

1991 NOVEMBER 26

A Public Hearing was held in the Small Gymnasium, Burnaby Central Secondary School, 4939 Canada Way, Burnaby, B.C. on Tuesday, 1991 November 26 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Alderman D.R. Corrigan
Alderman D.G. Evans
Alderman D.A. Lawson (Arrived 7:33 p.m.)
Alderman E. Nikolai
Alderman C. Redman
Alderman J. Young (Arrived 7:33 p.m.)

ABSENT: Alderman L.A. Rankin
Alderman D.P. Drummond

STAFF: Mr. D.G. Stenson, Deputy Director Planning and Building
Mr. J. Belhouse, Asst. Director Long Range Planning
Ms. S. Lum, Long Range Planner
Ms. B. Grieve, Long Range Planner
Mrs. M. Pasqua, Administrative Officer Operations
Mrs. A. Trimble, Records Clerk

The Public Hearing was called to order at 7:31 p.m.

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1991" - BYLAW NO. 9663

The purpose of the proposed amendment to the Zoning Bylaw is to change the regulations affecting the bulk of single family dwellings in the R1 to R5 and R9 to R10 Residential Districts.

A letter dated 1991 November 06 was received from Susan and Grant Woff, 5825 Malvern Avenue in support of the proposed Text Amendment. The writers were of the opinion that oversize housing is disruptive, and unsightly and unfair to existing neighbours.

A letter dated 1991 October 31 was received from Peter Hopkinson, 4576 Clinton Street in support of the proposed Text Amendment which will control the size of unsuitable developments within established residential neighbourhoods.

A letter dated 1991 October 21 was received from Ronald J. Lawson, 490 Eastcot Road, West Vancouver who stated support in principle for the proposed Text Amendment with recommendations for specific amendments.

Alderman Lawson arrived at the Public Hearing at 7:33 p.m. and took her place at the Council table.

Alderman Young arrived at the Public Hearing at 7:33 p.m. and took his place at the Council table.

Ronald J. Lawson, 490 Eastcot Road, West Vancouver addressed Council advising he was the owner of the property located at 6669 Gilley Avenue. Mr. Lawson addressed what is, in his opinion, the discriminatory aspects of the proposed Text Amendment, specifically Section 109.7 which regulates the depth of a principle building in an R9 Residential District. The speaker felt this section discriminates against small lot owners who do not have the benefit of lane access as it proposed that the detached garage length be included within the principle building length limit. This only leaves a 39 foot length of living space out of a 60 foot maximum.

Further, the speaker suggested that Section 109.7 is also unfair to an owner whose lot is deeper than 120 feet by placing a maximum length of 60 feet rather than simply continuing the 50 percent rule. Other detrimental consequences to the proposed depth regulations are:

(a) The limit on main floor area increases the floor area available for second storey development.

(b) The unfairness of the proposed regulation may well lead to a legal challenge and needless legal expense to Burnaby.

Mr. Lawson requested that his letters to Council on this subject dated 1991 September 23 and October 21 and his presentation to Council on October 28 which provided detailed technical information be included in the minutes of the Public Hearing.

In concluding, the speaker recommended Council amend the proposed Text Amendment to read as follows:

"The maximum length of the principle building shall not exceed 50 percent of lot depth except for small lots lacking lane access. For small lots lacking lane access, the length of a single storey attached garage shall be an addition to the maximum length of principle building which shall be measured from the rear wall of the garage to the rear wall of the principle building as per the 50 percent rule."

Paul Weber, 4552 Bond Street, Burnaby, addressed Council with concerns regarding the introduction of new single family development regulations and how they will effect the character of already established neighbourhoods.

The speaker also questioned Burnaby's interpretation of density of use and basement/cellar.

In conclusion Mr. Weber suggested Council allow a relaxation on the suggested floor area ratios.

Paul Casciano, 7214 Barnet Road, Burnaby, addressed Council and advised that new development under the proposed regulations will not conform to the character of the existing neighbourhoods constructed under current regulations.

Leslie Banbury, 7289 Waverley Avenue, Burnaby, addressed Council and questioned if there would be an appeal process in place regarding the new regulations.

In response, Mr. D.G. Stenson, Deputy Director Planning and Building advised that a recent staff report to Council recognized a request for an appeal process but stated that Burnaby falls under the jurisdiction of the Municipal Act and as a result are restrained in terms of discretionary powers related to allowing relaxations in density. However, the Board of Variance exists to deal with, among other things, hardship caused by the enforcement of a Bylaw when special situations such as site conditions exist. While the Board of Variance cannot deal with increases in density or land use, it can deal with the siting and shape requirements of a Bylaw. Staff believe that the need to maintain a level of certainty in the regulations of the Zoning Bylaw is paramount and that any measure that reduces this certainty is undesirable.

Rod Marining, 7624 Ulster Street, Burnaby, addressed Council seeking an explanation of the proposed Text Amendment while at the same time identifying some of the problems that have arisen as a result of the development of "monster" homes in Burnaby.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment to change the regulations affecting the bulk of single family dwellings in the R1 to R5 and R9 to R10 Residential Districts.

There were no further submissions received in connection with proposed Text Amendment.

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to the Text Amendment be now terminated."

CARRIED UNANIMOUSLY

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT, RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "ROGERS CANTEL TOWER SKYSIGNS" PREPARED BY AITKEN WREGLESWORTH ASSOCIATES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 50, 1991" - BYLAW NO. 9662

Rezoning Reference #41/90

Airspace Pcl. 1, D.L. 153, Plan 79744; Pcl. 3 Exc. Airspace Pcl. 1, Ref. Plan 79648, D.L. 153

4710 and 4720 Kingsway

The purpose of the proposed amendment to the Zoning Bylaw is to permit large lettered skysigns attached to a shroud enclosure on top of the Rogers Cantel Tower at Eaton Centre Metrotown, and to permit a municipal antenna installation within the shroud enclosure.

A petition dated 1991 November 21 containing 88 signatures was received from the residents of Strata N.W. 2790, 4350 Beresford Street in opposition to the proposed rezoning application. The content on the petition reads as follows:

"the undersigned oppose the rezoning reference #41/90, Skysigns - rogers Cantel Tower, 4710 and 4720 Kingsway - Eaton Centre Metrotown. We are concerned that once one is allowed more will appear. this kind of advertising is not necessary."

A letter dated 1991 November 17 was received from Catherine Marshall Moor, 5610 Gilpin Street, Burnaby, in support of the proposed rezoning application.

A letter dated 1991 November 26 was received from D.C. Schick, 3760 Clinton Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 18 was received from Joy E. and Reg T. Gilmore, 4829 Woodglen Court stating opposition to the proposed rezoning application.

A letter dated 1991 November 12 was received from Steve Tarzwell, #307 - 4520 Beresford Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 23 was received from R.L. Brandner, 6455 Willingdon Avenue stating opposition to the proposed rezoning application.

A letter dated 1991 November 18 was received from Dane S. Klassen, #1203 - 6689 Willingdon Avenue stating opposition to the proposed rezoning application.

A letter dated 1991 November 20 was received from Jane Cole, #800 - 6521 Bonsor Avenue stating opposition to the proposed rezoning application.

A letter dated 1991 November 19 was received from Margaret Horlacher, 8111 Joffre Avenue stating opposition to the proposed rezoning application.

A letter dated 1991 November 20 was received from Lorena T. and Ralph M. Cochran, 5027 Watling Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 20 was received from G.A. Torp, 7372 Waverley Avenue stating opposition to the proposed rezoning application.

A letter dated 1991 November 18 was received from N.C. Gillis, 4936 Barker Crescent stating opposition to the proposed rezoning application.

A letter dated 1991 November 21 was received from Yvonne I. Webster, 7933 Suncrest Drive stating opposition to the proposed rezoning application.

A letter dated 1991 November 21 was received from F.B. Webster, 7933 Suncrest Drive stating opposition to the proposed rezoning application.

A letter dated 1991 November 19 was received from John A. Trigardi, Vice President, T.C.G. International, Communications and Development, 28th Floor, 4710 Kingsway stating opposition to the proposed rezoning application.

An undated letter was received from R.E. Forbes, #603 - 6282 Waltham Avenue stating opposition to the proposed rezoning application.

A letter dated 1991 November 20 was received from Croft and Josanne Rolins, c/o Andrew Broker, 4286 Bond Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 20 was received from Fred G. Linsey, #2304 - 6055 Nelson Avenue stating opposition to the proposed rezoning application.

A letter dated 1991 November 18 was received from Mrs. J.L. Balmer, 4125 Cherrywood Crescent stating opposition to the proposed rezoning application.

A letter dated 1991 November 19 was received from L. and R. Bracewell, #1302 - 4350 Beresford Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 25 was received from Lisa Loewen, 5885 Olive Avenue stating opposition to the proposed rezoning application.

A letter dated 1991 November 23 was received from Elaine and Thomas Hasek, 4758 Victory Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 24 was received from J.E. and B.A. Hardy, 4654 Burke Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 23 was received from B.J. and A.S. Huggins, 4628 Northview Court stating opposition to the proposed rezoning application.

A letter dated 1991 November 21 was received from Beth and Doug Colpitts, 5670 Sardis Crescent stating opposition to the proposed rezoning application.

A letter dated 1991 November 22 was received from Vivian Aikins, #702 - 4165 Maywood Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 21 was received from William F. Allison, 4278 Price Crescent stating opposition to the proposed rezoning application.

A letter dated 1991 November 25 was received from Alice J. and Basil D. Whitehead, 3728 Clinton Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 19 was received from Vicki Brandlmayr, 4314 Portland Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 25 was received from Roderic J. Hurry #100 - 1450 Creekside Drive, Vancouver, on behalf of the owners, Strata Plan N.W. 3079, 6240 McKay Avenue,, Strata Plan LMS 0036, 6220 McKay Avenue and Strata Plan LMS 0050, 6521 Bonsor Avenue stating opposition to the proposed rezoning application.

A letter dated 1991 November 25 was received from Mary and James Hill, #1505 - 6455 Willingdon Avenue stating opposition to the proposed rezoning application.

A letter dated 1991 November 21 was received from Donald and Barbara Copan, 4667 Highlawn Drive stating opposition to the proposed rezoning application.

A letter dated 1991 November 21 was received from Todd Copan and B.J. Kearney-Copan, 4661 Highlawn Drive stating opposition to the proposed rezoning application.

A letter dated 1991 November 24 was received from S. George Jex, #902 - 4350 Beresford Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 22 was received from D. Gounay, address unknown, stating opposition to the proposed rezoning application.

A letter dated 1991 November 26 was received from L.J. Horvath, Land and Buildings Manager, B.C. Tel, 3777 Kingsway in support of Council's proposed Policy guidelines on signage.

A letter dated 1991 November 25 was received from Albert and Diane Doiron, #2207 - 4160 Sardis Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 21 was received from D.E. and G. MacLennon, #1103 - 4134 Maywood Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 25 was received from Diane and Albert Doiron, #2207 - 4160 Sardis Street stating opposition to the proposed rezoning application.

A letter dated 1991 November 26 was received from Mr. R.E. Free, #1003 - 6175 Nelson Avenue stating opposition to the proposed rezoning application.

A letter dated 1991 November 24 was received from Mr. and Mrs. J. Holt, 5289 Kira Court stating opposition to the proposed rezoning application.

A letter dated 1991 November 26 was received from Alan C. and Patricia Broadhead, 5335 Kira Court stating opposition to the proposed rezoning application.

A letter dated 1991 November 26 was received from Ludy Moysiuk, 4745 Maitland Street stating opposition to the rezoning application.

A letter dated 1991 November 24 was received from Ken and Diana McAteer, 5060 Buxton Street stating opposition to the proposed rezoning application.

Bev Gilpin, 4549 Watling Street addressed Council recognizing the numerous changes that have taken place in terms of development in the Metrotown area. Ms. Gilpin was of the opinion that by allowing the installation of the proposed Rogers Cantel sign, a precedent will be set which will negatively impact on the elegant and distinctive skyline.

Ted Free, 6175 Nelson Avenue addressed Council as the owner of property located at 4909 Kingsway at Nelson. Mr. Free mentioned that he had the opportunity to view the temporary signs installed by Rogers Cantel and felt that they were a detracton from the Metrotown area.

In conclusion Mr. Free suggested that Rogers Cantel give consideration to only using a very discreet logo as opposed to the full name of the company and further, that a mock sign be again placed on top of the tower once the shroud enclosures are in place to give a clearer indication of the appearance of the sign.

Henry Born, Chairman of the Strata Council located at 6220 McKay Avenue, consisting of 146 units addressed Council advising of the Strata residents' opposition to the proposed rezoning to allow the installation of skysigns. The speaker was of the opinion that the skysigns were a needless pollution of the sky.

Pat Broadhead, 4335 Kira Court, Burnaby addressed Council stating opposition to the proposal to erect skysigns as she felt it was unnecessary and will create an eyesore.

Mr. Phil Herring, 5637 Booth Avenue, Burnaby addressed Council advising that he had previously sent written submissions objecting to the skysign proposal by Rogers Cantel and reiterated his position stated in those letters by again stating his opposition to the proposal.

Greg Giddings, 6793 Acacia Avenue, Burnaby addressed Council in support of the rezoning proposal. Mr. Giddings felt that the Metrotown area was very sensitive in that the changes made over the past ten years were very radical and yet very positive. The speaker felt that the skysign on the Rogers Cantel tower would serve to compliment the development in the area.

Carol Swanson, 4659 Burke Street, Burnaby addressed Council and submitted a petition containing eighteen signatures in opposition to the skysign proposal.

The content of the petition reads as follows:

"Petition against Rogers Cantel skysign."

** Alderman Corrigan retired from the Public Hearing at 8:31 p.m.

Russ Sterling, 4930 Barker Crescent, Burnaby addressed Council by complimenting Council and staff on the entire Metrotown development and requesting that they not allow the skysign rezoning proposal to proceed. The delegation felt that Council support of the Rogers Cantel skysign would be a backward step.

Ken Earlinson, 4200 Mayberry Street, Burnaby addressed Council and advised that from his home he enjoys a beautiful view of the Metrotown area and he commended Council and staff on the development in the entire Metrotown area. Mr. Earlinson felt that the Rogers Cantel sign would be just as well introduced into the area as was the development and therefore supported the rezoning proposal.

Lisa Loewen, 201 - 5888 Olive Avenue, Burnaby addressed Council with the recommendation that Rogers Cantel reconsider using the whole company name in their skysign but rather consider using a smaller logo type sign which would be on the building as opposed to on top.

Laurie Heller, 6044 Wilson Avenue, Burnaby addressed Council in support of the rezoning proposal as she felt that the skysign would clearly identify and complement the Metrotown area.

Rod Ree, 6460 Elgin Avenue, Burnaby addressed Council in support of the rezoning proposal and was of the opinion that once the skysign has been in place for a period of time that it will be more readily accepted.

Ron Solomon, 5749 Forglan Drive, Burnaby addressed Council in support of the rezoning proposal. Mr. Solomon felt that the skysign would serve as a landmark and would assist motorists through the area knowing their precise location based on the location of the skysign.

Croft Stanfield, 4663 Northview Court, Burnaby addressed Council in opposition to the rezoning proposal as he felt that skysigns are unnecessary. Mr. Stanfield reminded Council of the efforts taken to remove unsightly signs in the municipality and felt that if the skysign is permitted it will set a precedent.

Robert Cook, 27 Earl Parkway, Toronto, Ontario addressed Council representing Rogers Cantel, Metrotown. Mr. Cook advised that he was present at the Public Hearing to respond to some of the questions raised by previous speakers. Mr. Cook recognized the difficulty in realizing the impact that an eight foot sign would have on the skyline.

Mr. Cook advised that Burnaby Council has indicated its support in encouraging corporate identity and therefore requested that Rogers Cantel erect a "mock" eight foot sign in the proposed location on the tower in order to observe and determine the impact.

As a result of this initiative, Mr. Cook advised that no complaints were received by Rogers Cantel and Burnaby Council indicated that the size of the proposed sign was reasonable. Council therefore allowed Rogers to continue working with staff towards the development of the skysign proposal.

In response to an inquiry from Council as to whether Rogers Cantel had considered a "logo" skysign as opposed to the company's full name, Mr. Cook advised that "Rogers Cantel" is the corporate logo.

Jim Woff, 5537 Clinton Street, Burnaby addressed Council in opposition to the rezoning proposal as he felt it would set a precedent in the municipality and would destroy the skyline. Mr. Woff further questioned the location and timing of the Public Hearing and suggested that Council consider making the location for such Public Hearing more accessible for the elderly and handicapped.

Ramona Chu, 5885 Olive Avenue, Burnaby addressed Council in opposition to the rezoning proposal.

Norm Salisbury, 4422 Gilpin Crescent, Burnaby addressed Council and stated that he realized that progress cannot be stopped. Mr. Salisbury was of the opinion that the skysign constituted pollution and that it was a precedent setting initiative.

Mike Bajan, 4825 Greenwood Street addressed Council advising that he was a new resident in the municipality but will be affected by the skysign as his apartment directly faces the Rogers Cantel tower. Because of this situation Mr. Bajan strongly objected to the proposal.

Douglas Porter, 3782 Thurston Street, Burnaby addressed Council advising that he concurred with all previous speakers who were in opposition to the rezoning proposal.

John Allen, 4238 Victory Street, Burnaby addressed Council advising of his opposition to the proposed skysign on the Rogers Cantel tower.

Shui-Ying Leung, 4113 East Georgia Street, Burnaby addressed Council in support of the rezoning proposal as she felt that by Council allowing Rogers Cantel to install the skysigns it would be a positive step in encouraging larger businesses into the municipality.

Sean Corbitt, speaking on behalf of a resident of Panorama Towers located at 4390 Grange Street addressed Council in opposition to the skysign proposal as it would take away from the attractive skyline.

Russ Sterling, 4930 Barker Crescent again addressed Council stressing his opposition to the rezoning proposal as it would create a skyline similar to that in Vancouver and Toronto.

Susan Woff, 5537 Clinton Street, Burnaby addressed Council suggesting that if this rezoning proposal were allowed it would be setting a precedent and questioned whether other large corporations would be allowed to also erect skysigns.

Croft Stanfield, 4663 Northview Court, Burnaby again addressed Council stating his opposition to the proposed skysign and questioned whether or not the proposed B.C. Hydro facility in the Edmonds area would also have a skysign.

In response to a question from Council as to whether or not the speaker would support a "logo" sign, Mr. Stanfield suggested that he would support a logo sign within reason.

In response to an inquiry from Council regarding B.C. Hydro's intention to install a skysign on its new corporate headquarters in the Edmonds area, the Deputy Director Planning and Building advised that B.C. Hydro have submitted drawings indicating the intention of a large logo sign near the top of the tower but that no formal application had been made to date.

Ted Free, 6175 Nelson Avenue, Burnaby again addressed Council advising that he had now seen the photograph of the proposed shroud enclosure on top of the Rogers Cantel tower and was not impressed with the appearance and therefore suggested that Rogers Cantel remove all equipment on top of the building altogether.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4710 and 4720 Kingsway from CD Comprehensive Development District (based on C3 General Commercial District, RM5 Multiple Family Residential District and P2 Administration and Assembly District guidelines) to "Amended" CD Comprehensive Development District (based on C3 General Commercial District and P2 Administration and Assembly District guidelines), and in accordance with the Development Plan entitled "Rogers Cantel Tower Skysigns" prepared by Aitken Wreglesworth Associates).

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

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #41/90 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:10 p.m.

Confirmed: Certified Correct:


MAYOR ADMINISTRATIVE OFFICER OPERATIONS

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BYLAW AMENDMENTS

PUBLIC HEARING

The Council of The Corporation of the District of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 1991 NOVEMBER 26 AT 7:30 P.M.

in the Small Gymnasium, Burnaby Central Secondary School, 4939 Canada Way, Burnaby, B.C., V5G 1M2, to receive representation in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1991" - BYLAW NO. 9663

The purpose of the proposed amendment to the zoning Bylaw is to change the regulations affecting the bulk of single family dwellings in the R1 to R5 and R9 to R10 Residential Districts.

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT, RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "ROGERS CANTEL TOWER SKYSIGNS" PREPARED BY AITKEN WREGLSWORTH ASSOCIATES)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 1991" - BYLAW NO. 9662

Rezoning Reference #41/90

Airspace Pcl. 1, D.L. 153, Plan 79744; Pcl. 3 Exc. Airspace Pcl. 1, Ref. Plan 79648, D.L. 153

4710 and 4720 Kingsway

The purpose of the proposed amendment to the zoning Bylaw is to permit large lettered skysigns attached to a shroud enclosure on top of the Rogers Cantel Tower at Eaton Centre Metrotown, and to permit a municipal antenna installation within the shroud enclosure.

All persons who deem their interest in property affected by the proposed bylaws who wish to register an opinion may appear in person, by attorney or by petition at the said Hearing. Submissions will not be accepted after termination of the Public Hearing.

Copies of the Director Planning and Building Inspection's reports and related information respecting the subject rezoning applications are available for public examination at the offices of the Planning Division, 3rd floor, in the Burnaby Municipal Hall.

Copies of the proposed bylaws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Tuesday, 1991 November 05 to 4:30 p.m. on Tuesday, 1991 November 26.

C.A. Turpin
MUNICIPAL CLERK