitted a report of the activities of his Department for the month of May, 1956.

Moved by Cr. Drummond, seconded by Cr. Charlton "That the report be received."

Carried unanimously.

The Chief Licence Inspector submitted a report of the activities of his Department for the month of May, 1956.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That the report be received."

Carried Unanimously.

The Chief Licence Inspector submitted a report on the application of Truckway Freighters Limited to transfer their auto wrecking business from 6520 Leaghead Highway to Lot 2, Blk. 16, D.L. 119E Plan 3813, - 6160 Willingdon Avenue. The Licence Inspector recommended that permission be granted subject to the following conditions:

- (1) That a 6' tight board fence be erected satisfactory to the building Inspector.
- (2) That the area be enclosed and made safe from fire hazards.
- (3) That all wrecking and storage of vehicles be confined within the enclosure.

Moved by Cr. Hughes, seconded by Cr. F. Philips "That the report be tabled to Item No. 7 of the Agenda."

Carried Unanimously.

The Municipal Solicitor submitted a report on the regulation of auto wrecking businesses reviewing the present regulations from a zoning and licence aspect advising that in his opinion Section 13 of the Town Planning By-law giving distinct approval to the Council was *intra vires* in view of a recent Surrey case. The Solicitor expressed the opinion that the Council must approve or reject the application without conditions. The Solicitor further referred to Section 12 of the Town Planning By-law providing for certain general restrictions in industrial areas. The Solicitor expressed the opinion that the section was worded in such general terms that convictions for violations would be practically impossible to obtain and suggested the proper remedy was to set out specific regulations. The Solicitor further set out the applicable sections of the Municipal Act giving power to the Council to regulate or refuse permits for the operation of trades and businesses.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the report of the Solicitor be received and the necessary amendments be made to the by-laws concerned as recommended by the Solicitor."

Carried Unanimously.

The Licence Inspector's report on Truckway Freighters' Limited application, (Item 6) was lifted from the table.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That all applications for permits for the operation of auto wrecking businesses be tabled pending the promulgation of regulations as recommended by the Municipal Solicitor."

Carried Unanimously.

The Treasurer submitted the following Cost statement with regard to the new Municipal Hall:

Contract	\$482,160.00
Extras to contract (net)	4,322.00
Architect's fees	28,296.00
Furniture & Equipment - new	36,983.00
- renovation	4,154.00
Miscellaneous	2,586.00
Building	3,242.00
Landscaping (estimate)	44,250.00
Emergency Lighting Plant	6,200.00
Telephone Installation	3,900.00
Balance req'd for furnishings and fittings	8,907.00
	<u>\$625,000.00</u>

Source of Funds:

First Tax Sale Monies By-law	\$380,000.00
Second tax Sale Monies by-law	168,880.00
T.B. Society Grant	10,000.00
Provincial-Federal Health Grant	22,000.00
Civil Defence Grant	9,750.00
1954 Reserve	10,653.00
Req'd from general revenue	23,717.00
	<u>\$625,000.00</u>

It was further reported that in addition to the above the sum of \$2,154.91 represented the cost of moving files and furnishings from the old buildings. The Treasurer requested formal approval of the expenditures.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That the expenditures and appropriations be approved."

Carried Unanimously.

The Special Committee appointed to investigate the complaint of noise and odor disturbances from the Industrial Engineering plant on Government road reported that investigations revealed the Company as occasionally testing and breaking in meters in an adjacent area and that the Company had promised to co-operate by restricting the testing of these meters in the open area until real necessity arose as a result of the fulfillment of important orders. The Committee reported further that no evidence of odor was found attributable to this plant.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the report be received and the contents be relayed to the complaining petitioners."

Carried Unanimously.

The Engineer submitted Detailed Account of Works covering the two week period ending June 10th, 1956.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the report be received."

Carried Unanimously.

The Engineer submitted Estimates of Work for the two week period, June 25th to July 8th, 1956 as follows:

Board of Works-General-\$ 94,075.00

Moved by Cr. Charlton, seconded by Cr. W.P. Philips "That the estimates as submitted be approved."

Carried Unanimously.

The Engineer submitted Estimates of Work for the two week period, June 25th to July 8th, 1956 as follows:

Water Works-General-\$12,975.00

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the estimates as submitted be approved."

Carried Unanimously.

The Engineer submitted Estimates of Work for the two week period, June 25th to July 8th, 1966 as follows:

Health and Sanitation-General-\$7,200.00

Moved by Cr. Drummond, seconded by Cr. W.P. Philips "That the estimates as submitted be approved."

Carried Unanimously.

The Municipal Engineer submitted a report on the storm drainage problem which would result from development of Lots 14, 15 and 16, J.L.95 (Salisbury Avenue and Kingsway) advising that the existing storm drainage system on Kingsway would be incapable of accommodating the flow of water which would be produced by full scale commercial development of the site. The Engineer reported it would be necessary to cross Kingsway at Salisbury Avenue and extend the new storm sewer south a distance of approximately 600' to a natural water course at an estimated cost of \$15,300.00. The Engineer further reported that street lighting on Kingsway was quite adequate and that a 6' sidewalk fronting the site was included in the current sidewalk programme.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the report be received and referred to Committee of the Whole."

Carried Unanimously.

The Engineer submitted a report on the application of J.D. Pipe for a permit to remove soil from Lot 2, Block 18, D.L.44/78 recommending that permission be granted subject to the following conditions:

- 1) That the depth of soil to be removed is not to exceed 2½ feet.
- 2) That no topsoil be removed from any point within 20 feet of any public right-of-way.
- 3) That any excavation be properly drained and maintained in safe condition.
- 4) That the granting of this permit does not relieve the applicant of any responsibility for damage to public or private property resulting from this excavation.

Moved by Cr. Morrison, seconded by Cr. Hughes "That the recommendation of the Engineer be adopted."

Carried Unanimously.

The Engineer submitted a report on the complaint of the North Burnaby Board of Trade relative to damage caused to private properties as a result of lowering of street grades throughout the Municipality advising that upon contacting the Secretary of the Board it was determined that the complaint arose as a result of a small shed built on a lane allowance. Following construction of a sewer, the lane had been widened and a small amount of dirt deposited against the base of the shed. The Engineer reported that Municipal by-laws affecting residential property required a setback in front and at the rear and that under these circumstances no problem exists. It was reported that very few, if any, complaints had been received in recent years and that every effort was made in the Department's construction programmes to protect private property, against encroachments during the course of right-of-way construction work.

Moved by Cr. Drummond, seconded by Cr. Charlton "That the report be received and the contents relayed to the North Burnaby Board of Trade."

Carried Unanimously.

The Municipal Engineer reported on complaints registered relative to the construction of sidewalks in 1955 contracts advising that inspection of a number of the sidewalk projects had proved that the thickness of the concrete measured 4" according to specifications. The Engineer reported it was estimated the reported measurements of 3½" were taken on the outer edge of the sidewalks where variations of one-half inch in thickness can readily be expected.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the report be received."

Carried Unanimously.

The Municipal Engineer submitted cost reports on the following local improvement paving projects:

- (a) Barker Crescent from Hazelwood Cres. to Price Cres.
- (b) Parkwood Crescent from Parkwood Ave. to Barker Cres.
- (c) Buxley Ave. from Mesrop St. to Fir Street.
- (d) Portland St. from Strathearn Ave. to Gray Avenue.
- (e) Price Cres. from Patterson Ave. to Barker Crescent.
- (f) Elwell St. from Colborne Ave. to Sperling Avenue.
- (g) Burke St. from Patterson Ave. to Chaffey Ave.
- (h) McDonald Ave. from Spruce St. to Kincaid St.
- (i) Pinewood Cres. from Parkwood Cres. to Barker Cres.
- (j) Bend St. from Smith Ave. to Chesham Ave.
- (k) Portland St. from Sussex Ave. to Strathearn Ave.
- (l) Parker St. from Carlton Ave. to Madison Ave.
- (m) Pioneer Ave. from Grafton St. to Sardis St.

Engineer's Cost reports (continued...)

- (n) Regent St. from boundary Rd. to Smith Avenue.
- (o) 13th Avenue from Kingsway to Davies St.
- (p) Chesham Ave. from Bond St. to Burke St.
- (q) Barker Cres. from Gilpin Cres. to Meserep St.
- (r) Pearl Ave. from Irvine St. to Oakland St.
- (s) Neville St. from Curragh Ave. to Gilley Ave.
- (t) 17th Ave. from 1st St. to Newcombe St.
- (u) Gray Ave. from Portland St. to McKee St.

Moved by Cr. Charlton, seconded by Cr. Merrigan "That the reports be received and the necessary By-law be brought down.

Carried Unanimously.

The Treasurer submitted Disbursements for the two week period ended 15th June 1956 in the total amount of \$597,837.13.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That the disbursements be approved as submitted."

Carried Unanimously.

The Special Committee appointed to inquire into the complaint registered against the application to cancel a portion of Blocks 21 and 30, D.L.53 to close 15th Avenue from 19th Street 277' south west, reported having considered the objections registered and suggested that the assembly proposal should be modified as follows:

- (a) The two newly created lane allowances perpendicular to 15th Ave. be cancelled.
- (b) Two new lane allowances created parallel to 19th Street at a distance of 257 feet from 19th.
- (c) Lots 5 and "C" of Blk. 30 be retained in Corporation ownership.

The Committee recommended that the sale of Corporation land be renegotiated in the light of these modifications, that the Land Registry office be advised of Council's views on this matter and that the owner of Lot 28, Block 21 be offered the cancelled portion of land referred to in item (a) above.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That the recommendations of the Committee be adopted."

Carried Unanimously.

The Chief Administrative Officer submitted a report on the complaint of Mr. Archie Brownjohn that trucking practices at Stride pit were not being conducted in accordance with the recent policy of the Council. The Chief Administrative Officer advised that the report of the trucking Committee dated March 19th was being followed with the exception of recommendations #2 and #3 requiring that the Engineering Dept. estimate the possible number of contract hours for a six month period, and that tenders be called guaranteeing a minimum number of hours of work during each period. The Chief Administrative Officer elaborated further on the practices being followed as a result of other complaints concerning the use of contractors listed on the seniority list and the resortment to overtime work, to facilitate paving during the fine construction weather during the months of April and May.

Moved by Cr. Charlton, seconded by Cr. Hughes "That the report be received."

Carried Unanimously.

The Municipal Solicitor submitted a report on a recent amendment to Section 9 of the Town Planning By-law providing that the Council may make regulations for, amongst other things, the zoning of lands for park purposes. The Solicitor submitted that the Council could under this section zone lands for park purposes in the same manner as for other established zones. It was also pointed out that property would not be deemed injuriously affected by reason of the passing of the zoning by-law. Further, that ^{when} actual acquisition of the designated lands for park purposes was made, the Municipality would be required to pay compensation in the usual manner.

Moved by Cr. Drummond, seconded by Cr. Charlton "That the report be received."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the report of the Parks Board recommending rezoning of a strip of land surrounding Deer Lake, for park purposes, be lifted from the table."

Carried Unanimously.

Moved by Cr. Hughes, seconded by Cr. Morrison "That the report of the Parks Board re Deer Lake Park rezoning be tabled pending a report from the Planning Engineer."

Carried Unanimously.

His Worship, Reeve MacSorley, submitted a report on the application of New Vista Society to purchase Lots 1 to 14, S.J.2, Blk.1, J.L.25W and Lots 15 to 28, S.J.1, Blk.1, J.L.25W, advising that investigation of the status of the property revealed that no reservations were made with the exception of a 7' portion for the widening of Newcombe Street. Under the circumstances, it was recommended that the property be sold to the New Vista Society subject to the existing reserve and on the same terms and conditions as the sale of previous properties to this Society.

Moved by Cr. F. Philips, seconded by Cr. Morrison "That the application be tabled pending receipt of a plan and report on the future development of Newcombe St."

Carried,

Cr. Drummond opposed.

His Worship, Reeve MacSorley, submitted a report on behalf of the Committee on Grants on the application of Janis Heme for a construction grant to aid in the proposed addition to their Home for Senior Citizens. The Reeve recommended that no grant be made due to the existing policy whereby grants were not made to such organizations for construction purposes and further that no provision was contained in the current budget for such a grant to the subject applicants.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That the recommendation be adopted."

Carried Unanimously.

The Auto Court Committee submitted a report on the application of Chuck Quan for approval of Block 5, J.L.124 as the site for an auto court, recommending that the application be not approved for the following reasons:

- (1) Since the property was situated some 12 to 15 feet below the Leugheed Highway, difficulties would arise for ingress and egress to and from the property if the original elevation is maintained.
- (2) The difficulty of providing adequate drainage control (sewage and storm) and protection of adjoining low lying property if the subject property is filled to approximately the Leugheed Highway elevation.
- (3) The difficulty of obtaining adequate footings for building improvements if the property is filled.
- (4) The basic lack of adequate area for sewage control facilities, notwithstanding the grade problems outlined in items 1, 2 and 3 above.

Moved by Cr. Drummond, seconded by Cr. Charlton "That the recommendation of the Committee be adopted on the basis that the property is not suitable from a drainage point of view."

Carried Unanimously.

The Auto court committee submitted a report on the application of E. Drews for permission to establish an auto court on Block 17, Sketch 8185, J.L.79N (3975 Grandview-Douglas Highway) recommending that the application be held in abeyance pending a Land Use Study of the property and the surrounding area by the Town Planning Commission and Planning Division.

Moved by Cr. Hughes, seconded by Cr. W.P. Philips "That the recommendation of the Committee be adopted."

Carried Unanimously.

Moved by Cr. Hean, seconded by Cr. Drummond "That the report be tabled."

Carried,

Cr. Hughes opposed.

Cr. F.Philps withdrew from the meeting.

COMMITTEE REPORTS

Board of Works Committee.

Your Committee met on Monday, June 11th, 1956 and recommend:

- (1) That the recommendation of the Municipal Solicitor that a second survey be undertaken to determine the location of the lane on the north side adjoining the property at 4510 Smith Avenue, which has given rise to dispute, be adopted.
- (2) That steps be taken to divorce the Planning Department from the engineering Department and set up the former as a separate authority.

Moved by Cr.Charlton, seconded by Cr.Morrison "That the recommendations of the Committee be adopted."

Carried Unanimously.

JUSTICE, POWER AND TRANSPORTATION COMMITTEE

Your Committee met on Monday, June 11th, 1956 and recommend:

- (1) That the application of B.C.Track and Field Association to conduct B.C. Olympic Marathon trials on July 1st at 8.00 a.m. through this Municipality, along the same route as that used for the B.E.Games, be approved.

Moved by Cr.Hean, seconded by Cr.Morrison "That the recommendations of the Committee be adopted."

Carried Unanimously.

Cr. F.Philps returned to the meeting.

REPORT OF TOWN PLANNING COMMISSION.

The Town Planning Commission submitted a report of their meeting held June 14th, 1956 as follows:

- (1) C.M.C., Burnaby, re sale of Lots 5, 6 and 7, Blk.1, J.L.69 and rezoning same for Light Industrial use.

The Commission re-considered the application for Industrial use of the above noted property, resulting from the application to purchase this property. Council will recall that in June 1955 the Commission made recommendation on this same property for use for a Light Industrial Warehousing development and at that time suggested that if Lots 5, 6, and 7 were consolidated with Lots 1 and 2, immediately to the west, and that suitable allowance were made for the widening of Still Creek Avenue, a Light Industrial site might be obtained. At that time, the Commission suggested that careful choice should be made of the Industrial developer in order that a nuisance not accrue to the surrounding Industrial area.

The Commission understands that the current application is to make use of the land as a Storage Yard and Repair Yard for heavy construction equipment. The Commission further notes that the present applicant for purchase of Lots 5, 6, and 7, is the owner of Lot 1 - however, Lot 2 is still privately owned and is occupied for Residential purposes.

The Commission would re-affirm its recommendation of June, 1955 that Lots 5, 6 and 7 be withheld from sale and not rezoned for Industrial use at this time, as in the opinion of the Commission, surrounding Residential areas would be detrimentally effected by the current proposed Industrial use.

Moved by Cr.Charlton, seconded by Cr.Hughes "That the recommendation of the Town Planning Commission be adopted."

Carried Unanimously.

Moved by Cr.Drummond, seconded by Cr.Charlton "That Item 1 be tabled pending submission of maps of a plot plan of the area covered by the application."

Carried Unanimously.

- (2) C.M.C. Burnaby re application of Mary Dawson and others for the rezoning of all that area bounded by Curtis Street, Cliff Avenue, Kensington Avenue and Hastings Street, from Light Industrial to Residential.

The Commission has given lengthy consideration to this application and in view of: (a) the extent of Residential encroachment in the present Light Industrial area (b) the location of the Westridge Elementary School and the Kensington Junior High School (c) the proposed extension of sewer facilities, would recommend that:

REPORT OF TOWN PLANNING COMMISSION

(2) continued

- (1) the portion of the Northern Light Industrial district south of Hastings Street except that part bounded by Hastings Street, Clare Ave., the lane south of Hastings Street and Grove Avenue, and except Lots 4 and 5, Blk.2, J.L.206 be rezoned from Light Industrial to Residential Two Family Use.
- (11) The area described in item (1) above be designated as a Residential Type II District in the Subdivision Control By-law.
- (111) Lots 4 and 5, Blk.2, J.L.206, and the area bounded by Hastings Street, Clare Avenue, the lane south of Hastings Street and Grove Street, be rezoned from Light Industrial to Commercial use.

The Commission would point out that in item (111) above, provision is being made for the extension of the established Commercial District at Sperling and Hastings Street, and for the development of a 4.8 acre tract at the north-east corner of Kensington Avenue and Curtis Street for a Commercial district to serve the development of a Residential Community.

The Planning Engineer submitted the following recommendations in connection with this application:

- (a) That portion of the Northern Light Industrial District south of Hastings Street except (1) that part bounded by Hastings Street, Clare Avenue, the lane south of Hastings and Grove Avenue (11) Lots 4 and 5, Blk.2, J.L.206 (111) N.267' of Lots 8 and 9, Blk.3, J.L.206 rezoned for Residential Two Family Use.
- (b) That this above described area be designated as a Residential Type II District in the Subdivision Control By-law.
- (c) That the areas noted as accepted in (a) above, be rezoned for Commercial use.

Moved by Cr.Drummond, seconded by Cr.Morrison "That the application be approved for further consideration."

Carried Unanimously.

Moved by Cr. F.Philips, seconded by Cr.Charlton "That the application be tabled to the next meeting of the Council pending submission of a Plot Plan of the land covered by the application."

MOTION LOST:

IN FAVOUR-Crs.F.Philips, Charlton, W.P.Philips
AGAINST - Crs.Hean, Morrison, Hughes and Drummond.

- (3) Application of Newcombe Realty for the rezoning of Lot "G", Blocks 1 and 8 J.L.4, Expl. Plan 13773, and Block 2 S $\frac{1}{2}$ J.L.4, part south of Leugheed Highway, Plan 846, from Small Holdings to Commercial.

The Commission viewed the proposed development plan submitted by the applicants and noted certain deficiencies thereon. The Commission suggested to the applicants that an alternative development plan be re-submitted indicating:

- (a) vehicular parking area and building floor area in the ratio of 3.5 to one.
- (b) provision of a sixty foot building setback line for the future widening of the Leugheed Highway.
- (c) provision of a thirty foot set back line for the future widening of Government Road and for conformity with the average established Residential building line.
- (d) elimination of the present acute angle intersection at Leugheed Highway and Government Road.
- (e) reservation of adequate area for sewage control facilities.

The Commission considers the proposed lane use to be compatible with existing development in this area, and would recommend that with submission of the revised development plan above indicated, this application be approved for rezoning from Small Holdings to Commercial.

The Planning Engineer reported on Item 3 that a suggestion had been advanced to the applicants that a development based on the undernoted standards would not prejudice future utility of the Highway and would not detrimentally effect adjacent development:

- 1. Vehicular parking area to be provided in the ratio of 3.5 square feet to 1.0 square feet of building floor area.
- 2. One access point only provided from the Highway.
- 3. Provision of 60 feet setback for future widening of the Leugheed and for amenity reasons.

(continued....)

TOWN PLANNING COMMISSION REPORT (continued...)

(3) continued...

4. Provision of 30 feet set back for future widening of Government Road and for conformity with the average established building line.
5. Elimination of present acute angle intersection by dedication of the easterly portion of the lot.
6. Adequate provision made for sewage disposal in conformity with requirements of the Health Department and of an unsurfaced area for disposal area.

In view of the special circumstances obtaining in this matter, the Planning Engineer recommended that final disposition of this matter be deferred until such time as Council can be assured of a development proceeding which will be in conformity with these standards. This matter has been discussed with the applicants and they have agreed to proceed with the preparation of a tentative development proposal.

Moved by Cr. Charlton, seconded by Cr. Hean "That the recommendation of the Commission be adopted."

Carried Unanimously.

4. Application of E.J. Bright Ltd. for the rezoning of the W₂ of W₂ Blk. 3 J.L. 4, Plan 845, and a Pt. (Plan 4829) Block 3 S₂ J.L. 4, Plan 4332 being east of 311 Leugheed Highway, from Small Holdings to Commercial or Light Industrial for the purpose of a Lumber Yard and Builders' Supply.

In considering this application the Commission notes that Industrial or Commercial development of property abutting the Leugheed Highway in this vicinity would seriously hinder development of large areas northerly from the Highway by blocking off necessary future access roads. The Commission further notes that piecemeal rezoning of property abutting the Leugheed Highway in this area could destroy the utility and primary function of the Highway for traffic movement.

In view of the foregoing consideration, the Commission would recommend that this application not be approved.

The Planning engineer submitted that this application was similar to others received during the past year in that it is an "unsubdivided" acreage which is integrally located within a larger block of acreages, and recommended that the application be not approved.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That the application be tabled pending submission of plot plans of the area."

Carried Unanimously.

The Property Manager submitted Property Sales Slips #'s 8731 and 8736 as follows:

Sales No.	Name of Purchaser	Description of Property	Sales Price
8731	Rose, Elsa Juliana Rose, Henry Selim	Lot 6E ₂ , Blk. 13, D.L. 116S ₂ Plan 1439	\$1855.00
#8736.	Builders Supplies Ltd.	Lots 4E ₂ , 5 to 10, 11E ₂ and 12-14, Blk. 51, D.L. 95 Plan 2093.	10,000.00

Moved by Cr. Morrison, seconded by Cr. Hean "That Property Sales slips as submitted be approved."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That "Burnaby Land Sale By-law No. 7, 1955" be introduced and that the Council sit as a Committee of the Whole with the Reeve in the Chair to consider the by-law."

Carried Unanimously.

The Reeve asked the question: "What is your pleasure with this By-law?"

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That the by-law be read by short title."

Carried Unanimously.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That the Committee rise and report the by-law complete without amendment."

Carried Unanimously.

The Council re-convened.

Moved by Cr. Morrison, seconded by Cr. W.P. Philips "That "Burnaby Land Sale By-law No. 7, 1956" be now passed."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Hean "That "Burnaby Sewer Easement Expropriation By-law, 1956" be now introduced and that the Council sit as a Committee of the Whole with the Reeve in the Chair to consider the by-law."

Carried Unanimously.

The Reeve asked the question: "What is your pleasure with this by-law."

Moved by Cr. Charlton, seconded by Cr. Hean "That the by-law be read by short title only."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Morrison "That the Committee rise and report the by-law complete without amendment."

Carried Unanimously.

The Council re-convened.

Moved by Cr. Charlton, seconded by Cr. Morrison "That "Burnaby Sewer Easement Expropriation By-law 1956" be now passed."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That "Burnaby Tax Sale Lands Moneys Expenditure By-law No. 1, 1956" be introduced and given a First Reading."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Drummond "That "Burnaby Tax Sale Lands Moneys Expenditure By-law No. 1, 1956" do pass its First Reading."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That "Burnaby Tax Sale Lands Moneys Expenditure By-law No. 2, 1956" be introduced and read a First time."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That "Burnaby Tax Sale Lands Moneys Expenditure By-law No. 2, 1956" do pass its First Reading."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That "Burnaby Tax Sale Lands Moneys Expenditure By-law No. 3, 1956" be introduced and read a First Time."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That "Burnaby Tax Sale Lands Moneys Expenditure By-law No. 3, 1956" do pass its First Reading."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Morrison "That "Burnaby Tax Sale Lands Moneys Expenditure By-law No. 4, 1956" be introduced and read a first time."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Hean "That "Burnaby Tax Sale Lands Moneys Expenditure By-law No. 4, 1956" do pass its First Reading."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Hughes "That "Burnaby Tax Sale Lands Moneys Expenditure By-law No. 5, 1956" be introduced and read a first time."

Carried Unanimously.

Moved by Cr. W.P. Philips, seconded by Cr. Hughes "That "Burnaby Tax Sale Lands Moneys Expenditure By-law No. 5, 1956" do now pass its First Reading."

Carried Unanimously.

Moved by Cr. Charlton, seconded by Cr. Morrison "That "Burnaby Easement Authorization By-law No. 5, 1956" be now introduced and that the Council sit as a Committee of the Whole with the Reeve in the Chair to consider the by-law."

Carried Unanimously.

The Reeve asked the question: "What is your pleasure with this by-law?"

Moved by Cr.Charlton, seconded by Cr.Morrison "That the by-law be read by short title only."

Carried Unanimously.

Moved by Cr.Charlton, seconded by Cr.Morrison "That the Committee rise and report the by-law complete without amendment."

Carried Unanimously.

The Council re-convened.

Moved by Cr.Charlton, seconded by Cr.Morrison "That "Burnaby Easement Authorization By-law No.5, 1956" be now passed."

Carried Unanimously.

The meeting then adjourned.

Confirmed:

Charles B. Brown
Clerk.

Chas. MacSoley
Reeve.