

504-8

JANUARY 6, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, January 6, 1976 at 9:30 a.m. with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. A. Phillips, Municipal Engineer
Mr. S. Jackson, Community Planner
Mr. L. Scott, Subdivision Co-ordinator
Mr. K. McLaren, Planning Assistant

8-3244C

ENGINEERED HOMES LTD., OWNERS
HARBOUR VILLAGE - STAGE 6
Part of Lot 317, D.L. 372 & 373, PT. 44332

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) The physical construction of storm and sanitary sewers, pavement, curbs, sidewalks, underground wiring and street lighting for all roads within this subdivision, and for the full width of Hull Court through to Dewdney Trunk Road.
 - b) The applicant providing a survey plan showing dedication of the west half of Hull Court on the municipally owned property.
 - c) The physical construction of water-mains.
 - d) Payment of 1976 municipal taxes before final approval.
- 2) Dedication of Lot 319, D.L. 372 to the Municipality in lieu of the parkland acquisition fee of \$100.00 per lot being created.
- 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet municipal by-laws.
- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
- 5) The paving, fencing and lighting of the walkway from Dolphin Street to the east property line.

The Committee notes that, in view of the steep hillsides in this subdivision, the Committee emphasizes the importance for the applicant to retain as much of the natural growth in the area as possible.

JANUARY 6, 1976

8-3227B

DAMKA LUMBER & DEVELOPMENT LTD., OWNERS
HOY ST. S. OF BARNET HWY. & PART OF PHEASANT ST.
Lot 155, Pt. 48139, Lot 101, Pt. 48138, Lot J,
Pt. 8012, all of D.L. 381

Approved subject to:

- 1) Payment of 1976 municipal taxes before final approval.
- 2) Adjustment by Chrysler of Canada Ltd. of the dedication for the access road allowance to correspond with physical construction.
- 3) Council adopting the necessary Road Closing By-law.

8-2630B

SCHOOL DISTRICT NO. 43, OWNERS
HAMMOND AVENUE
Rem. Lot A, Pt. 11192; Lots 111 & 112, Pt. 34469;
Lots 7 & 8, Pt. 6666 & Lot A, Pt. 22188, all in D.L. 109

Approved.

8-297C

A.J. WALTERS, J. & E.V. CAMPBELL, S.J. & J. TURBID,
N. & M. MATHESON, OWNERS
738 FARROW STREET
Lots 1, 2, 3, 4, Blk. 17, D.L. 9, Pt. 16295

The Committee received a letter of objection from Mr. T.C. Thomas regarding the proposed lane cancellation and a report from the Community Planner on his subsequent verbal conversations with Mr. Thomas regarding his letter. The Committee then tabled the application for the Planning Department to be in further written contact with Mr. Thomas to secure further details with regard to his objections.

8-2333B

BACM LIMITED, SOUTHERN SLOPE HOLDINGS LTD., OWNERS
EAGLE RIDGE AREA
Part of Lot 37 of D.L. 238 & 346, and NW $\frac{1}{4}$ Sec. 10, Twp. 39,
& Part of Lot 38, D.L. 238, 346, 383 & 385, and NE $\frac{1}{4}$ of
Sec. 10, Twp. 39, Pt. 32594, and Part of Lot B of Fractional
NW $\frac{1}{4}$ of Sec. 10, Twp. 39, D.L. 238 & 346, Pt. 22328

Tabled for the applicant:

- 1) To supply to the Engineering Department preliminary road centre line designs for the east-west arterial and the road running north from this east-west arterial, as well as the proposed future extension of the Lansdowne Street collector north of the east-west arterial.
- 2) To review with the Planning Department the intersection location where the north-south road north of the arterial meets the arterial. The Committee feels this intersection should be moved further to the east.
- 3) To supply written comments on the proposed realignment of the creek, as discussed with the Municipal Engineer.

JANUARY 6, 1976

8-2333A

BACM LIMITED, SOUTHERN SLOPE HOLDINGS LTD., OWNERS
EAGLE RIDGE AREA

Part of Lot 37 of D.L. 238 & 346, and NW $\frac{1}{4}$ Sec. 10, Twp. 39,
& Part of Lot 38, D.L. 238, 346, 383 & 385, and NE $\frac{1}{4}$ of Sec. 10,
Twp. 39, P1. 32594, and Part of Lot B of Fractional NW $\frac{1}{4}$ of
Sec. 10, Twp. 39, D.L. 238 & 346, P1. 22328

Declined, as the east-west arterial is not proposed for dedication
through to the Port Moody boundary.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee, was held in the Committee Room on Tuesday, January 20, 1976 at 9:30 a.m., with the following persons present:

Mr. A. Phillips, Municipal Engineer
Mr. L. Wolfe, Planner I
Mr. L. Scott, Subdivision Co-ordinator
Mr. K. McLaren, Planning Assistant

8-3434

MR. C. VAN STRIEN (APPLICANT)
J.V.R. & M.A.R. GAUDET (OWNERS)
437 MARMONT STREET
Lot 34, Block 1, D.L. 109, Plan 25189

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for the future installation of storm sewer, curb, pavement widening, underground wiring and street lighting for the full frontage of the property on Marmont Street.
 - b) Payment of the Parkland Acquisition Fee for the two new lots being created.
 - c) Payment of 1976 Municipal Taxes before final approval.
- 2) Removal of the existing dwelling or its relocation to comply with Municipal by-laws. The Committee notes that if the building is relocated a surveyors plot plan of the new location will be required prior to final approval.

8-1842I

JOHN PAUL FLETT (OWNER)
568 CHAPMAN AVENUE
Lot A of 3, Btk. 1, D.L. 54 & 55, Plan 21796

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) the physical construction of storm sewers, pavement or pavement widening, curbs, sidewalk, underground wiring and street lighting for the new road being dedicated and the south side of Chapman Avenue, noting that a sidewalk will not be required on the east side of the new road.
 - b) the provision of sanitary sewer extension, if required.
 - c) watermain charges and the installation of a watermain for the new road.
 - d) payment of the Parkland Acquisition Fee for the five lots being created.
 - e) payment of 1976 Municipal Taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements.

SUBDIVISION COMMITTEE
MINUTES
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8-1842I cont'd.

- 3) Relocation of power poles where necessary.
- 4) Removal or relocation of the existing dwelling to comply with municipal by-laws.
- 5) Any building being sited on the third and fourth proposed lot south of Chapman Avenue must be founded on original sub-soil or on piles driven to refusal. A site development plan must be submitted at the time of building permit application on these lots and is subject to the approval of the Engineering Department.
- 6) The applicant submitting plans indicating the method and extent of filling the gully, and measures for the protection of the natural water course and adjacent slopes.

8-2437C

SUNNYHILL DEVELOPMENTS LTD., (OWNER)
702 PORTER STREET
 Lot 2, except portion subdivided by Plan 41694
 of Lot 365, Gp.1, N.W.D, Plan 10359

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) the physical construction of storm and sanitary sewers, pavement, sidewalk, curb, underground wiring and street lighting.
 - b) payment of the Parkland Acquisition Fee before final approval.
 - c) payment of 1976 Municipal Taxes before final approval.
- 2) Watermain charges.
- 3) The removal of the existing dwelling or its relocation and upgrading; in either case to comply with requirements of municipal by-laws.

8-297C

ALEXANDER J. WALTERS (OWNER)
738 FARROW STREET
Lots 1, 2, 3, 4, Blk.17, D.L.9, P1.16295

The Committee received letters from adjacent property owners indicating no objection to this proposed cancellation. The committee notes, however, that one of the adjacent owners, Mr. Schipizky, suggests that the person receiving the east-west portion of lane instal landscaping in this area.

The committee recommends that Council adopt a road closing by-law on the portion of lane proposed for cancellation.

SUBDIVISION COMMITTEE
MINUTES

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8-3418

JOSEPHINE DUCHARME
570 AUSTIN AVENUE
Lot 4, Blks. 23 & 23A, D.L.3, P1.20627

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) cash payment for the future installation of servicing the approximate 50 foot frontage of the new lot created on Austin Avenue, in accordance with the requirements of Subdivision Control By-law No. 1930.
 - b) payment of 1976 Municipal Taxes before final approval.
 - c) payment of the Parkland Acquisition Fee.
- 2) The applicant removing the sundeck and the 5.5 foot portion of the building in order to comply with the relaxation of side-yards set-back approved by the Board of Variance on December 16, 1975.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, February 3, 1976 at 9:30^a.m., with the following persons present:

Mr. D. M. Buchanan, Planning Director
 Mr. A. Phillips, Municipal Engineer
 Mr. L. Scott, Subdivision Co-ordinator
 Mr. K. McLaren, Planning Assistant

8-3436

DWIGHT JAMES DEASUY (APPLICANT)
 IRENE McDONALD (OWNER)
1890 COMO LAKE AVENUE

Approved, subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - (a) cash deposit for the future installation of storm sewers, curbs, gutter, underground wiring and street lighting for the approximately 123.2 foot frontage of the property on Como Lake Avenue;
 - (b) Parkland Acquisition Fee for the lots;
 - (c) payment of 1976 Municipal Taxes before final approval.
- 2) The applicant satisfying the Building Department that adequate drainage will be provided for the westerly lot.

8-3423

B. M. KYDD (OWNER/APPLICANT)
 700 ROBINSON STREET
Rem S $\frac{1}{2}$ of E $\frac{1}{2}$ of Lot 2, Blk. 29, D.L. 107, P1.5227

The committee received a letter from the applicant requesting an extension of a preliminary approval.

The committee notes that an extension is not necessary at this time as the application was tabled on October 30, 1975. This application will therefore remain active until such time as the applicant notifies the Planning Department that the new dwelling has been constructed and the existing dwelling has been removed.

8-3311B

MR. M. HACKNEY (APPLICANT)
 MR. J. H. MCKISSICK (OWNER)
 2884 NORMAN AVENUE
Lot 174, D.L. 367, Plan 33712

The ninety day preliminary approval on this application has expired. Therefore, it will be necessary for the applicant to submit a new application.

This new application will also necessitate an updating of the servicing costs and requirements as requested by the applicant in his letter of January 22, 1976

SUBDIVISION COMMITTEE
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8-2121 MR. J. MURI (APPLICANT)
KARL E. & SVEA V. FORSELL (OWNERS)
829 MacINTOSH STREET
Lot 57, D.L. 368, Plan 1374.

Approved subject to the requirements of Subdivision Control By-law No. 1930 including:

- a) Physical construction to gravel standards of that portion of Jarvis Street being dedicated.
- b) Cash deposit for the future installation of storm sewer, curbwalk, pavement, underground wiring and street lighting for the frontage of the property on Jarvis Street and MacIntosh Street.
- c) An adequate drainage system being constructed from the two lots on Jarvis Street through to MacIntosh Street.
- d) Payment of the Parkland Acquisition Fee for the four lots being created.
- e) Payment of 1976 Municipal Taxes before final approval.
- f) Provision of a storm drainage easement over the westerly lot in favour of the easterly lot.

8-2963D T. GUBBELS (APPLICANT)
LEO COTS, J. O'BRIEN, R. TIMEWELL, A. CATHERS,
GENERAL FOODS (OWNERS)
Lot 5, (S&E Ex.P1.9563) P1.7153
Lots J 7 K, P1.24153; Sk.9563, all of Blk.1, D.L.367

Approved, subject to the requirements of Subdivision Control By-law No. 1930, including:

- 1) Physical construction of pavement or pavement widening, curbwalk, storm sewers, underground wiring and street lighting for the frontage of the properties on Grant Street and Sproule Avenue.
- 2) Payment of the Parkland Acquisition Fee.
- 3) Payment of 1976 Municipal Taxes before final approval.
- 4) Watermain charges and construction.
- 5) Extension to the sanitary sewer if required.
- 6) Registration in the Land Registry Office of any necessary easements.
- 7) Removal of the existing dwelling on the remainder of Lot 5.

FEBRUARY 3, 1976

SUBDIVISION COMMITTEE
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8-2976B

THE COLUMBIAN COMPANY LIMITED (OWNER/APPLICANT)
329 NORTH ROAD

Lot 204, Plan 41078, N.W.D. & a portion of Lot 110,
P1.29398; except Parcel A Ref. P1.33617 and part
subdivided by P1.41078; all of Gp.1, D.L.3.

Tabled for the Planning Department to secure in writing:

- 1) comments from the Department of Highways noting that the only frontage the easterly lot will have on a road allowance will be on the Lougheed Highway;
- 2) the applicant's intention as to the use proposed for the new lots being created and how this subdivision will tie in with their long term plans for the property they own in this area.

FEBRUARY 17, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, February 17, 1976 at 9:30 a.m., with the following persons present:

- Mr. A. Phillips, Municipal Engineer,
- Mr. S. Jackson, Community Planner,
- Mr. L. Scott, Subdivision Co-ordinator,
- Mr. K. McLaren, Planning Assistant

8-3438

CRESTVIEW DEVELOPMENTS LTD. (OWNERS)
 HERMON, COTTON & BUNBURY (APPLICANT)
957-1101 AUSTIN ROAD
Lots 299, 300, 301, 302 and 303, D.L. 356, Gp.1, P1.14679
S&E Parcels W, J, K, L & M Ref. P1.38872) N.W.D.

Approved, subject to:

- 1) Registration in the Land Registry Office of the existing sanitary sewer easement.
- 2) Payment of 1976 Municipal Taxes before final approval.

8-2414

MR. J. GREGG (OWNER)
 630 GAUTHIER AVENUE
Lot A of Lot 1, Blk. 63, D.L.1, P1.6786

Approved, subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) cash deposit for the future installation of storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the frontage of the new lot on Gauthier Avenue.
 - b) payment of the Parkland Acquisition Fee.
 - c) payment of 1976 Municipal Taxes before final approval.
- 2) Removal or relocation of the existing garage to comply with the municipal by-laws or a successful appeal being made to the Board of Variance to allow this to remain with a one foot eight inch (+ or - side yard setback.

8-474B

P.B. RICHARDS (OWNER)
 1888 AUSTIN AVENUE
Rem. of N $\frac{1}{2}$ of Lot 3, D.L.111, Plan 3137

Approved, subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) physical construction of the lane to the standards of Subdivision Control By-law No. 1930.
 - b) provision of a storm drainage facility to serve the lane and the abutting properties.

SUBDIVISION COMMITTEE
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8-474B cont'd

- c) Payment of the Parkland Acquisition Fee for the four lots being created on Austin Avenue.
- d) Payment of 1976 Municipal Taxes before final approval
- 2) Provision of an easement for the watercourse pipe enclosure over the proposed easterly lot.
- 3) Filling of the site to create two building sites on the easterly lot and to facilitate the construction of the lane, all filling to be carried out in accordance with an approved plan prepared by the applicant's professional engineer and professional soils consultant.

The Committee notes that the District of Coquitlam is to install an adequate pipe to enclose the watercourse through the property to permit the filling of the site in accordance with the Engineering Department's plan dated August 27, 1975.

- 4) Foundation designs by a professional engineer (soils consultant) will be required prior to building permit issuance.
- 5) The applicant obtaining the necessary authorization from the owners of Lot 32 and Lot 125 for encroachment of fill as required for construction of the lane and the creation of building sites on the easterly parcel fronting Austin Avenue.
- 6) The applicant obtaining the approval for piping the creek from the Department of Water Resources, as outlined in the Planning Director's letter of September 18, 1974.
- 7) Removal of the existing easterly building on the site and a portion of the carport on the east side of the westerly building to comply with the District's side yard clearances.
- 8) Submission of a surveyor's plot plan for the westerly dwelling.
- 9) Access to all new buildings to be from the proposed lane, south of Austin, only.
- 10) Transfer clear title of the portion of property south of the proposed lane to the ownership of the District of Coquitlam, without charge, in accordance with the applicant's proposal.

The Committee notes that a ninety day approval is the maximum given.

8-3407

MAGDALINA HANDFIELD, (OWNER)
GEORGE PAUL HANDFIELD (OWNER)
DOMINION HABITAT CONSULTANT CO. (APPLICANT)
709-711 SMITH AVENUE
Lot 13 of Lot 1, Block 59, D.L. 107, Gp.1, Pl.18152

The Committee recommends that this application including background information be placed before the Land Use Committee of Council, by the Planning Department.

SUBDIVISION COMMITTEE
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8-3360B P.A. & H.H. GODIDEK (OWNERS)
2928 DEWDNEY TRUNK ROAD
Rem. 2 Blocks 1 & 2, D.L. 373 & 381, P1.6175,
S&E P1.19655 & P1.27390

Approved, subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) cash payment for the future installation of services for the frontage of the new lot being created.
 - b) payment of the Parkland Acquisition Fee.
 - c) payment of 1976 Municipal Taxes before final approval.
 - d) confirmation by the Simon Fraser Health Unit that the sewage disposal system for the existing dwelling will be adequate.
- 2) A covenant being registered in the Land Registry Office:
 - a) restricting further development of this property until such time as any future lots can be serviced with sanitary sewer.
 - b) requiring that the existing home lot be connected to sanitary sewers on Dewdney Trunk Road when they are activated.

8-3340 H. & Q. HOLDINGS LTD.,
SHARPE STREET
N $\frac{1}{2}$ of 5, S $\frac{1}{2}$ of 5, Sk.12033, Rm. 6, Blk. 1, D.L. 378,
Plan 3467.

Declined as:

- 1) The subdivision layout does not meet the Planning Department's objective for total future land development in this area.
- 2) The subdivision will make impracticable the future subdivision of adjacent lands.
- 3) The subdivision scheme is not suited to the configuration of the land being subdivided.

8-3340A H. & Q. HOLDINGS LTD.,
SHARPE STREET
N $\frac{1}{2}$ of 5, S $\frac{1}{2}$ of 5, Sk. 12033, Rem. 6, Blk. 1, D.L. 378,
Plan 3467.

Tabled for the Planning Department to review this application in an attempt to find a more suitable street layout.

SUBDIVISION COMMITTEE
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8-3439

TILlicum INVESTMENTS (OWNERS)
NORTH ROAD CONSTRUCTION LTD. (APPLICANT)
516-520 COTTONWOOD AVENUE
Lot 110, D.L. 7, Gp. 1, Pt. 3297 & Pcl. 8 (Ex. P1.10222)
of Lots 4 & 5, D.L. 7, P1.4352.

Approved subject to the payment of 1976 Municipal Taxes before final approval.

8-3158A

W. SOROKA (OWNER)
1455 DAYTON STREET
N. 165' of 5 1/2 of Lot 12, Sec. 18, Twp. 40, P1.23487

Declined as the minimum parcel size allowable where no municipal water supply or sanitary sewer system exists is 3 acres.

8-3158B

W. SOROKA (OWNER)
1455 DAYTON STREET
N. 165' of 5 1/2 of Lot 12, Sec. 18, Twp. 40, P1.23487

Approved, subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including
 - a) cash payment for the future installation of storm sewer, curb and gutter and sidewalk for the frontage of the property on Coast Meridian Road.
 - b) watermain charges.
 - c) payment of the Parkland Acquisition Fee.
 - d) payment of 1976 Municipal Taxes before final approval.
- 2) Approval in writing being secured from the Simon Fraser Health Unit on sewage disposal for the two lots.

8-3311B

J. H. McKISSICK (OWNER)
M. HACKNEY (APPLICANT)
853 COMO LAKE AVENUE
Lot 174, D.L. 367, P1.33712

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) cash payment for the future installation of storm sewer, pavement widening, curb and gutter, sidewalk, underground wiring, street lighting for the full frontage of the property on Como Lake Avenue.
 - b) payment of the Parkland Acquisition Fee.
 - c) payment of 1976 Municipal Taxes before final approval.

SUBDIVISION COMMITTEE
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8-3439

TILlicum INVESTMENTS (OWNERS)
NORTH ROAD CONSTRUCTION LTD. (APPLICANT)
516-520 COTTONWOOD AVENUE
Lot 110, D.L. 7, Gp. I, Pl. 3297 & Pcl. B (Ex. Pl. 10222)
of Lots 4 & 5, D.L. 7, Pl. 4352.

Approved subject to the payment of 1976 Municipal Taxes before final approval.

8-3158A

W. SOROKA (OWNER)
1455 DAYTON STREET
N. 165' of S $\frac{1}{2}$ of Lot 12, Sec. 18, Twp. 40, Pl. 23487

Declined as the minimum parcel size allowable where no municipal water supply or sanitary sewer system exists is 3 acres.

8-3158B

W. SOROKA (OWNER)
1455 DAYTON STREET
N. 165' of S $\frac{1}{2}$ of Lot 12, Sec. 18, Twp. 40, Pl. 23487

Approved, subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including
 - a) cash payment for the future installation of storm sewer, curb and gutter and sidewalk for the frontage of the property on Coast Meridian Road.
 - b) watermain charges.
 - c) payment of the Parkland Acquisition Fee.
 - d) payment of 1976 Municipal Taxes before final approval.
- 2) Approval in writing being secured from the Simon Fraser Health Unit on sewage disposal for the two lots.

8-3311B

J. H. MCKISSICK (OWNER)
M. HACKNEY (APPLICANT)
853 COMO LAKE AVENUE
Lot 174, D.L. 367, Pl. 33712

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) cash payment for the future installation of storm sewer, pavement widening, curb and gutter, sidewalk, underground wiring, street lighting for the full frontage of the property on Como Lake Avenue.
 - b) payment of the Parkland Acquisition Fee.
 - c) payment of 1976 Municipal Taxes before final approval.

FEBRUARY 17, 1976

SUBDIVISION COMMITTEE
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8-331B cont'd.

- d) a cash payment for the future construction of a lane in accordance with the requirements of Subdivision Control By-law No. 1930.
 - e) physical construction of a storm drainage system for the three lots being created.
 - f) registration in the Land Registry Office of any required easements.
- 2) Removal of the existing dwelling or its relocation to comply with municipal by-laws.

8-2293

A.E. ALLORE, (OWNER)
1130 COMO LAKE AVENUE
Lot 7, Blk. 1, D.L. 365, P1.1604

Approved subject to the requirements of Subdivision Control by-law No. 1930 including:

- 1) Physical construction of storm sewer, curbwalk, pavement, underground wiring and street lighting for the portion of Grover Avenue being dedicated.
- 2) Physical construction of the lane to the standards of the Subdivision Control By-law No. 1930.
- 3) Cash payment for the future installation of storm sewer, pavement widening, curb and gutter, sidewalk, underground wiring and street lighting for the approximate 126 foot frontage of the property on Como Lake Avenue.
- 4) Construction of a sanitary sewer extension.
- 5) Payment of the Parkland Acquisition Fee for the four lots being created.
- 6) Payment of 1976 Municipal Taxes before final approval.

MARCH 3, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, March 2, 1976 at 9:30 a.m. with the following persons present:

- Mr. D. M. Buchanan, Planning Director
- Mr. A. Phillips, Municipal Engineer
- Mr. L. Scott, Subdivision Co-ordinator
- Mr. K. McLaren, Planning Assistant

8-3441

W. A. CABOTT (OWNER)
2784 ABERDEEN AVENUE
D.L. 383, Gp. 1, Plan 13729, Lot 5, NW.

Approved, subject to payment of 1976 Municipal Taxes prior to final approval.

The Committee notes that the old property line will remain as a zoning boundary line, and therefore the wrecking and salvaging use may not be extended west on to the piece of property being added to the original lot.

8-1847B

A. R. PEARSON (OWNER)
875 BLUE MOUNTAIN STREET
Lot 12, Blks. 1 & 2, D. L. 368, Pl. 1374.

Approved, subject to the servicing requirements of Subdivision Control By-Law #1930 including:

- 1) Physical construction of all services on Blue Mountain and Kelvin Streets.
- 2) Payment of the Parkland Acquisition Fee.
- 3) Payment of the 1976 Municipal Taxes before final approval.

8-2597A

R. ANDERSON & S. ANDERSON (OWNERS)
446 MUNDY STREET
Ptn. S. 1/2 Lot B, Blk. 8, D.L. 111, Pl. 4985

Approved, subject to:

- 1) The requirements of Subdivision Control By-Law #1930 including:
 - a) Physical construction of storm sewer, pavement widening, curb, sidewalk for Lakeview Street;
 - b) the physical construction of the lane to a paved standard;
 - c) cash payment for the future installation of underground wiring and street lighting on Lakeview Street.
 - d) payment of the Parkland Acquisition fee for the two lots being created on Lakeview Street.

8-2597A continued....

- e) payment of 1976 Municipal Taxes before final approval;
 - f) payment for any necessary driveway culverts;
 - g) watermain charges.
- 2) Registration in the Land Registry Office of a six foot wide easement along Lakeview Street for road purposes.
 - 3) Registration in the Land Registry Office of a covenant restricting construction on the Lakeview sites to a set-back of six feet more than Municipal By-Laws normally require.

8-3440A

H & Q HOLDINGS LTD. (OWNER)
 SHARPE STREET
N. ½ of 5, S. ½ of 5, SK 12033, Rem.6, BLK.1,
D.L. 378, PL.3467

Tabled for:

- 1) Comments from the owner of the property in relation to the proposed street and lot layout.
- 2) Road centre-line designs of proposed roads. The Committee notes that the maximum acceptable grade would be 15% and access to the subdivision is to be provided both from Pasture Circle and from Sharpe Street.

8-10326

W. OLIVER (OWNER)
 1173 PIPELINE ROAD
REM. PCL. F, SEC.11, TWP.39, (REF.PL.12346)
PL.8385; LOT 1, SEC. 11, TWP.39, PL.18834

Approved, subject to:

- 1) The requirements of Subdivision Control By-Law #1930 including:
 - a) a cash payment for the future installation of pavement widening, concrete curb and sidewalk, storm sewer, underground wiring and street lighting for the 106 ft. frontage of the property on Pipeline Road;
 - b) payment of the Parkland Acquisition fee for the new lot being created;
 - c) payment of 1976 Municipal Taxes on all parcels before final approval.
- 2) All buildings within the RS.1 zone on this site complying with the set-back requirements of Zoning By-Law #1928 noting that a new Surveyor's Certificate showing the location of all structures on the property within the RS.1 zone will be required prior to final approval.

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8-1032G continued....

The Committee notes that in a letter dated February 24, 1976 the Engineering Department provided the applicant with an updated cost estimate for this subdivision.

MARCH 17, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Wednesday, March 17, 1976 at 9:30 a.m. with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. A. Phillips, Municipal Engineer
Mr. L. Scott, Subdivision Co-ordinator
Mr. K. McLaren, Planning Assistant.

8-427D GREATER VANCOUVER MORTGAGE CORPORATION (OWNER)
488 MUNDY STREET
LOT 176, D.L. 111, GP.1, PL.49569

The Committee recommends that the Strata Title Approving Officer approve this application for Strata Title Subdivision

8-3294 STEVE PAPAY
805 ALDERSON AVENUE
Lot E, BLK 46, D.L. 3 ETC. PL.4711

Approved subject to:

- 1) The requirements of Subdivision Control By-Law #1930 including:
 - a) payment of a flatrate fee for storm sewer, pavement widening, sidewalk and curb, underground wiring and street lighting for the approximately 64 foot frontage of the new lot being created;
 - b) payment of the parkland acquisition fee of \$100.00 for the new lot being created;
 - c) payment of 1976 Municipal taxes before final approval.
- 2) Removal of the shed and garage along the east property-line or their relocation to comply with Zoning By-Law #1928.

The Committee notes that by subdividing into two duplex lots at this time, the owner is achieving the maximum potential of this property, that is four dwelling units. This will however, make impractical further subdivision of this property to Residential One-Family lots. The owner may wish to discuss this matter with the Planning Department.

MARCH 17, 1976

8-3443

VIOLET MAY BELL
1010 RANCH PARK WAY
LOT 1 OF LOT E, BLKS 3 & 4, D.L. 373, PL.12400

Approved, subject to:

- 1) The requirements of Subdivision Control By-Law #1930, including:
 - a) cash payment for the future installation of storm sewer, pavement widening, curb and sidewalk, underground wiring and street lighting for the approximately 66 foot frontage of the new lot being created;
 - b) payment of the parkland acquisition fee;
 - c) payment of the 1976 Municipal taxes before final approval.
 - d) Watermain charges.
- 2) Removal of the existing garage, or its re-location to comply with Zoning By-Law #1928.

8-3442

N. CHMELYK
1126 ROCHESTER ST., COQUITLAM
LOT 1, of LOT 5, BLKS 33 & 34, D.L. 109, PL.19011

Approved, subject to the requirements of Subdivision Control By-Law #1930, including:

- 1) Cash payment for the future installation of storm sewer, pavement widening, curb and sidewalk, underground wiring, street lighting for the approximately 49 foot frontage of the new lot being created.
- 2) Payment of the parkland acquisition fee.
- 3) Payment of 1976 Municipal taxes before final approval.

8-3440A

H. & Q. HOLDINGS LTD.
SHARPE STREET
N $\frac{1}{2}$ OF 5, S $\frac{1}{2}$ OF 5, REM.6, PL.3467, PCL.A,
SK.12033, ALL DL.378

Tabled:

The Committee reviewed the contents of a letter from the applicants received in the Planning Dept. March 15, 1976. The Committee appreciates the applicant's comments, however, notes that no data has been submitted to substantiate the grades quoted in this letter. The Committee requests the applicant to provide profiles of the existing ground along the centre line of roads proposed on 8-3440A, as well as 8-3340. As well, elevations of the land and any other survey data on which the applicant has based the grades they quote should be submitted.

cont'd...

MARCH 17, 1976

8-3440A continued...

The Committee would welcome any constructive comments on possible modification of sketch 8-3440-A based on the conceptual design provided by the Committee.

In reference to the comment in the letter regarding 7000 square foot lots, the Committee would refer the applicant to the plan submitted with his application for subdivision. By scale a substantial number of the lots in the applicant's submission are less than 7000 square feet. For this reason the Planning Department Staff assumed the application was following up a Council resolution requesting the applicant to apply for subdivision based on RS-3 zoning (6000 square foot lots).

MARCH 30, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, March 30, 1976 at 9:30 a.m. with the following persons present:

Mr. A. Phillips, Municipal Engineer
 Mr. S. Jackson, Community Planner
 Mr. D. A. Kersey, Design Technologist
 Mr. K. McLaren, Planning Assistant

8-1776E MR. G. BULL (OWNER)
 AUSTIN AVENUE
Lot 130, D1.109, Plan #42914, N.W.D.

Tabled for an Engineering Department report on the site and proposed grading plan prepared by the applicant's consultant.

8-1088A H. C. ROSEN (OWNER)
 672 BLUE MOUNTAIN
Lot N $\frac{1}{2}$ 2 of Lot 37, Blk. 9, D1.366, P1.8402

Approved, subject to the requirements of Subdivision Control By-Law #1930 including:

1. physical construction of the lane to the standards of Subdivision Control By-Law #1930;
2. physical construction of pavement, curb-walk, underground wiring and street lighting for Hailey Street;
3. watermain construction;
4. payment of the parkland acquisition fee;
5. payment of 1976 Municipal Taxes before final approval.

8-3444 GREATER VANCOUVER MORTGAGE CORPORATION LTD.
 740 ALDERSON AVENUE
Lot 3, Blk E of Lot 50A, D1. 1, Grp. 1, P1.2719, NWD.

Tabled for the Planning Department to review the possibility of consolidation of properties in the area for low density apartment residential land use.

SUBDIVISION COMMITTEE MINUTES
PAGE 2/

8-2976B THE COLUMBIAN COMPANY LIMITED (OWNER)
329 NORTH ROAD
(1) Lot 204, DL.3, GRP.1, P1.41078, NWD. and
(2) A portion of LOT 110, DL.3, GRP 1, PL.29398
EXCEPT Parcel A Ref.P1.33617 and part subdivided
by PL.41078.

The Committee received and reviewed the letter from the applicant dated March 29, 1976. This application was then tabled to await a reply from the Department of Highways to the Planning Department's letter of February 17, 1976.

8-3252A SCHOOL DISTRICT #43(COQUITLAM) (OWNER)
550 POIRIER STREET
Lots 3, 4, 5 and 6, Blk 48, of D.L.1, GRP 1,
PL.2565, NWD AND LANE TO BE CONSOLIDATED WITH
SCHOOL SITE

Tabled for the Planning Department to request comments on the proposed lane cancellation from the owner of Lot 2.

8-2333C BACM LIMITED and SOUTHERN SLOPE HOLDINGS (1959) LTD.
EAGLE RIDGE AREA (OWNERS)
LOTS 37, 38, PL.32594, LOT B, PL.22328 ALL IN
DL.238, 346, 383, 385, SEC. 10, TWP.39

Approved, subject to:

1. the completion and execution of the two agreements between the District and the applicant, and the registration of the schedules containing the restrictive covenants of the agreement, in the Land Registry Office.
2. Resolution of the access arrangement to Lot 1, DL.383, PL.19452.

504-1-6

April 20, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, April 20, 1976 at 9:30 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. A. Phillips, Municipal Engineer
Mr. S. Jackson, Community Planner
Mr. L. Scott, Subdivision Co-ordinator
Mr. K. McLaren, Planning Assistant

8-3444

GREATER VANCOUVER MORTGAGE CORPORATION LTD., OWNERS
740 ALDERSON AVENUE
Lot 3, Btk. E of Lot 50A, D.L. 1, Pt. 2719

The Committee recommends that the Strata Title Approving Officer approve this application for strata title subdivision, subject to the payment of the parkland acquisition fee.

8-1926C &
8-1926D

SYMAC DRYWALL LTD., OWNERS
820 & 822 INGERSOLL AVENUE
Lot 247, Btk. 2, D.L. 367, Pt. 39010

Tabled for the Planning Department to attempt to receive in writing the views of the parties renting the accommodation and the views of the Fire Department.

8-1847C

A.R. PEARSON, OWNER
875 BLUE MOUNTAIN STREET
Lot 12, Btk. 1 & 2, D.L. 368, Pt. 1374

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930, including:
 - a) Physical construction of all services on Blue Mountain and Kelvin Streets.
 - b) Payment of the parkland acquisition fee.
 - c) Payment of the 1976 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements for drainage purposes.

8-3302

F. & S. FROST, OWNERS
COMO LAKE AVENUE
Lot 145, D.L. 367, Pt. 31977

Approved subject to the requirements of Subdivision Control By-law No. 1930, including:

- 1) Cash payment for the future installation of storm sewer, curb and gutter, pavement widening, sidewalk, streetlighting and underground wiring for the approximately 50' frontage on Como Lake Avenue of the new lot being created.

APRIL 20, 1976

8-3302 con't

- 2) Payment of the parkland acquisition fee.
- 3) Payment of 1976 municipal taxes before final approval.

The Committee suggests that the applicant consider constructing a single joint access off Como Lake Avenue to these two lots.

8-3252A

SCHOOL DISTRICT NO. 43 (COQUITLAM), OWNERS
ALDERSON AVENUE
Lot 69, Pt. 27468, Lots 3, 4, 5 & 6, Blk. 48,
Pt. 2565, all in D.L. 1

The Committee received and reviewed a letter in opposition to the proposed lane cancellation from the owners of Lot 2, Blk. 48, D.L. 1, Pt. 2565.

The Committee then declined this application due to:

- 1) The loss of amenities to the abutting property owner.
- 2) The undesirability of a stub lane, including the problems of maintaining services, such as storm drainage and garbage pickup.

The applicant may wish to consider the alternative of consolidating Lots 3 to 6 inclusive, and adjoining them legally to the larger lot to the west without cancelling the lane allowance.

8-3244C

ENGINEERED HOMES LTD., OWNERS
HARBOUR VILLAGE - STAGE 6
Ptn. of Lot 317, D.L. 372 & 373, Pt. 44332

Tabled for the submission of further plans by the applicant on the Buoy Drive connector.

8-3415

SPRING LAKE ESTATES LTD.
OXBOW RANCH AREA
Lots 6-12 incl. of Sec. 12, Twp. 39, Pt. 3022 & E $\frac{1}{2}$ L.S. 3,
W $\frac{1}{2}$ of E $\frac{1}{2}$ of L.S. 3, W $\frac{1}{2}$ of L.S. 3, & Ptn. of L.S. 6, all of
Sec. 13, Twp. 39, N.W.D.

Tabled for:

- 1) The applicants to provide a plan showing physical as well as legal access to the proposed Lot 1. Alternatively, the applicant could consider making Lots 1 & 2 into one parcel.
- 2) The applicants to provide a plan showing the 100' wide strip to be turned over to the District of Coquitlam. This plan should include any Crown land involved.
- 3) The applicants to supply a plan showing contours of the site and the river bank. The Committee will be looking to include in the ^{road}cancellation all unusable road allowances, including portions of Oxford Street, David Avenue and Mason Street.

APRIL 20, 1976

8-3415 con't

- 4) The applicants to show how they intend to tie in the road system with the proposed future David Avenue arterial.
- 5) The applicants to approach the City of Port Coquitlam to secure approval of the road exchanges and the school site location. The applicant can pursue this point once the Committee has had an opportunity to review the plan required under #3 above and determine the road cancellations involved.

The Committee notes that:

- a) Once the preliminary plans have been determined, the Department of Water Resources approval is required under the Land Registry Act.
- b) When road cancellations are determined, the Engineering Department will contact the B.C. Hydro, B.C. Telephone, and the GVWD.

8-3323

EDWARD M. REDL, OWNER
1255 ROCHESTER AVENUE
Lot 19, BTKs. 24 & 25, D.L. 109, PT. 23975

Tabled for a report from the Engineering Department, noting that the Planning Department strongly opposes the filling of the ravine to facilitate this Subdivision.

The Committee further notes that the 10' wide panhandle is inadequate. A minimum of 15' would be required.

8-3396D

AUSTIN DEVELOPMENTS LTD., MRS. C. DUHANE, B.A. REBANTAD, OWNERS
LILLIAN STREET
Rem. W $\frac{1}{2}$ Lot 15, PT. 1265, Lot 68, PT. 26484, Lot 176, PT. 32360,
all in D.L. 368

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Physical construction of storm sewer, curbswalks, sanitary sewer, water-mains, pavement, streetlighting and underground wiring on the new road being dedicated.
 - b) Cash payment for the future installation of services for Porter Street and approximately 66.9 feet frontage on Lillian Street.
 - c) Payment of the parkland acquisition fee.
 - d) Payment of 1976 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements.

APRIL 20, 1976

8-3A40B

H. & Q. HOLDINGS LTD.
SHARPE STREET
N $\frac{1}{2}$ & S $\frac{1}{2}$ of Lot 5 & Rem. Lot 6, Pt. 3467 & Pct. A,
Sk. 12033, all in D.L. 378

Tabled for the applicants to supply road centre line designs for all roads within the subdivision.

8-3285A

MARY PETERSEN, OWNERS
294 HART STREET
Lot 9, Btk. 2 of Btk. 68, D.L. 1, Pt. 1304

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Cash payment for the future installation of storm sewer, curbwalk, pavement widening, underground wiring and streetlighting for the approximately 65.9 foot frontage of the new lot on Alderson Avenue.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1976 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements.

MAY 4, 1976

504-2-5

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, May 4, 1976 at 9:30 a.m., with the following persons present:

Mr. D. Buchanan, Planning Director
Mr. A. Phillips, Municipal Engineer
Mr. L. Scott, Subdivision Co-ordinator
Mr. K. McLaren, Planning Assistant

6-1525

ILENE PATRICIA ROBINSON (OWNER)
1025 QUADLING AVENUE
Lot 10, Block 21, D.L. 45 & 108, Plan 1481

The Committee recommends that the Strata Title Approving Officer approve this application for strata title subdivision subject to the payment of the Parkland Acquisition Fee for the two strata lots being created.

B-2549

J.H. OLSON (OWNER)
314 SMITH AVENUE
Lot 173, D.L. 366, Plan 33467

Approved subject to the requirements of Subdivision Control By-law No. 1930, including:

- 1) Cash payment for the future installation of pavement widening, curb, sidewalks and street lighting for the approximate 55 foot frontage on Smith Avenue, of the new lot being created.
- 2) Cash payment for the future installation of paving on the lane for the approximate 55 foot frontage of the new lot being created.
- 3) Payment of the Parkland Acquisition Fee.
- 4) Payment of 1976 Municipal taxes before final approval.

3-3188D

H.A. ROBERTS GROUP LTD. (OWNERS)
WESTWOOD & BEDFORD STREETS
Pcl. E, Sk. 7392 & Rem. S.E. Portion of D.L. 378

Tabled for:

- 1) The Planning Department to revise the subdivision sketch in accordance with discussions at the meeting, and send a copy of the revised sketch to the applicant.
- 2) The applicant to contact the Canadian Transport Commission regarding the proposed access across the railroad tracks, as shown on the revised sketch prepared by the Planning Department.
- 3) The applicant to secure and submit written comments from B. C. Hydro on the angular crossing of the right-of-way.

MAY 4, 1976

8-3128
(cont'd)

- 4) The applicant to submit plans to the Engineering Department, showing how they propose to service the site with Municipal water mains and sanitary sewer systems.
- 5) The Planning Department to contact the Water Resources Branch for comments on this latest sketch.
- 6) The applicant to submit to the Engineering Department a report on soil conditions, prepared by a qualified Soils Engineer.

The Committee notes that the Department of Highways' approval of the rezoning application will be required under the Controlled Access Highways Act.

-3219H

NACEL PROPERTIES LTD.(OWNERS)
DEWDNEY TRUNK ROAD AT DACRE AVENUE
Lot K, Pl. 12179 & Lot Q, Pl. 19932, both
of D.L. 381

The Committee received and reviewed a letter from the Department of Highways on this application dated April 21, 1976. Subsequent to receipt of this letter, the Engineer and the Planner discussed this letter with Department of Highways Officials.

Approved subject to:

- 1) The applicant's assuming the responsibility of landscaping and maintaining the portion of the widened right-of-way behind the sidewalk on Dewdney Trunk Road.
- 2) Removal of all existing buildings on the site.

The Committee notes that servicing requirements will be included in a Development Agreement as part of the application for rezoning of this property.

-713A

M.E.P.C. CANADIAN PROPERTIES LTD. (OWNERS)
BURQUITLAM PLAZA SHOPPING CENTRE - CLARKE ROAD
Lot C of D.L. 9, Grp. 1, Pl. 23077 except part
subdivided by Pl. 2944, N.W.D., and Lot 1 of
Blk. 56 of D.L. 9, Grp. 1, Pl. 17125 except
Pcl. "A" (Ref. Pl. 16010) thereof N.W.D.

Approved subject to:

- 1) Property owner to the East approving the cancellation of the street running North of Smith Avenue.
- 2) Council adopting a Road Closing By-law on that portion of road proposed for cancellation.

MAY 4, 1976

8-715A
(cont'd)

The Committee notes that under Zoning By-law No. 1928, servicing of Smith Avenue to the standards of Subdivision Control By-law No. 1930 will be required prior to building permit issuance on the proposed new building for this property.

8-3239A

MRS. D. McDONALD, MR. M. MOLLOY (OWNERS)
995 RANCH PARK WAY
Lot 52, D.L. 373, Group 1, Pl. 28759

Tabled for the applicant to submit plans prepared by a Professional Engineer, showing how he intends to drain the subdivision, and indicating the location of the drainage easement.

The Committee notes that review of this application for subdivision in no way indicates approval of the rear portion becoming duplex zoned, as the Subdivision Committee does not deal with rezoning applications. A separate application would have to be made at the Planning Department.

8-3244D

ENGINEERED HOMES LTD. (OWNERS)
HARBOUR VILLAGE - STAGE VI
BUOY DRIVE & ITS LINK FROM MARINER WAY TO
DEWDNEY TRUNK ROAD
Portion of Lot 317, D.L. 372 & 373, Pl. 4432

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) The physical construction of storm and sanitary sewers, pavement, curbs, sidewalks, underground wiring and street lighting for all roads within this subdivision and for the full width of Hull Court through to Dewdney Trunk Road.
 - b) The applicant providing a survey plan showing dedication of the West half of Hull Court on the Municipally owned property.
 - c) The physical construction of water mains.
 - d) Payment of 1976 Municipal taxes before final approval.
- 2) Dedication of Lot 319, D.L. 372 to the Municipality in lieu of the Parkland Acquisition Fee of \$100.00 per lot being created.
- 3) A Surveyor's Certificate stating that all lots being created have adequate areas and dimensions to meet Municipal By-laws.

MAY 4, 1976

- 9-3244D 4) The Approving Officer exempting under Section
(cont'd) 712 of the Municipal Act any lots requiring
perimeter and frontage rulings.
- 5) The paving, fencing and lighting of the
walkway from Dolphin Street to the East
property line.

In view of the steep hillsides in this subdivision,
the Committee emphasizes the importance for the
applicant to retain as much of the natural growth
in the area as possible.

9-2333D B.A.C.M. LIMITED (OWNERS)
SOUTHERN SLOPE HOLDINGS LTD. (OWNERS)
EAGLE RIDGE, BARNET HIGHWAY
Lots 37, 38, Pt. 32594, Lot B, Pt. 22328,
all in D.L. 238, 346, 383, 385, Sec. 10,
Township 39

Tabled pending:

Department of Highways review of the service
road. It is noted that the Municipal Planner
and Engineer have discussed with the Department
of Highways their requirement for a 500 foot
separation between the Barnet Highway and the
proposed service road, and received an indi-
cation that their requirement may be withdrawn.

The Committee notes that they are awaiting formal
approval of this subdivision by the Water Resources
Branch.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Friday, May 21, 1976 at 9:00 a.m., with the following persons present:

- Mr. A. Phillips, Municipal Engineer
- Mr. L. Scott, Subdivision Co-ordinator
- Mr. S. Jackson, Community Planner
- Mr. K. McLaren, Planning Assistant

8-3305

HENRY & HELEN ABFALTER (OWNERS)
942 MILLER AVENUE
Lot B, Blk. 3, D.L. 367, Pl. 18838, Folio #23634.0001

Declined, as:

- 1) The resulting building on the new lot will not conform to the existing setbacks on Kinsac Street.
- 2) The subdivision will eliminate all possibilities of the development of the unusable section of Miller Avenue as a building site.
- 3) A new building on the proposed lot would destroy the amenities of the present dwelling.
- 4) A legal subdivision can be created by facing the new lot on Kinsac Street.

8-3305A

Approved, subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Cash payment for the future installation of storm sewers, pavement widening, curbs, sidewalks and street lighting for the approximate 50 foot frontage of the new lot being created on Kinsac Street.
 - b) Payment for a driveway culvert.
 - c) Cash payment for the future installation of paving on the lane.
 - d) Payment of the Parkland Acquisition Fee of \$100.00 for the new lot being created.
 - e) Payment of the 1976 Municipal Taxes before final approval.
- 2) The applicants giving their written consent for the District of Coquitlam to cancel that portion of Miller Avenue between Kinsac Street and the lane to the East. The Planning Department is requested to initiate the above "cancellation".
- 3) Removal of the existing carport, or it's relocation, to comply with Municipal By-laws.

May 21, 1976

8-3305A
(cont'd)

- 4) The applicant making a successful appeal to the Board of Variance on the resulting side yard setback to the existing dwelling, as this setback would be less than the required minimum of 6 feet.
- 5) The south wall of the existing building being brought into compliance with the National Building Code, including the filling in of the existing doorway to provide a 3/4 hr. fire resistance rating.

8-3447

DOUGLAS & HAZEL ALEXANDER, 611 COTTONWOOD
Lot M of Lot D & E, Blk. 13, D.L. 7, Pl. 15527
HERMANN & HILDEGARDE ADLER, 615 COTTONWOOD
Lot 4 of Lot D & E, Blk. 13, D.L. 7, Pl. 15449
IGNAC & LUCIA FODOR, 619 COTTONWOOD
W 1/2 of Lot C, Blk. 13, D.L. 7, Pl. 5619
VOLKAMMER CONSTRUCTION LTD., 618 SMITH AVENUE
Lot 142, D.L. 7, Pl. 42117
A & Y. SHIGEMATSU, 610 SMITH AVENUE
W 1/2 of Lot 4 of the N 1/4 of Lot 7, Grp. 1, Pl. 3967
A. & D. KOLOWRAT, 612 SMITH AVENUE
E 1/2 of Lot 4, D.L. 7, Pl. 3967

Approved, subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Unless otherwise stipulated in this approval, physical construction of all services required by Subdivision Control By-law No. 1930, noting that a 54 foot paved turning area is to be constructed on the 40 foot dedicated road allowance and easements as required and to dead end at the West property line of the East half of Lot C.
 - b) Cash payment for the future installation of all services required by By-law No. 1930 for the section of road to be dedicated North of the East half of Lot C.
 - c) Cash payment for the future installation of services on Smith Avenue for approximately 64.5 feet.
 - d) Payment of the Parkland Acquisition Fee.
 - e) Payment of 1976 Municipal Taxes before final approval.
- 2) Removal or relocation of any existing buildings which conflict with Municipal By-laws as to location.
- 3) Provision of any necessary easements.

The Committee notes that no sidewalks will be required on the perimeter of Lot 105, and that the full 28 foot wide pavement is to be constructed.

8-1459F

L. PALFREYMAN (OWNER)
COTTONWOOD AVENUE/SPRICE AVENUE
Lot 61, Blk. 4, D.L. 365, Pl. 26626,
Lot 8, Blk. 4, D.L. 365, Pl. 1604

Approved, subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:

May 21, 1976

8-1459F
cont'd

- 1) a) The physical construction of storm sewer, pavement widening, curbs, sidewalk, underground wiring and street lighting for the frontage of the property on Cottonwood Avenue and Spruce Avenue.
 - b) Physical construction and paving of the lane.
 - c) Water main charges.
 - d) Payment of the Parkland Acquisition Fee for the seven new lots being created.
 - e) Payment of 1976 Municipal Taxes before final approval.
- 2) The property being rezoned to RS-3.

8-3442A

GREATER VANCOUVER MORTGAGE CORPORATION LTD. (OWNERS)
E. of 1126 ROCHESTER STREET
Strata Plan Lot 161, Blks. 33 & 34, D.L. 109,
Pl. 50074, New Westminster District

The Committee recommends that the Strata Title Approving Officer approve this application for Strata Title Subdivision, subject to the payment of the Parkland Acquisition Fee for one new strata lot being created.

8-3294A

S. PAPAY (OWNER)
805 ALDERSON STREET
Strata Plan Lot 85, Blk. 47, D.L. 1, Grp. 1, Pl. 50128

The Committee recommends that the Strata Title Approving Officer approve this application for Strata Title Subdivision, subject to the payment of the Parkland Acquisition Fee for one new strata lot being created.

8-3336A

PAZ BANAAD LAUREL
607 BERRY STREET
Subdivision of Rem. Lot J of Lot E, S 1/2 Blk. 6,
D.L. 357, Pl. 20542, N.W.D.

Approved, subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930, including:
 - a) Cash payment for the future installation of services for the approximate 48 foot frontage of the new lot being created.
 - b) Payment of the Parkland Acquisition Fee.
 - c) Payment of 1976 Municipal Taxes before final approval.
- 2) The applicant securing the approval of Trans-Mountain Oil Pipeline Company Limited.

May 21, 1976

8-2091B

L & M WEATHERBEE
2975 COMO LAKE AVENUE
Lot G, Btk. 2, D.L. 378, Pl. 23765

Approved, subject to:

- 1) The requirements of Subdivision Control By-Law No. 1930, including:
 - a) Cash deposit for the future installation of sidewalks, curbs, street lighting and pavement widening for the approximately 143 foot frontage of the two new lots on Green Street.
 - b) Payment for storm sewer connections to all three lots.
 - c) Water main charges.
 - d) Payment of 1976 Municipal Taxes before final approval.
 - e) Payment of the Parkland Acquisition Fee for the two Northerly lots being created.
- 2) The requirements of the Department of Lands, Forests & Water Resources, pursuant to Section 93 (3) of the Land Registry Act, including:
 - a) The subdivider entering into a covenant registerable under Section 24 (a) of the Land Registry Act which affects the following:
 - i) Any area designed, intended or used for habitation by human beings in any building hereafter constructed on the said land shall not be located within 50 feet of the natural boundry of Scott Creek, and not on an elevation such that the underside of the floor system thereof is less than 5 feet above the natural boundry of Scott Creek.
 - ii) The required elevation may be achieved by land fill, thereby raising the ground level on which any said habitable building is to be constructed, or by structurally elevating the said habitable area, or by a combination of both land fill and structural elevation provided, however, that in any event no area below the required elevation shall be used for the installation of furnaces or other such equipment susceptible to damage by flood water. Where fill is used to raise the natural ground elevation, the toe of the fill slope shall be no closer than 50 feet from the natural boundry of Scott Creek.
 - iii) Where the land fill or structural means are needed to attain the required building elevation stated under i) above, the owner of the building shall enter into an agreement in a form registerable under the Land Registry Act:

May 21, 1976

8-2091B
cont'd

- 2) a) iii) a) To save harmless the District of Coquitlam and the Province of British Columbia in the event of flood damage either to the building or the contents thereof;
- b) To maintain adequate flood insurance coverage in respect to both the building and contents thereof, at such time as an official Provincial Flood Insurance Program is made available by the Insurance Corporation of British Columbia, or otherwise.

8-1657

E & D BAUER (OWNERS)
PIPELINE ROAD
Subdivision Rem. LS. 12, Section 13, Twp. 39,
Lot 2 of LS. 5, Section 13, Twp. 39, Pt. 24751

Approved, subject to the payment of 1976 Municipal Taxes on both properties before final approval.

8-3448

E. & M.A. LANES (OWNERS)
212 MUNDY STREET
Subdivision of Lot 1 of Lot 31, D.L. 64 & 111,
Pt. 10700, N.W.D.

- 1) It is noted that the creation of a 6,000 square foot lot by this subdivision does not automatically guarantee the issuance of a building permit for the construction of a single family dwelling on the new lot, due to Section 602 (2) (c) of Zoning By-law No. 1928.

The Committee recommends that the Approving Officer approve this subdivision, noting that he will be waiving Section 14 of the Subdivision Control By-law No. 1930, as permitted in Section 15 of that By-law.

Section 14 of By-law No. 1930 states:

"Parcels existing at the time of adoption of the By-law in areas having a zoned designation RS-1 (one-family residential), and RT-1 (two-family residential), having an area between 12,000 (twelve thousand) square feet, and 21,000 (twenty-one thousand) square feet may be subdivided into parcels having a minimum area of 6,000 (six thousand) square feet and a minimum width of 45 (forty-five) feet."

Section 15 of By-law No. 1930 states:

"The Approving Officer may refuse to approve a subdivision where it does not conform to the By-laws regulating the subdivision of land."

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8-3448
cont'd

The Committee recommends that the vacant lot to be created shall not be less than 6,000 (six thousand) square feet in area, and notes that the home lot would be approximately 5,992.73 (five thousand, nine hundred and ninety-two point seventy-three) square feet. The Committee feels this would carry out the intent of Section 14 of By-law No. 1930.

that it

The Committee notes and considers a variation in the square footage requirement in lot size, not exceeding 10 (ten) square feet to be reasonably complying with the intent of the By-law, while insuring that no new buildable lot is created less than the minimum 6,000 (six thousand) square foot requirement.

- 2) Removal of the existing carport, or it's relocation to comply with Municipal By-laws, including the fire safety regulations of the National Building Code.
- 3) Cash payment for the future installation of storm sewer, pavement widening, curb, walk and street lighting for the approximately 67.61 (sixty-seven point sixty-one) foot frontage of the new lot being created.
- 4) Cash payment for the future paving of the lane.
- 5) Payment of the Parkland Acquisition Fee for the new lot being created.
- 6) Payment of 1976 Municipal Taxes before final approval.

8-3158B

W. SEROKA
1455 DAYTON STREET
SUBDIVISION N. 165' S 1/2 of LS. 12, Section
18, Twp. 40, Pt. 23487

Approved, subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Cash payment for the future installation of storm sewer, curb and gutter and sidewalk for the frontage of the property on Coast Meridian Road.
 - b) Water main charges.
 - c) Payment of the Parkland Acquisition Fee.
 - d) Payment of 1976 Municipal Taxes before final approval.
- 2) Approval in writing being secured from the Simon Fraser Health Unit on sewage disposal for the two lots.

May 21, 1976

8-1926C SYMAC DRYWALL LTD. (OWNERS)
820 & 822 INGERSOLL AVENUE
Lot 247, D.L. 367, Pl. 39010

The Committee recommends that Council and the Strata Title Approving Officer approve this application for Strata Title Subdivision, subject to the payment of the Parkland Acquisition Fee for the two new strata lots being created.

8-1926D SYMAC DRYWALL LTD. (OWNERS)
808 & 810 INGERSOLL AVENUE
Lot 64, Blk. 2, D.L. 367, Pl. 28278

The Committee recommends that Council and the Strata Title Approving Officer approve this application for Strata Title Subdivision, subject to the payment of the Parkland Acquisition Fee for the two strata lots being created.

8-1776E G. BULL (OWNER)
AUSTIN AVENUE
Lot 130, D.L. 109, Pl. 42914, N.W.D.

The Committee lifted this application from the table for a report from the Engineering Department. This report revealed that the subdivision concept is acceptable subject to further review of detailed design of services and site filling techniques proposed by the applicant's engineer.

Approved, subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Installation of sanitary sewers to service the new lots.
 - b) Cash deposit for the future installation of storm sewer, sidewalk, curb, pavement widening and street lighting for the frontage of the property on Charland Avenue.
 - c) Physical construction of the lane to the standard of the Subdivision Control By-law No. 1930.
 - d) Provision of a storm drainage facility to serve the lane and the abutting properties.
 - e) Payment of the Parkland Acquisition Fee for the six lots being created.
 - f) Payment of 1976 Municipal Taxes before final approval.
 - g) Installation of pipe enclosure of water course to design prepared by applicant's professional engineer.

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- 8-1776E
- 2) Provision of an easement for the water course pipe enclosure over the proposed lots.
 - 3) Filling of the site to create building sites and to facilitate construction of the lane, all to be carried out in accordance with an approved plan prepared by the applicant's professional engineer and professional soils consultant.
 - 4) Foundations designed by a professional engineer (soils consultant) will be required prior to building permit issuance.
 - 5) The applicant obtaining the necessary authorization from owners of abutting properties, for encroachment of fill as may be required for filling the property in the creation of building sites.
 - 6) The applicant obtaining the approval for piping the creek, from the Department of Water Resources.
 - 7) Access to all new dwellings to be from the proposed lane or Charland Avenue only.
 - 8) The Approving Officer waiving the frontage requirements for any frontages less than ten (10) percent of the perimeter of the lot.
 - 9) Removal or relocation of any buildings not in conformance with Municipal By-laws.

The Committee notes that final approval of this subdivision will be granted upon completion of the above noted conditions.

The Committee further notes that the Planning Department has expressed its objection to this subdivision since it involves the storm sewer, and filling Como Creek through the whole property, which conflicts with the Department's efforts to establish a ravine and natural watercourse protection policy, and will be advising the Water Resources Service.

8-3451 KAM-BEL HOLDINGS LTD. (OWNERS)
NORTH SIDE OF JUBILEE HOTEL AT BRUNETTE & LOUGHEED
Subdivision Lots 8 & 9, Blks. 80 & 81, D.L. 3, etc.
Pl. 5732

Tabled, for the Planning Department to contact adjacent property owners for their comments on this proposed lane cancellation.

8-3338 MYRTLE COLEMAN (OWNER)
1870 COLEMAN AVENUE
Subdivision Rem. Lot 4, Pl. 9066, Rem. Lot 3,
Pl. 12171, all of D.L. 62 & 63

Approved, subject to:

May 21, 1976

- 8-3338
(cont'd)
- 1) Removal of the existing two-family residential building.
 - 2) Payment of 1976 Municipal Taxes before final approval.
 - 3) Registration in the Land Registry Office of the easement which accommodates the relocated sanitary sewer, and cancellation of the existing easement containing the existing sanitary sewer line to be eliminated.

8-474B P.B. RICHARDS
1888 AUSTIN AVENUE
Rem. of N 1/2 of Lot 3, D.L. 111, Pl. 3137

Approved, subject to the conditions as outlined in the Planning Director's letter dated February 17, 1976.

8-3396C AUSTIN DEVELOPMENTS LTD., MRS. C. DUHANE,
B. A. REBANTAD (OWNERS)
LILLIAN STREET
Rem. W 1/2 of Lot 15, Pl. 1265, Lot 68, Pl. 26484,
Lot 176, Pl. 32360, all in D.L. 368

The Committee recommends, that the Strata Title Approving Officer approve this application for Strata Title Subdivision, subject to the payment of the Parkland Acquisition Fee for the one new lot being created.

8-3323 E. M. REDL (OWNER)
1255 ROCHESTER AVENUE
Lot 19, Blks. 24 & 25, D.L. 109, Pl. 23975

Declined, as a ten (10) foot wide panhandle is inadequate, and a fifteen (15) foot wide panhandle leaves insufficient area for subdivision into four lots fronting Rochester Avenue.

8-3323A Tabled, for the applicant to provide a site plan comprising of spot elevations, to determine the position of the ravine embankment.

8-3239A MRS. D. McDONALD, MR. M. MOLLOY (OWNERS)
955 RANCH PARK WAY
Lot 52, D.L. 373, Grp. 1, Pl. 28759, N.W.D.

Approved, subject to the requirements of Subdivision Control By-law No. 1930, including:

- 1) Physical construction of storm sewer and sanitary sewer to service the lots and Ranch Park Way

May 21, 1976

8-3239A
(cont'd)

- 2) Physical construction of sidewalks, pavement widening, underground wiring and street lighting on Ranch Park Way for the full frontage of the property.
- 3) Payment of water main charges for Ranch Park Way.
- 4) Provision of easements to accommodate any sewer installations over the neighbouring lands and on the site.
- 5) Payment of the Parkland Acquisition Fee.
- 6) Payment of 1976 Municipal Taxes before final approval.

8-3450

CHARLES & MARGARET ELLIS (OWNERS)
1002 GILROY STREET
Lot 365, D.L. 55, Pl. 35663

Approved, subject to:

- 1) Retention of as much as possible of the present parklike setting and landscaping.
- 2) The servicing requirements of Subdivision Control By-law No. 1930, including:
 - a) Cash payment for future installation of curb, walk and street lighting.
 - b) Physical construction of storm sewer connections for both lots.
 - c) Payment of the Parkland Acquisition Fee.
 - d) Payment of 1976 Municipal Taxes before final approval.
- 3) Removal of the existing dwelling on the property, or it's relocation, to comply with Municipal By-laws including Plumbing and Building Codes.

JUNE 1, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, June 1, 1976 at 9:30 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. A. Phillips, Municipal Engineer
Mr. L. Scott, Subdivision Co-ordinator
Mr. S. Jackson, Community Planner
Mr. K. McLaren, Planning Assistant

8-1776E

G. BULL, OWNER
AUSTIN AVENUE
Lot 130, D.L. 109, PT. 42914

The Committee discussed this application further in light of the Planning Department's objections regarding the elimination of natural watercourses and filling of ravines.

It is the Engineering and Planning Departments' intent to establish a joint policy statement in relation to the preservation of natural watercourses and the treatment of ravines containing some of these watercourses.

The Committee notes that it is reviewing a layout different than the subdivision approved under 8-1776E, which may require less filling of the ravine, and therefore reduce the costs in relation to pipe enclosures. This alternative may also be more acceptable to the Department of Water Resources.

8-1457

BLUE MOUNTAIN BAPTIST CHURCH, OWNERS
BLUE MOUNTAIN STREET
Lot 47, PT. 25121 & Rem. A, PT. 22443, both in D.L. 108

Declined, since the proposed subdivision does not provide for secondary access to the lot on Austin Avenue.

8-1457A

BLUE MOUNTAIN BAPTIST CHURCH, OWNERS
BLUE MOUNTAIN STREET
Lot 47, PT. 25121 & Rem. A, PT. 22443, both in D.L. 108

Approved subject to:

- 1) Payment of 1976 municipal taxes before final approval.
- 2) The applicant making an application for rezoning of the new lot to be created fronting on Austin Avenue from the present P-2 zoning to RS-1 Residential Single-Family.

JUNE 1, 1976

8-3204A

LEVCO HOLDINGS LTD., OWNERS
AUSTIN & GATENSBURY
Lots 1 & 2, Blk. 21, Pl. 7247; Lots 149-151,
Blk. 22, Pl. 34653, all in D.L. 357

Tabled for:

- 1) The applicant to prove out the building site on the proposed lot on Haversley Avenue.
- 2) The applicant to provide a statement to the Committee on their intent as to the ravine lands between the proposed lot on Haversley Avenue and the watercourse.

8-1038

MR. & MRS. KILMARTIN, OWNERS
226 NELSON STREET
Pct. A (Ex. Pl. 8960) of Lots 9 & 10,
Blk. 24, D.L. 45, Pl. 1481

Declined under Section 5(b) of Subdivision Control By-law No. 1930 as the lot on which the proposed two-family dwelling is to be situated is not suited to the use for which it is intended due to its size being less than the normally required 8,000 sq. ft. minimum.

8-3452

DISTRICT OF COQUITLAM, OWNERS
PTN. OF MILLER AVENUE AT KINSAC STREET

Tabled for the Engineering Department to notify all utility companies of the proposed closure and inquire regarding whether they may need any right-of-way.

8-2925E

MARATHON REALTY CO. LTD., OWNERS
Lot 7, Pl. 8502, Lot 74, Pl. 48817, all in D.L. 22,
65, 66 & 67, S&E Pl. 25983 & Pct. A, Pl. 27459

Tabled for the Planning Department to secure written comments from the Department of Highways and the Water Resources Branch on this proposed subdivision.

8-3453

EISLINGER HOLDINGS LTD.
812 GREENE STREET
Pct. A of Lot 2 of Lot 4, Blk. 2, D.L. 378, Pl. 11425

Tabled for:

- 1) The Planning Department to seek the comments of the Department of Water Resources on the proposed subdivision as it lies within the floodplain.
- 2) The applicant to contact the property owner to the south with a view to establishing a better lotting arrangement.

JUNE 1, 1976

8-3440C

H. & Q. HOLDINGS LTD.
SHARPE STREET
N $\frac{1}{2}$ & S $\frac{1}{2}$ of Lot 5 & Rem. Lot 6, Pl. 3467 and
Pcl. A, Sk. 12033, all in D.L. 378

Declined as the 22.5% grade on the short westerly portion of road is unacceptable.

8-3440D

H. & Q. HOLDINGS LTD.
SHARPE STREET
N $\frac{1}{2}$ & S $\frac{1}{2}$ of Lot 5 & Rem. Lot 6, Pl. 3467 and
Pcl. A, Sk. 12033, all in D.L. 378

Approved subject to:

- 1) The submission of acceptable road centre line designs.
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of sanitary sewer, storm sewer, pavement, curbswalks, water-mains, underground wiring and street lighting for all roads abutting and lying within the subdivision.
 - b) Payment of the parkland acquisition fee.
 - c) Payment of 1976 municipal taxes before final approval.
 - d) Registration in the Land Registry Office of any required easements.
 - e) Submission of surveyor's plot plans showing the location of all existing buildings to remain on the site. Any existing buildings which do not comply with the siting requirements of Zoning By-law No. 1928 must be removed or relocated or a successful appeal made to the Board of Variance to allow them to remain. Any existing buildings to remain on site must be brought into conformity with the requirements of the National Building Code.
- 3) The Approving Officer exempting under Section 712 of the Municipal Act any lots requiring perimeter and frontage rulings.
- 4) Council adopting a road exchange by-law on that portion of road proposed for cancellation. It is noted that the matter of compensation will be decided by the Municipal Council at a later date.

504-1-1

JUNE 15, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, June 15, 1976 at 9:30 a.m., with the following persons present:

Mr. D. M. Buchanan, Planning Director
Mr. A. Phillips, Municipal Engineer
Mr. L. Scott, Subdivision Co-ordinator
Mr. K. McLaren, Planning Assistant

8-3204B

LEVCO HOLDINGS LTD. (OWNERS)
AUSTIN & GATENSBURY
Lots 1 & 2, Btk. 21, Pt. 7247; Lots
149 - 151, Btk. 22, Pt. 34653, all in D.L. 357

Tabled for:

- 1) The Planning Department to review the idea of retaining the small portion of lane off Gatensbury Street in relation to the access requirements of the property to the North.
- 2) The Planning Department to review with the Municipal Solicitor, whether a realignment of the lot on Haversley Avenue would constitute a substantive change to the proposed development presented at the Public Hearing. The Committee notes that literal interpretation of the setback requirements of the Zoning By-law on this lot would severely limit the potential building area.

8-3451

DISTRICT OF COQUITLAM (OWNERS)
NORTH SIDE OF JUBILEE HOTEL AT BRUNETTE & LOUGHEED
Lots 8 & 9, Btk. 80 & 81, D.L. 3, etc. Pt. 5732

The Committee lifted this item from the table to review letters from abutting property owners, as requested by the Committee at their meeting of May 21, 1976.

Tabled for:

- 1) The Planning Department to revise the proposal to show one-half of the lane being consolidated with the property to the north, and one-half of the lane being consolidated with the property to the south.
- 2) The Planning Department to contact the owners of Lots 6, 7, 8 & 9, for their comments on the revised proposal, noting that the Municipality must receive market value for any lands disposed of in this manner.

JUNE 15, 1976

8-3188E

H.A. ROBERTS GROUP LTD. (OWNERS)
WESTWOOD & BEDFORD STREETS
Pct. E, Sk. 7392 & Rem. S.E. portion of D.L. 378

The Committee received and reviewed a letter from the Water Investigations Branch, on this proposed subdivision.

This application was then tabled, to await approval from the Water Investigations Branch, noting that the Planning Department will be forwarding a copy of that letter to the applicants.

8-3454A

ARPCO HOLDINGS LTD.(OWNERS)
519, 521, 525 COTTONWOOD STREET
Lot 4, Btk. 1, N $\frac{1}{2}$ N $\frac{1}{2}$, D.L. 7, Pl. 7728
R & M Lot 4, Btk. 1, D.L. 7, Exp-1 Pl. 11925
Lot 5, Lot 1, Btk. 13, D.L. 7, Pl. 7728

Approved subject to the requirements of Subdivision Control By-law No. 1930, including:

- 1) Physical construction of Whiting Way to the standards of the Subdivision Control By-law.
- 2) Payment of 1976 Municipal Taxes before final approval.

The Committee notes that any other required servicing such as on Cottonwood Avenue, and the Parkland Acquisition Fee, will be included in the Development Agreement if the rezoning of the property proceeds.

8-2916C

NEAL & DORIS OLNEY (OWNERS)
925 LILLIAN STREET
Rem. Lot 7, D.L. 368, Pl. 1265

Approved subject to the requirements of Subdivision Control By-law No. 1930, including:

- 1) Physical construction of services to the standards of the Subdivision Control By-law for the approximate 203 foot frontage of the property on Lillian Street.
- 2) Payment of the Parkland Acquisition Fee.
- 3) Payment of 1976 Municipal Taxes before final approval.

8-1847C

A. R. & E. M. PEARSON (OWNERS)
875 BLUE MOUNTAIN STREET
Lot 12, Btk. 1 & 2, D.L. 368, Pl. 1374

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930, including:
 - a) Physical construction of all services on Blue Mountain and Kelvin Street.

JUNE 15, 1976

8-1847C
cont'd

- 1) b) Payment of the Parkland Acquisition Fee.
- c) Payment of the 1976 Municipal Taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements for drainage purposes.

JUNE 29, 1976

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, June 29, 1976 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
S. Jackson, Community Planner
A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator

8-3447A

VOLKOMMER CONSTRUCTION LTD.
610-618 SMITH AVENUE

Lot M, Pt. 15527; Lot 4, Pt. 15449; W $\frac{1}{2}$ & E $\frac{1}{2}$ Lot 4, Pt. 3967;
W $\frac{1}{2}$ Lot C, Pt. 5619; Lot 42, Pt. 42117, all in D.L. 7

The Committee reviewed this application and amended it to include a public walkway eight feet wide north off Cottonwood Avenue as a result of discussions at the Public Hearing on June 24, 1976.

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930, including:
 - a) Unless otherwise stipulated in this approval, physical construction of all services required by Subdivision Control By-law No. 1930, noting that a 54 foot paved turning area is to be constructed on the 40 foot dedicated road allowance, eight foot walkways, and easements as required, and to dead end at the west property line of the E $\frac{1}{2}$ of Lot C.
 - b) Cash payment for the future installation of all services required by By-law No. 1930 for the section of road to be dedicated north of the E $\frac{1}{2}$ of Lot C.
 - c) Cash payment for the future installation of services on Smith Avenue for approximately 64.5 feet.
 - d) Payment of the parkland acquisition fee.
 - e) Payment of 1976 municipal taxes before final approval.
- 2) Removal or relocation of any existing buildings which conflict with municipal by-laws as to location.
- 3) Provision of any necessary easements.

The Committee notes that no sidewalks will be required on the perimeter of Lot 105, and that the full 28 foot wide pavement is to be constructed.

8-2925E

MARATHON REALTY CO. LTD.
MAYFAIR INDUSTRIAL PARK

Lot 7, Pt. 8502, Lot 74, Pt. 48817, all in D.L. 22, 65,
66 & 67, S&E Pt. 25983 & Pcl. A, Pt. 27459

The Committee lifted this application from the table to receive a letter from the Chief Planning and Surveys Division, Water Investigations Branch, dated June 25, 1976, attaching a letter from the Assistant Deputy Minister of Environment, Water Resources Service, dated May 28, 1976, and noted that the Committee:

8-2925E con't

- 1) does not wish to bind the District of Coquitlam to any assumptions relating to undertakings by the District; and
- 2) is still awaiting comments from the Department of Highways regarding this proposed subdivision.

8-3204C

LEVCO HOLDINGS LTD.
AUSTIN AVENUE & GATENSBUY STREET
Lots 1 & 2, Btk. 21, Pt. 7247; Lots 149-151, Btk. 22,
Pt. 34653, all in D.L. 357

Approved subject to the requirements of Subdivision Control By-law No. 1930, parkland acquisition fee and 1976 municipal taxes.

The Committee notes that the subdivision requirements of the properties, excluding the two lots being created on the easterly portion of the site, will be explicitly considered as part of the development agreement being prepared between the District and Daon Development Corporation.

The Committee further notes that if required, an access easement in favour of property owners to the north will be taken care of in the development agreement.

8-3219I

O. MACIJAUSKAS, RIC MAC HOLDINGS LTD.
N. SIDE DEWDNEY TRUNK ROAD W. OF LOUGHEED HIGHWAY
Lot K, Pt. 12179 & Lot Q, Pt. 19932, both of D.L. 381

Tabled since this application to subdivide the park area from the remainder of the consolidated parcel cannot proceed at this time.

8-2310K

T.L. SPRAGGS
SOUTH END OF TIPTON STREET
Rem. Lot 2, Btk. 18, D.L. 357, Pt. 14021

The Committee received a report from the Community Planner regarding the difficulty the applicant has had in obtaining consents a second time from owners of parcels adjacent to the road and lane proposed for exchange. The Committee noted that the District is at Stage 10 in the road closures and exchanges procedures dated October 27, 1975, and requests the Legal Department to use its discretion to relax the requirement of the second consent as outlined in Stage 10 of the procedures, noting that the District has received signed consents from Mr. B.J. Kruger, Mr. H.R. Shook, dated July 22, 1975 (received August 26, 1975), and Mr. P.C. Ho, Mr. C.W. Ho, Mr. D.S. Francilia, and Mrs. P.A. Francilia, dated September 26, 1975 (received October 10, 1975).

The Committee requests the Legal Department to proceed further with this road exchange in the normal manner.

JUNE 29, 1976

8-3455 R.C. & T.S. SMITH
1008 PALMDALE STREET
Lot 8, Blk. 10, D.L. 373, Pt. 1258

Approved subject to the physical construction of all the services required by Subdivision Control By-law No. 1930, parkland acquisition fee and 1976 municipal taxes.

8-3266 ENGINEERED HOMES LIMITED
WEST SIDE OF MARINER WAY, NORTH OF COMO LAKE AVENUE
Site 2, Blk. 261, D.L. 361, Pt. 40139

Tabled for comments from the applicants regarding further subdividing the parcel west of the B.C. Hydro right-of-way and the possible location of a boundary along or in the B.C. Hydro right-of-way.

The Committee notes that if it proceeds, an easement may be required for sanitary sewer purposes across the north-east portion in favour of the portion west of the right-of-way.

8-3456 LANDON AGENCIES LTD.
2869 CRABBE AVENUE
Lots 10, 11, 12 & 13, Blk. 9, D.L. 384A, Pt. 2280

Tabled for approval from the Department of Highways, the GVWD for its water-main in the road right-of-way, and adjoining property owners.