

1978 FEBRUARY 21

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1978 February 21 at 19:30 h.

Present: Mayor T.W. Constable, in the Chair
Alderman G.D. Ast
Alderman D.P. Drummond
Alderman D.A. Lawson
Alderman W.A. Lewarne
Alderman D.M. Mercier
Alderman F.G. Randall

Absent: Alderman A.H. Emmott
Alderman B.M. Gunn

Staff: Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. James Hudson, Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

The Public Hearing was called to order at 19:30 h.

1. REZONING REFERENCE #46/77

FROM: COMMUNITY COMMERCIAL DISTRICT (C2)
TO: GASOLINE SERVICE STATION DISTRICT SELF_SERVE (C6A)

Lots 32,33 and 34, Block 4, D.L. 28S, Plan 274

7892 6th Street -located on the northwest corner of 6th Street and 10th Avenue.

The applicant requests rezoning for the purpose of building a new self-serve gasoline service station facility.

Mr. S.A. Ruocco, Senior Account Executive, Imperial Oil Limited, 475 West Georgia Street, Vancouver, B.C. V6B 4M8 then addressed Council and read a letter of which the text is contained hereunder:

"Your Worship and Members of Council:

On January 23, 1978 your Director of Planning recommended that our site at 7892 6th Street be rezoned from C2 Community Commercial District to C6A Gasoline Service Station District-Self Serve.

This recommendation in part recognizes that this location was converted to Self Serve prior to the creation of the C6A Self Serve Zoning. It also considers the compatibility of this type of an operation related to the immediate area of the traffic arteries it serves. This site meets the requirements of your Planning Department in their interpretation of the reasons governing C6A zoning requirements.

One may say that the present type of an operation enjoys squatters' rights on this particular site, however, the true interpretation of the existing C2 zoning indicates that the present facility is non-conforming.

Section 705 of the Municipal Act stipulates that if the present facility should be 75% or more destroyed by fire it cannot be rebuilt under the existing zoning. It also stipulates that if for any reason, this unit should close for a period of 30 days or more, it cannot be reopened.

We do not believe that it is the intent of this Council to impose this type of uncertainty on an existing operation that has received prior and present Planning approval and has proven its acceptance to the monitoring public.

We therefore respectfully appeal to this Council to approve our application for rezoning."

There were no further submissions received in connection with this rezoning application.

2. PROPOSED AMENDMENT TO "BURNABY ZONING BY-LAW 1965"

REZONING APPLICATION FEES

Proposed Amendments:


- a) Section 7.8(4) - Every application for a rezoning or a land use contract shall be accompanied by a fee of \$ 580.00 for the first 5000 m² or less of land included in such application, plus \$ 5.00 for each 100 m² or part thereof.
- b) Section 7.8(1) - This By-Law shall not be amended or repealed except after a Public Hearing under Section 703 of the Municipal Act and that no zoning by-law shall be adopted, amended, etc. except upon the affirmative vote of at least two-thirds of all members of the Council present at the meeting at which the vote is taken and entitled to vote on the by-law.

There were no submissions received in connection with this proposed amendment.

The public hearing terminated at 19:36 h.

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT

CAT/sb