

SUBDIVISION COMMITTEE

JULY 7, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday, July 7, 1987 at 9:30 a.m. in the Engineering Department Committee Room, with the following persons present:

E. Tiessen, Deputy Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant

8-3959

MARATHON REALTY CO. LTD.
2250 UNITED BOULEVARD
LOT 2, D.L. 22 & 67, PLAN 73354

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) physical construction of any necessary service connections;
- 3) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer.

8-3980

J. & G. DOUGLAS, L. & L. KING
2940 WICKHAM DRIVE
LOTS 423 & 432, D.L. 378, PLAN 63701

Approved subject to:

- 1) the payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 2) registration of any necessary easements to protect the existing service connections.

SUBDIVISION COMMITTEE MINUTES
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8-3881NN

B.C. PLACE
MARA DRIVE, CLEARWATER WAY
LOT 4, D.L. 305, PLAN 74759

Approved subject to:

- 1) physical construction of all services required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) the payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 4) registration in the Land Titles Office of a covenant to ensure that no driveway grades will exceed 20%.

The Committee notes that the Building Inspector may require engineered foundations as part of building permit applications.

8-388100

B.C. PLACE
MARA DRIVE (PROPOSED ALTA LAKE PLACE)
LOT 5, D.L. 305, PLAN 74759

Approved subject to:

- 1) physical construction of all services required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) the payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 4) registration in the Land Titles Office of a covenant, if required, to ensure that no driveway grades will exceed 20%.

The Committee notes that the Building Inspector may require engineered foundations as part of building permit applications.

SUBDIVISION COMMITTEE MINUTES
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8-3978

J. JUCKOVIC/S. LATINAC, J. MATAK
840-842 COTTONWOOD AVENUE
LOT B, PLAN 22481; LOT 224, PLAN 36034; BOTH OF D.L. 366

Approved subject to:

- 1) registration of the subdivision to the south to provide the required access;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed;
- 4) the payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well.

8-3590K

WESBILD ENTERPRISES LTD.
2991 LOUGHEED HIGHWAY
LOT 2, D.L. 384A, PLAN 72008

Tabled for:

- 1) the applicants to supply a plan prepared by a B.C. Land Surveyor, which relates the existing and proposed driveway crossings to the existing and proposed property lines;
- 2) the Planning Department to review the proposed lot line in relation to the applicants' proposed parking adjustments on the lands to the south.

8-3958A

AUSTIN DRUGS LTD.
ERSKINE STREET
LOT , SEC. 10 & 15, PLAN

The Committee was advised that Council has granted final approval to the necessary rezoning, however, the subdivision remains tabled pending the results of a public information meeting to be called to discuss the road and lot pattern for the area. The Committee notes that the Planning Department will be writing to adjacent property owners to advise them of the time and place of the meeting.

SUBDIVISION COMMITTEE MINUTES
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8-3953A

L. & R. DURANTE
730 AUSTIN AVENUE
LOT _____, D.L. 3, PLAN _____

Approved subject to:

- 1) payment for one additional water connection;
- 2) registration in the Land Titles Office of any necessary easements to protect the existing storm and sanitary sewer connections;
- 3) registration of a joint access agreement and the possible relocation of the existing access on Austin Avenue;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) the payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 6) removal of the carport/garage, and confirmation from the Building Inspector that the reconstruction has been completed in an acceptable manner.

8-3274B

E. & D. VIETORISZ
2958 FLEET STREET
LOT 34, BLK. 17, D.L. 361 & 374, PLAN 30929

The Committee, after reviewing the responses from two of the nine property owners canvassed by the Planning Department, approved sketch 8-3274B, subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of the approximate 11.8-meter frontage of the new lot on Fleet Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for any new service connections that may be required;
 - c) payment for one new driveway crossing;
- 2) the payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF JULY 7, 1987

8-3274B cont'd

- 4) registration in the Land Titles Office of a covenant to ensure that the grade on the new driveway will not exceed 20%.

8-3904F

B.C. PLACE
LANSLOWNE DRIVE & DAVID AVENUE
LOT 1, (S&E PL.); SEC. 15, TWP. 39, PLAN 72701

The Committee reviewed the consultant's submission in relation to the proposed elimination of the walkway which runs north off the Greenhill Court cul-de-sac. The Committee agrees with the concept of eliminating the walkway, and in this regard instructed the Planning Department to write the property owners on Greenhill Court to advise that the Municipality is giving consideration to the cancellation of the walkway.

8-3981

S. & P. HOWKER
2971 COMO LAKE AVENUE
LOT 74, PL. 30674; LOT 337, PL. 57762; BOTH OF D.L. 378

Tabled for the Planning Department to write and seek the comments of the adjacent property owners on the proposed subdivision.

8-3979

S. KOOLE, B. DOUGLAS, G. POPOW
2954 PHEASANT AVENUE
LOT C, D.L. 381, PLAN 2187

The Committee recommends that the Strata Title Approving Officer sign the necessary plans.

STREET NAMES

The Committee reviewed a proposed street name and its location is as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following name subject to its acceptance by the Post Office:

White Pine Place.

REM. BLK. A
P. 71962

REM. 3
P. 70145

P. 23735

JULIAN AVE.

PINEWOOD AVE

DELAHAYE DR

WHITE PINE PLACE

WALTON DR

PARK

PARK

P. 73096

P-73095

P. 73096

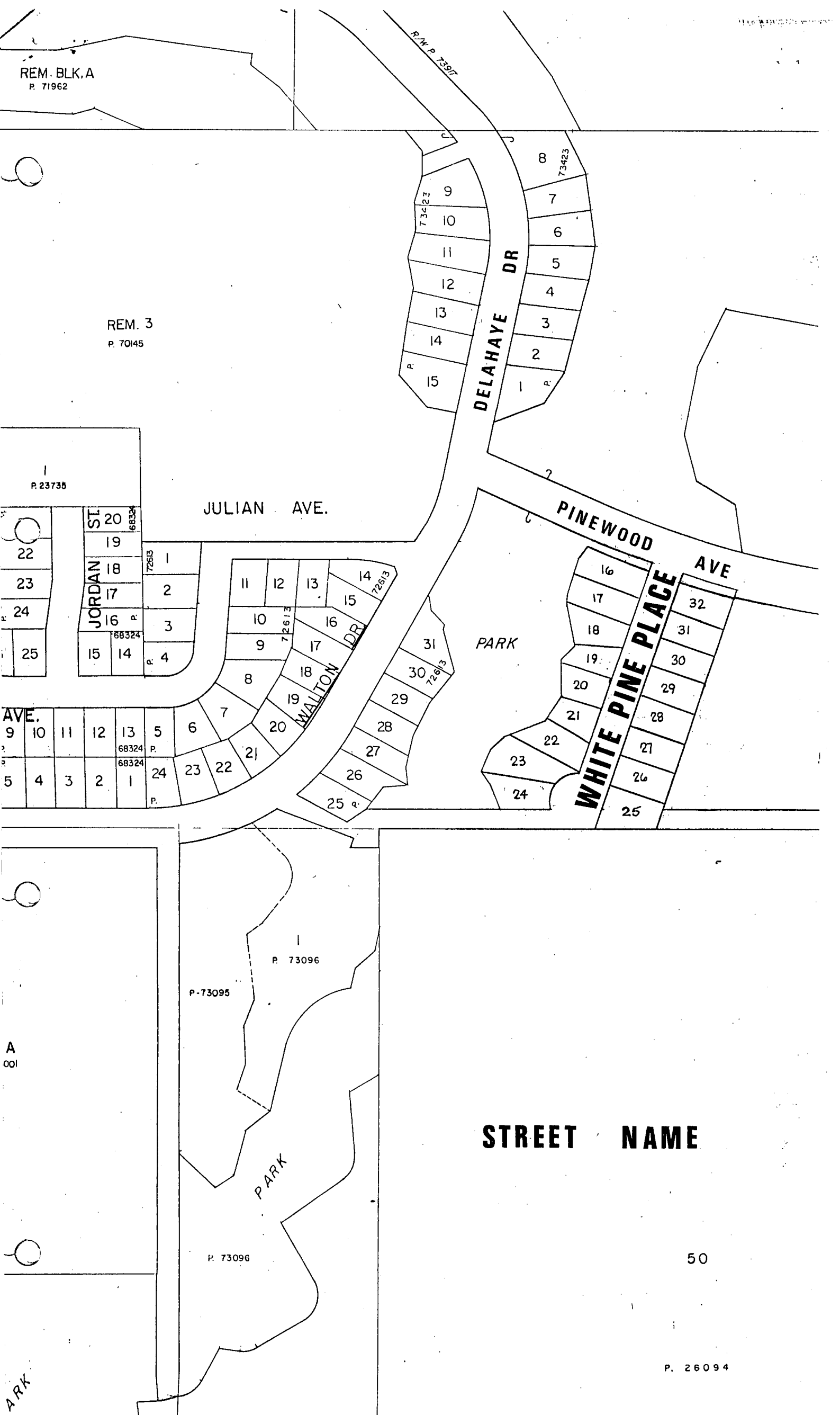
STREET NAME

50

P. 26094

A
001

ARK

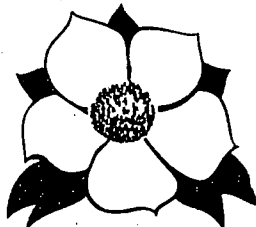


DISTRICT OF COQUITLAM

1111 Brunette Avenue,
V3K 1E9

Mayor: L. Sekora

Coquitlam, B.C.
Phone: 526-3611



1987 07 24

Mr. Fred Meester
Real Estate Department
7-11 Food Stores
Canadian Division Office
3185 Willingdon Green
Burnaby, B.C.
V5G 4P3

Dear Sir:

re: Our File - 1700 Como Lake

I write with regard to use of the present Gulf Service Station at the southeast corner of Como Lake Avenue and Poirier Street for a corner store. The policy approach taken by Council and the Planning Department has been to consider such corner stores on a one-half mile service radius basis, where not in a designated General Commercial area on the Community Plan Map. This particular site is a short distance away from a corner store on the north side of Como Lake Avenue, west of Poirier Street and therefore, would not qualify for consideration of C-1 zoning.

I write to you since both members of the Planning Department and Aldermen have been receiving calls regarding a survey by your company or someone else, leading to possible consideration of an application for rezoning on this site. In fact, I am advised that petitions are being prepared by residents of the area, opposing such a use, even though we have not yet heard from you or any proponent on your behalf at this point.

Would you please pass on to prospective developers who may be approaching you as to a lease or purchase of this area, and also to your colleagues that this site is not acceptable for convenience store use.

Yours truly

A handwritten signature in black ink, appearing to read 'D.M. Buchanan', written in a cursive style.

D.M. Buchanan
Planning Director

DMB/je

c.c. Land Use Committee

JULY 21, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, July 21, 1987 with the following persons present:

D.M. Buchanan, Planning Director
B. Low, Acting Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant

8-3881LL
(REV. I)

B.C. PLACE LTD.
CHILKO DRIVE
LOT 1, D.L. 305, PLAN 70847

The Committee reviewed a request from Molnar Construction's consultant for consideration of the elimination of Westlake Gate running south off Chilko Drive. The Committee finds the elimination of the road and its replacement with a residential lot and a walkway outlet to be technically feasible.

8-3904F

B.C. PLACE LTD.
LANSDOWNE DRIVE AND DAVID AVENUE
LOT 1 (S&E PL.) SEC. 15, TWP. 39, PLAN 72701

The Committee acknowledges and agrees with the concept outlined in a letter dated 1987 07 14 from Jena Developments' consultant with regard to providing for both alternatives in relation to the provision of the walkway extension north from Greenhill Court.

The application, however, remains tabled pending receipt of comments from the property owners adjacent to the walkway in question.

8-3891C

EVERGREEN TRAILER PARK
2881 BARNET HIGHWAY
LOT J, PL. 21911; LOT 1, BLK. 18, PL. 147; BOTH OF D.L. 383

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Johnson Street, Barnet Highway and the cul-de-sac portion of Dufferin Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration of any necessary service easements;
- 3) formal consent to closure and vesting title of Dufferin Street south of the cul-de-sac to the satisfaction of the Municipal Solicitor;

SUBDIVISION COMMITTEE MINUTES
OF JULY 21, 1987

8-3891C cont'd

- 4) payment of the development cost charge for drainage as required by Bylaw No. 988;
- 5) payment of any current, delinquent or outstanding taxes on all parcels, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 6) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer;
- 7) removal of all existing buildings and structures including mobile home units, prior to final approval;
- 8) registration in the Land Titles Office of a reciprocal access right-of-way agreement in relation to the internal east-west driveway system through the site;
- 9) registration in the Land Titles Office of a joint access agreement in relation to the proposed access connection to the Barnet Highway at the southwest corner of the site;
- 10) registration in the Land Titles Office of restrictive covenants to prevent the cancellation of the matters referred to in items 8) and 9) above.

8-3959A

MARATHON REALTY CO. LTD.
2250 UNITED BOULEVARD
LOT 2, D.L. 22 & 67, PLAN 73354

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) provision for separate service connections;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 3) all new accesses being restricted to North Bend Street;
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the survey plans by the Municipal Approving Officer.

SUBDIVISION COMMITTEE MINUTES
OF JULY 21, 1987

8-3976A

C.D. VENTURES LTD.
575 THOMPSON AVENUE
LOT C, D.L. 54 & 55, PLAN 17391

The Committee reviewed a submission from the applicant's agent, dated 1987 07 09, wherein the Committee was asked to reconsider their recommendation in relation to the width of the Bole Court extension. After reviewing the submission, the Committee reiterated their previous comment that a 6.1 meter wide right-of-way is not sufficient to provide for the required roadworks. Consequently, the Committee suggests that the applicants approach the owner of Lot A to the north with a view to providing sufficient dedication or a right-of-way to accommodate the roadworks.

8-3952A

H. & M. WATKINS; T. & A. GOJEVIC
2089 & 2097-2099 DAWES HILL ROAD
LOTS 4 & 5, BLK. 24, D.L. 64, GRP. 1, PLAN 9702

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Craigen Avenue, Finnigan Street and the frontage of 2097-2099 Dawes Hill Road to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes on both parcels, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 4) submission of a "surveyor's certificate" which verifies that any buildings or structures which are to remain on 2089 Dawes Hill Road meet the siting requirements of the Building and Zoning Bylaws.

8-3969

R. MASLOW
667 CHAPMAN AVENUE
LOT 25, BLK. 3, D.L. 106, PLAN 17579

The Committee commented that they have received correspondence from the City of Port Moody which states that from a historical viewpoint, they cannot endorse the concept of subdividing lots along the south side of Ailsa Avenue. The correspondence went on to state that if, however, the property owners in Port Moody were not opposed to the subdivision concept, they would then be able to support the creation of lots in the subject area.

The Committee then instructed the Planning Department to write to adjacent property owners in the City of Port Moody with a view to obtaining their comments on the possibility of subdividing the existing parcels along the south side of Ailsa Avenue.

SUBDIVISION COMMITTEE MINUTES
OF JULY 21, 1987

8-3915A BOWMAN ENGINEERING ASSOCIATES LTD.
532 AND 534 LINTON AVENUE
LOT 2, D.L. 358, PLAN 73072

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of services for the approximate 27.9-meter frontage of the two southerly lots on Linton Street;
 - b) physical construction of the walkway;
 - c) payment for two additional water connections;
 - d) payment for two additional driveway culverts;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well.

8-3982 W. & S. STAPLETON
801 ROCHESTER AVENUE
LOT 18 (S&E PL. 14295) BLK. 13 & 14, D.L. 3, PLAN 2030

Tabled for the Planning Department to write and seek the comments of the adjacent property owners on the proposed subdivision.

8-2979D E. STEPHENS
3459 GALLOWAY AVENUE
LOT 40, SEC. 18, TWP. 40, PLAN 42994

Tabled for:

- 1) comments from the Simon Fraser Health District;
- 2) a re-submission of the survey plan of Smiling Creek.

8-3956A CIRCLE SQUARE CONSTRUCTION LTD.
720 CLARKE ROAD
REM. LOT 1 (S&E PCL. A OF PL. 16792), BLK. 20, D.L. 106,
PLAN 10171

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Anskar Court to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF JULY 21, 1987

8-3956A cont'd

- 1) b) cash payment for any outstanding works on Clarke Road to the standards of Subdivision Control Bylaw No. 1023;
- c) registration of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 3 additional dwelling units permitted to be constructed;
- 4) the provision for only one access connection to Clarke Road. The Committee notes that if there are two access connections presently existing to Clarke Road, one should be eliminated and the second modified accordingly if required to service the potential new two-family residential building;
- 5) removal of all existing buildings and structures prior to final approval.

8-3984

L & J PROPERTIES INC.
1123 FALCON DRIVE
LOT 580 (S&E PL. 66557 & 73091), D.L. 238, PLAN 63079

Tabled for the applicant to clarify the necessity of creating the jogged property line.

8-3983

B. & G. MARK
3163 DUNKIRK AVENUE
LOT 173, SEC. 11, TWP. 39, PLAN 55476

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the required service connections and one new driveway crossing;
 - b) registration of any necessary easements;
- 2) relocation of any existing service connections to ensure that they would be located entirely within the "home" lot;
- 3) payment of any current, delinquent or outstanding taxes noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) reconstruction of the existing home and confirmation by the Building Department that the construction meets the siting requirements of the Building and Zoning Bylaws.

SUBDIVISION COMMITTEE MINUTES
OF JULY 21, 1987

8-3745B

A. DALRYMPLE; D. CARTER
2818, 2822 AND 2826 GLEN DRIVE
LOTS 44&45, PL. 31666; LOT 119, PL. 66934; ALL OF D.L. 383

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads, bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge for drainage as required by Bylaw No. 988;
- 3) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for each of the 10 additional dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes on all parcels, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 5) compliance with the requirements contained in the 1987 06 26 letter from the Fish and Wildlife Branch of the Ministry of Environment and Parks;
- 6) compliance with any requirements of the Water Management Branch of the Ministry of Environment and Parks.

8-3149

CROWN FOREST INDUSTRIES LTD.
15 KING EDWARD STREET PLUS FRASER MILLS SAWMILL AND LANDS
ADJACENT TO FRASER RIVER
PCL. B, D.L. 16, REF. PL. 445; PCL. 1 & 2, D.L. 16,
PL. 54459; LOT 3, D.L. 17, PL. 54459; LOT 4, D.L. 18,
PL. 54459; LOT 23 (S&E PL. 74078), D.L. 48, PL. 66298

The Committee acknowledges receipt of a letter dated 1987 07 15 from the applicant's solicitor which has been distributed to the appropriate municipal staff for review and comment.

SUBDIVISION COMMITTEE MINUTES
OF JULY 21, 1987

8-3568B

F.B. STEWART AND COMPANY LTD.
70 GLACIER STREET
LOT 52 (S&E PL. 57413) D.L. 22, PLAN 55503

Approved subject to:

- 1) cash payment for separate service connections to the new lot, i.e. sanitary sewer, storm sewer, gas, water and electrical;
- 2) reconstruction of the southerly access on Glacier St., if required, to ensure that it lies wholly within the frontage of the proposed new lot;
- 3) payment of any current, delinquent or outstanding taxes noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer;
- 5) compliance with the following Building Department recommendations:
 - a) registration in the Land Titles Office of a "party wall" agreement;
 - b) existing openings in the four-hour fire wall to be closed with 8-inch solid concrete.

8-3970

WESTERN AND PACIFIC BANK; LAFARGE CONCRETE LTD.
1392 PIPELINE ROAD
LOT , SEC. 13 & 14, TWP. 39, PLAN

The Committee acknowledges receipt of a letter from the applicant's consultant dated 1987 07 21 which has been distributed for review by staff in relation to the previous tabling motion.

The Committee notes that prior to final approval of any subdivision, a development permit will be required to be secured from Council given the recent adoption of the Official Community Plan for this section of Coquitlam.

The Committee has no objection to the applicants' professional engineering consultant completing the proposed site grading plan in keeping with the road configuration shown on sketches 8-3970 and 8-3970A, recognizing that modifications may be required prior to non-essential construction. The committee envisages the site grading plan and an accompanying consolidated report from a professional engineer specializing in geotechnical matters being the subject of the required development permit.

SUBDIVISION COMMITTEE MINUTES
OF JULY 21, 1987

8-3698L

DISTRICT OF COQUITLAM
AUSTIN AVENUE AND MARINER WAY
REM. LOT 350, D.L. 113, PL. 43736 (S&E PL. 44220, 43915,
47212, 59946, 60240, 60495); LOT 4, PL. 64144, (S&E PL.
65386, 65905, 67302, 67449, 68163, 70847)

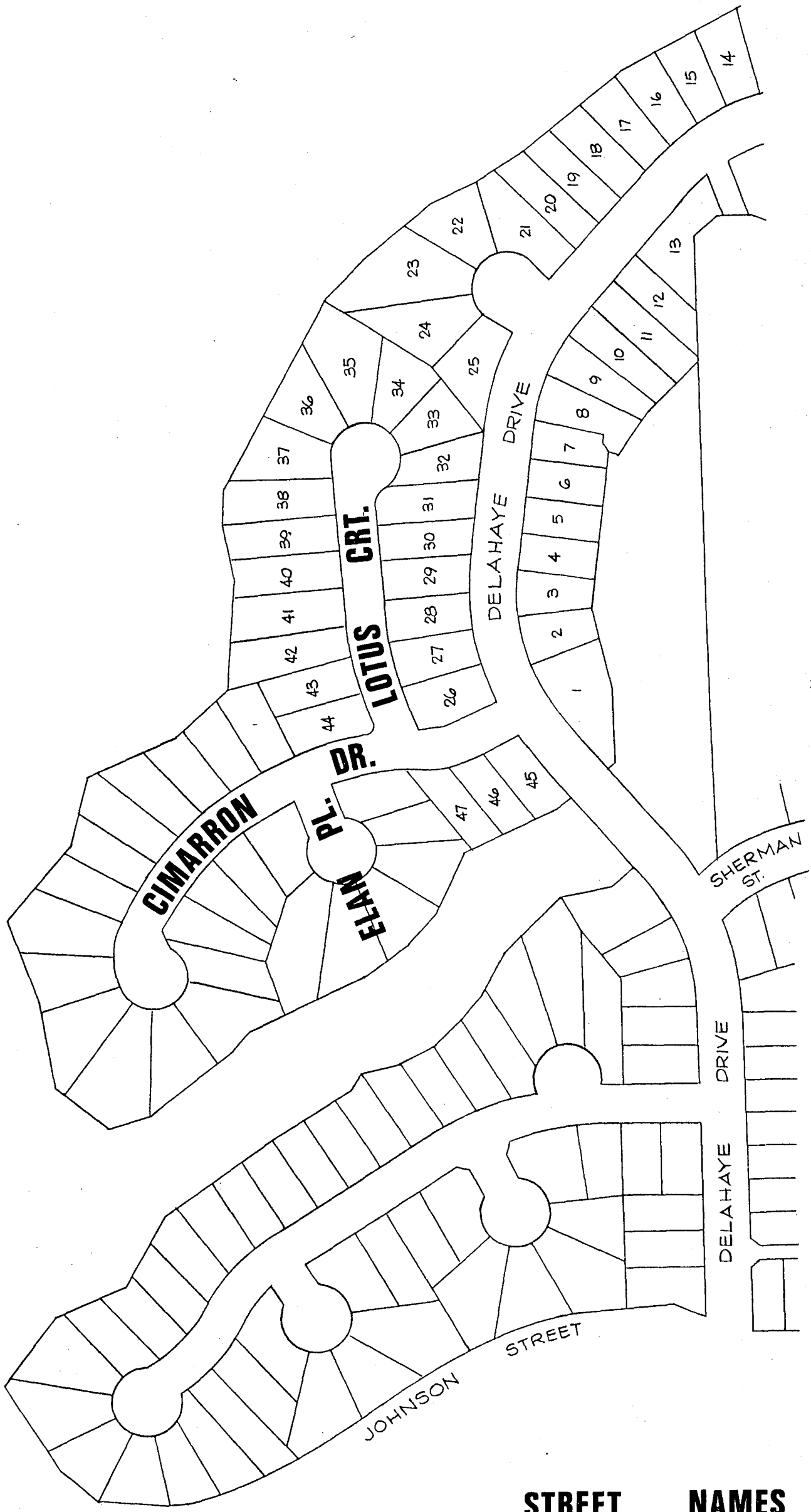
The Committee, after reviewing several alternatives in relation to the location of the collector road system, endorsed the location indicated on sketch 8-3698L subject to confirmation that:

- 1) the Austin Avenue connection being opposite the worksyard access;
- 2) the Mariner Way connection being south of the existing traffic island.

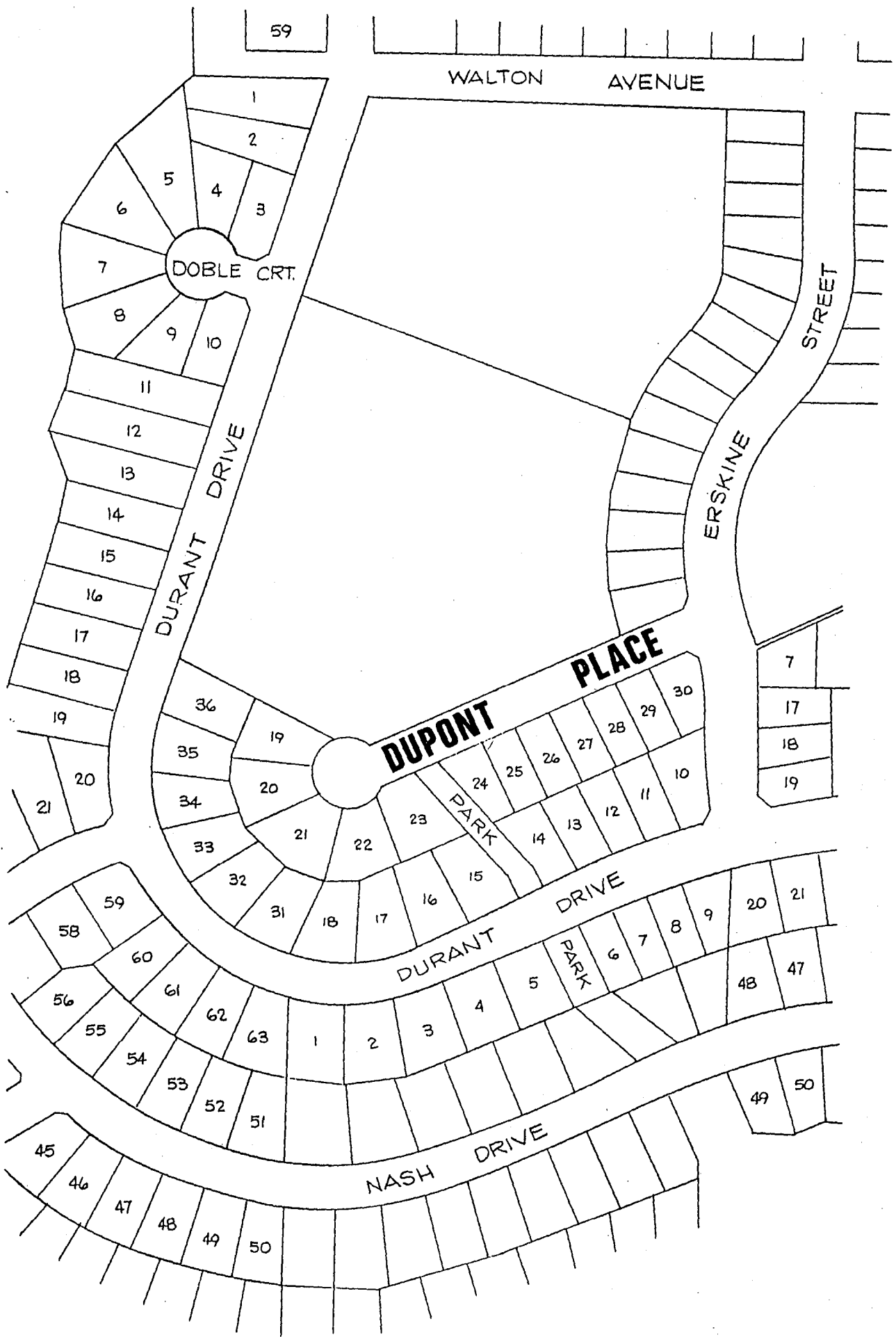
STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following names subject to their acceptance by the Post Office.

Elan Plan
Cimarron Drive
Lotus Court
Dupont Place



STREET NAMES



STREET NAME

AUGUST 11, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, August 11, 1987, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician

8-2915B
PHASE III

DISTRICT OF COQUITLAM
LECLAIR DRIVE
REM. 18, PL. 1002; LOT 23 (S&E PL. 72420); LOT 24,
PL. 27435; ALL OF D.L. 65

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of LeClair Drive, Lorraine Avenue, Kugler Avenue and the lane connection;
 - b) physical construction of the walkway;
 - c) provision of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each additional dwelling unit permitted to be constructed;
- 3) registration in the Land Titles Office of a covenant to make potential purchasers of the lots aware that LeClair Drive is a collector road, which is proposed to connect through from Hickey Street to Mundy Street;
- 4) submission of a geotechnical report relating to the buildability of all lots abutting the crest of slope;
- 5) registration in the Land Titles Office of a covenant with an accompanying survey drawing to clearly stipulate the setback required from the crest of the slope on all lots so affected.

8-3698L

DISTRICT OF COQUITLAM
AUSTIN AVENUE AND MARINER WAY
REM. LOT 350, D.L. 113, PL. 43736 (S&E PL. 44220, 43915,
47212, 59946, 60240, 60495), LOT 4, PL. 64144, (S&E
PL. 65386, 65905, 67302, 67449, 68163, 70847)

Approved subject to:

- 1) submission of a report by a professional consultant relating to excessive underground water on the lands;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 11, 1987

8-3698L cont'd

- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads bounding and within the subdivision, noting that this is to be secured by either funding by an appropriate municipal bylaw or a Letter of Credit from a private party;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) approval of B.C. Hydro for the road crossing on the hydro right-of-way;
- 4) Council approval of a road exchange bylaw to facilitate closure of the unopened portion of road allowance running west off Mariner Way, which is no longer required.

The Committee notes that the development cost charge for acquisition of parkland should be secured at the time of building permit application.

8-3844F

DISTRICT OF COQUITLAM
AUSTIN AVENUE AND NELSON STREET
PCL. P, PL. 23800; PCL. 1, PL. 38872, BOTH OF D.L. 3

Approved subject to the servicing requirements of Subdivision Control Bylaw No. 1023, noting that the funding for this has been provided for by way of Council's approval of Land Sale Reserve Bylaw No. 1772, 1987.

8-3985

DISTRICT OF COQUITLAM
POIRIER STREET
REM. 13 (S&E PL. 24695) AND LOT 14, PL. 1565; LOT 347,
PL. 42768; ALL OF D.L. 358

Tabled, pending review of the transit and ring road implications by the traffic section of the Engineering Department.

8-3984

L. & J. PROPERTIES INC.
1123 FALCON DRIVE
LOT 580 (S&E PL. 66557 & 73091), D.L. 238, PL. 63079

Approved subject to:

- 1) payment of any current, delinquent or outstanding taxes on both parcels, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 11, 1987

8-3984 cont'd

- 2) provision of required service connections;
- 3) confirmation that one access is available to the proposed easterly lot.

8-3981

S. & P. HOWKER
2971 COMO LAKE AVENUE AND 816 HERRMANN STREET
LOT 74, PL. 30674; LOT 337, PL. 57762; BOTH OF D.L. 378

The Committee recommends that the Approving Officer decline this application under Section 86(1)(c)(i) of the Land Title Act, since the Committee considers that the anticipated development of the subdivision would be against the public interest as it would injuriously affect the established amenities of adjoining or reasonably adjacent properties.

8-3986

A. & J. DONOVAN
1308 CARTIER AVENUE
LOT 6, BLK. 8, D.L. 46, PL. 2624

Tabled for the Planning Department to seek neighbourhood input from adjoining or reasonably adjacent property owners.

8-3987

VANGUARD PROPERTIES LTD., PARK GEORGIA GROUP
2963 GLEN DRIVE AND 2964 BURLINGTON DRIVE
LOT 2, D.L. 386, PL. 72525

The Committee finds the subdivision configuration generally technically feasible.

A concern was raised, however, with the large concentration of people in this area, which will be significantly added to with the high-density development proposed. The Committee's concern is a short-term one, relating to a pedestrian network from Pacific Street and Glen Drive, and specifically in relation to the unimproved state of the east side of Pacific Street, south side of Burlington Drive and north side of Glen Drive adjacent this development.

The possibility of a latecomer agreement to provide for completion of the street frontages mentioned was raised by the Municipal Engineer.

The Planning Department also raised the matter of implementation of a town centre pedestrian corridor, as depicted on the draft Official Community Plan for the town centre area. The Planning Department will be reviewing this aspect of the proposed development in terms of implementation and any land requirements to facilitate the pedestrian walkway facility.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 11, 1987

8-3959B

MARATHON REALTY CO. LTD.
NORTH BEND STREET BETWEEN GOLDEN DRIVE AND SHUSWAP AVENUE
LOT D.L. 22, PLAN

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) provision for a separate service connection;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 3) all new accesses being restricted to North Bend Street;
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the survey plans by the Municipal Approving Officer.

8-3149

CROWN FOREST INDUSTRIES LTD.
15 KING EDWARD STREET PLUS FRASER MILLS SAWMILL AND LANDS
ADJACENT TO FRASER RIVER
PCL. B, D.L. 16, REF. PL. 445; PCL. 1 & 2, D.L. 16,
PL. 54459; LOT 3, D.L. 17, PL. 54459; LOT 4, D.L. 18,
PL. 54459; LOT 23 (S&E PL. 74078), D.L. 48, PL. 66298

The Committee reviewed this matter once again and noted that the application would remain tabled for comments from the Ministry of Environment and Parks under Section 86(1) of the Land Title Act.

In the meantime, however, in response to the applicant's submission and in relation to the earlier tabling motion, the Committee commented as follows:

- 1) A 15-meter leavestrip dedicated as park will be required from the natural boundary on either side of Popeye Creek.
- 2) In lieu of providing public access, as required under the Municipal Act, the Planning Department sees the dedication of a park facility east of the Trans Mountain Oil Pipeline of approximately one hectare in size, plus provision of land for a walkway west to the mouth of Popeye Creek.
- 3) Provision for construction of the walkway and perhaps other public amenity facilities may be given consideration, pending input from the Parks and Recreation Director with regard to the proposed facilities. This may involve some type of bonding to ensure construction in the absence of any physical access to the Fraser River frontage at the present time.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 11, 1987

8-3149 cont'd

- 4) The Committee seeks clarification of the applicant's subdivision proposal in relation to that depicted on sketch 8-3149 (1987). This sketch shows dedication of the road west of King Edward and meat-hooking of the two portions of the lot into one legal description.
- 5) The Committee sees the road being built with the subdivision as proposed, which would allow cancellation of the covenant as requested by the applicants.

In conclusion, the Committee would relate the above comments to the applicants, and this application remains tabled for:

- 1) clarification on the subdivision proposal from the applicants;
- 2) the Planning Department to refer the matter of park dedication and facilities to the Parks and Recreation Director;
- 3) input from the Ministry of Environment and Parks under Section 86(1) of the Land Title Act, noting that the Ministry of Environment and Parks has requested input from the applicants on their subdivision proposal prior to responding to the District's referral.

8-3974A

Z. & J. STENCEL
736 CLARKE ROAD
LOT 19, D.L. 106, PLAN 4485

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads bounding and within the subdivision, noting that Anskar Court and Robinson Street are to be constructed to a collector standard;
 - b) provision of rights-of-way for utilities where necessary;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the two potential new dwelling units on the proposed new southerly lot, noting that the cost charges for the new northerly lot will be sought at the time of building permit issuance;
- 3) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well.

AUGUST 25, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, August 25, 1987, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician

ADVANCE STREET PLAN - JOHNSON STREET WEST AREA

A revised advance street plan for the Johnson Street west area dated "Revised 87/08" was presented to the Committee. This latest advance street plan reflects up-to-date subdivision registration in the area and updates the advance street and lot layout, based on the most accurate information available.

The Subdivision Committee endorses Revision 1, Advance Street Plan, Johnson Street West Area, Revised 87/08.

8-3870 - TOWN CENTRE PARK SURVEY

The Subdivision Committee received a copy of correspondence from Vernon C. Goudal and Associates, B.C. Land Surveyors, to the Municipal Solicitor, dated March 13, 1987. The issue of degazetting of Pathan Avenue had been raised by the Ministry of Transportation and Highways with the Planning Department.

The Committee tabled this matter and wishes to raise several areas of concern which are to be drawn to the attention of the Municipal Solicitor for consideration:

- 1) Is it felt to be necessary that drainage right-of-way protection be secured for the dyke areas?
- 2) Should the statutory right-of-way over the existing portions of Pinetree Way and Pathan be modified, formalized or replaced with road dedication?
- 3) Does the removal or degazetting of the existing portions of road allowance affect our liability in any way?

8-1669G

I. & E. SPORAR
628 COTTONWOOD AVENUE
W. 1/2 OF LOT 14, BLK. A, D.L. 7, PLAN 4352

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Cottonwood Avenue and Adler Avenue;
 - b) physical construction of the lane;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 25, 1987

8-1669G cont'd

- 1) c) provision of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the five potential new dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes prior to final approval.

8-3881KK

B.C. ENTERPRISE CORP.
CHILKO DRIVE
LOT 1, D.L. 305, PLAN 70847

Approved subject to:

- 1) physical construction of all roads bounding the subdivision, in accordance with Subdivision Control Bylaw No. 1023;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes prior to final approval.

8-3881MM
REVISION 1

B.C. ENTERPRISE CORP.
CHILKO DRIVE
LOT 1, D.L. 305, PLAN 70847

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw NO. 1023, including:
 - a) physical construction of all roads bounding and within the subdivision, noting that the full road is required off Chilko Drive;
 - b) provision of any necessary easements, including those relating to the adjoining land as well;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each additional dwelling unit permitted to be constructed;
- 3) registration in the Land Titles Office of a restrictive covenant prohibiting access from Chilko Drive on the proposed new corner lot;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes prior to final approval.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 25, 1987

8-3881LL
REVISION 1

B.C. ENTERPRISE CORP.
CHILKO DRIVE
LOT 1, D.L. 305, PLAN 70847

Approved subject to:

- 1) a) physical construction of the proposed new road;
b) physical construction of the walkway;
- 2) registration in the Land Titles Office of the subdivision shown under 8-3881MM, Revision 1, in order to provide access to this subdivision;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each additional dwelling unit permitted to be constructed;
- 4) registration in the Land Titles Office of a restrictive covenant or covenants to accommodate the following:
 - a) no access being permitted to Chilko Drive from any of the proposed new lots;
 - b) all dwelling units being constructed on double-fronting lots with common frontage on the new road and Chilko Drive or Mariner Way facing the new road system;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes prior to final approval.

8-3924C

WESTFAIR PROPERTIES LTD.
SCHOOLHOUSE STREET & KING EDWARD STREET
LOT 2, D.L. 48, PLAN 66298; BLK. A, (S&E PLAN 43728),
D.L. 61, PLAN 5076

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on all parcels prior to final approval;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 25, 1987

8-3924C cont'd

- 3) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer;
- 4) compliance with the requirements contained in the Ministry of Environment and Parks, Water Management Branch letter dated 1986 09 18;
- 5) compliance with any requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks, and Fisheries and Oceans Canada;
- 6) improvements being made to the bed of Booth Creek, as referenced in the Hamilton Associates report dated February, 1987.

In relation to this subdivision, the Committee would note the following:

- a) Rem. Lot C on the northwest corner of Schoolhouse Street and Loughheed Highway has been acquired by the applicants and is intended to be consolidated with the land, however, no formal request for this consolidation has been received from the applicants to date.
- b) The location of Seguin Drive and its relationship to the CS-1/M-1 zoning boundary running west off Schoolhouse Street creates an awkward configuration for siting buildings in relation to that boundary.

8-3934A

M. WILSON
601 ALDERSON AVENUE
LOT 16, D.L. 1, PLAN 12211

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Grayson Avenue, the lane allowance and Alderson Avenue, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for a watermain extension on Grayson Avenue;
 - c) payment for one additional water connection;
 - d) payment for one additional driveway crossing if required;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 25, 1987

8-3934A cont'd

- 4) removal of the garage and shed from the rear portion of the site prior to final approval.

The Committee notes that upon registration of the subdivision, the existing home would become nonconforming as to required front yard setbacks. The Committee recommends that the Approving Officer approve the subdivision with the foregoing knowledge.

The Committee notes further that the homeowner service exemption would not be applicable to this subdivision as the owner does not reside on the premises.

8-3982

W. & S. STAPLETON
801 ROCHESTER AVENUE
LOT 18 (S&E PL. 14295), BLKS. 13 & 14, D.L. 3, PLAN 2030

The Committee received written input from one neighbourhood resident and verbal input from another, passed on through Planning Department staff.

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction for the full frontage of the property on Rochester Avenue and Walker Street;
 - b) payment for one water connection;
 - c) provision for one new storm connection;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes prior to final approval.

8-3988

J. & J. STEPHENSON
841 FOSTER AVENUE
W. 1/2 LOT 31, BLKS. 10-13, D.L. 366, PLAN 6908

Approved subject to:

- 1) registration in the Land Titles Office of a plan of subdivision of the lands to the west, sufficient to provide legal and physical access to this subdivision;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Spruce Avenue for the full frontage of the new lot being created;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 25, 1987

8-3988 cont'd

- 2) b) provision of any necessary easements;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes prior to final approval.

8-3958

AUSTIN DRUGS LTD., JENA DEV. LTD., DISTRICT OF COQUITLAM
EAST SIDE OF ERSKINE STREET, NORTH OF WALTON AVENUE
LOTS & , PLAN ; LOTS E & F, SEC. 10,
PL. 2664; LOTS 1 & 41, SEC. 15, PL. 73381 & PTN. OF ROAD

Approved subject to:

- 1) Council approval of the proposed road and land exchange;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding and within the subdivision;
 - b) provision of any necessary easements;
 - c) the submission, construction and maintenance of an improved surface runoff diversion system designed to:
 - intercept up to the 10-year runoff and convey this runoff to a storm sewer;
 - intercept up to a 25-year runoff and convey the excess volume to an appropriate roadway surface which will act as a major floodpath; and
 - provide and maintain effective, maintainable silt removal facilities;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on all parcels involved in the subdivision prior to final approval.

8-3958B

AUSTIN DRUGS LTD.
ERSKINE STREET
LOT , SEC. 10 & 15, PLAN

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 25, 1987

8-3958B cont'd

- 1) a) physical construction of all roads bounding and lying within the subdivision, noting that Delahaye Drive and Erskine Street south of Delahaye are to be constructed to a collector standard;
b) provision of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each additional dwelling unit permitted to be constructed;
- 3) registration in the Land Titles Office of the necessary legal documents to ensure the joint access panhandle for the two interior lots facing Erskine Street, noting that a restrictive covenant will be required in conjunction with the legal documents, to the effect that the District of Coquitlam must approve any cancellation of the joint access agreement;
- 4) provision of restrictive covenants pertaining to driveway grades if required by the Municipal Engineer;
- 5) installation of a temporary, concrete traffic barrier on Delahaye Drive at Erskine Street during construction of both the subdivision and the individual dwellings.

8-3989

J. DICKIE-CLARKE & J. COOLBRINK
1303 SHERMAN STREET
LOT 1, LD 36, SEC. 11, TWP. 39, PLAN 23753

Declined, since the proposed subdivision would adversely affect the subdivision layout to the north.

8-3989A

J. DICKIE-CLARKE & J. COOLBRINK
1303 SHERMAN STREET
LOT 1, LD 36, SEC. 11, TWP. 39, PLAN 23753

The Committee finds this layout technically feasible, noting that utility rights-of-way will be required along Jordan Street. The Committee further notes that rezoning of the lands by Council is required, and therefore the Committee awaits Council consideration of a rezoning application.

8-3904G

B.C. ENTERPRISE CORP., A.A. HALL & B.P. STEVENS AND C.M. & R.T. WINTLE
LANSDOWNE DRIVE AND DAVID AVENUE
LOTS 65 & 66, SEC. 10, TWP. 39, PLAN 60323

Approved subject to:

- 1) Council approval of a road exchange bylaw to facilitate cancellation of the existing walkway running north from Greenhill Court;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 25, 1987

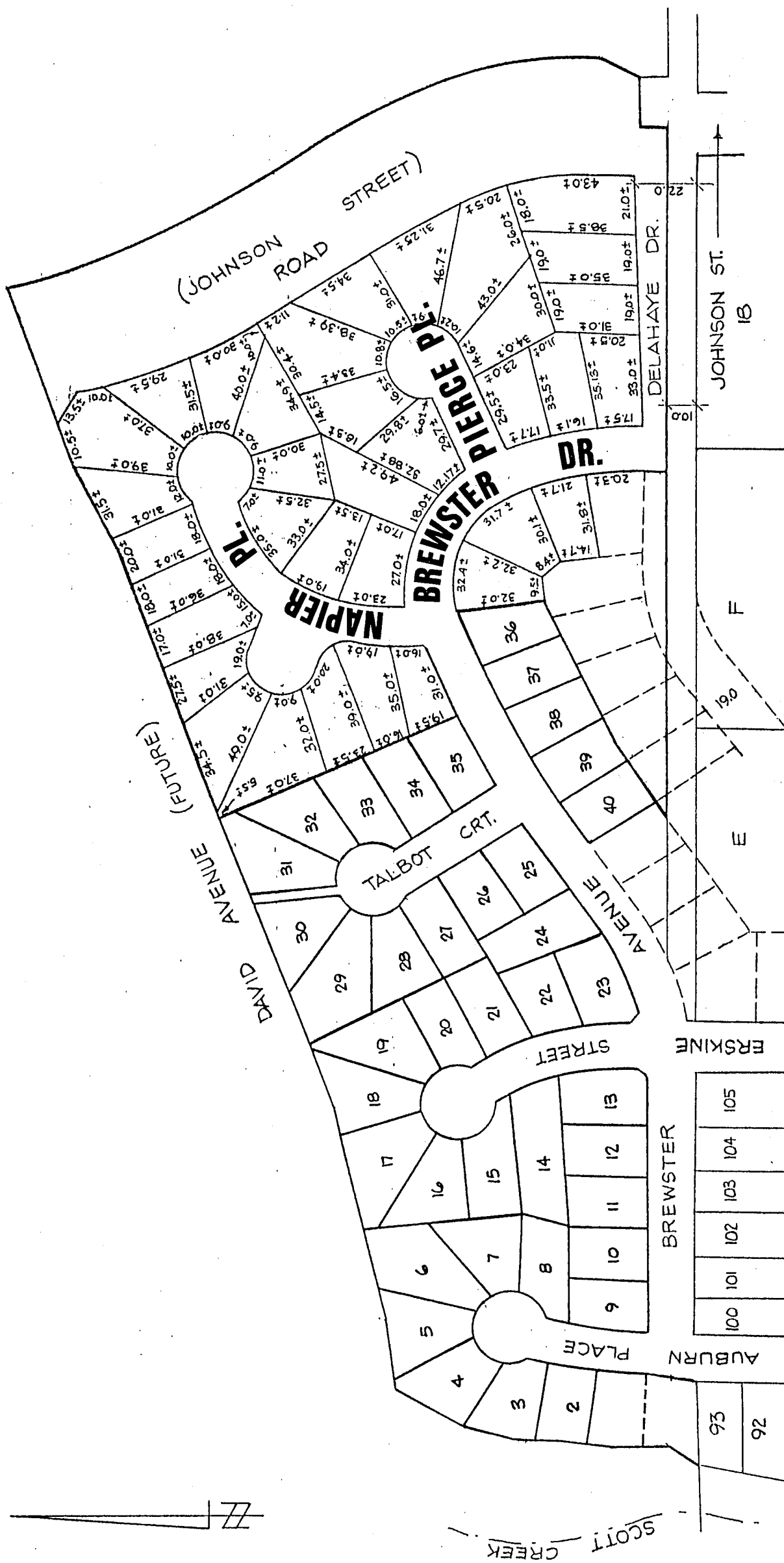
8-3904G cont'd

- 2) physical removal of the walkway construction, and letters of acceptance from the adjoining property owners as to reinstatement being received by the Engineering Department prior to final approval. The Committee specifically notes that this physical removal includes the streetlight, noting that this streetlight can remain until the streetlights are activated on the new proposed cul-de-sac to the north.
- 3) consolidation of the cancelled lane allowance into the adjoining properties prior to final approval of the subdivision;
- 4) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding and within the subdivision;
 - b) provision of any necessary easements;
- 5) registration in the Land Titles Office of a restrictive covenant or covenants to accommodate the following:
 - a) clearly establish the setbacks on the ravine lots and incorporate the report by Hardy BBT Ltd. pertaining to the geotechnical assessment of this area;
 - b) establish that no access is to be permitted to David Avenue from any lots having frontage thereon;
 - c) provide that all dwellings face the new road or Lansdowne Drive to be applicable to lots having frontage on David Avenue;
 - d) make potential purchasers of all of the lots aware that David Avenue, upon which some of the lots have frontage, is designated as a municipal arterial street on Schedule B1 to the Northwest Coquitlam Official Community Plan;
- 6) provision for the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the additional dwelling units permitted to be constructed. A Letter of Credit in the appropriate amount would be acceptable until an agreement has been executed between the District and B.C. Enterprise Corp. with regard to recreation facilities.

STREET NAMES

The Committee reviewed proposed street names and their locations, which are as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following names subject to their acceptance by the Post Office:

Napier Place, Pierce Place, Nicola Avenue, Bowron Street, and Brewster Drive



STREET NAMES

105
104
103
102
101
100

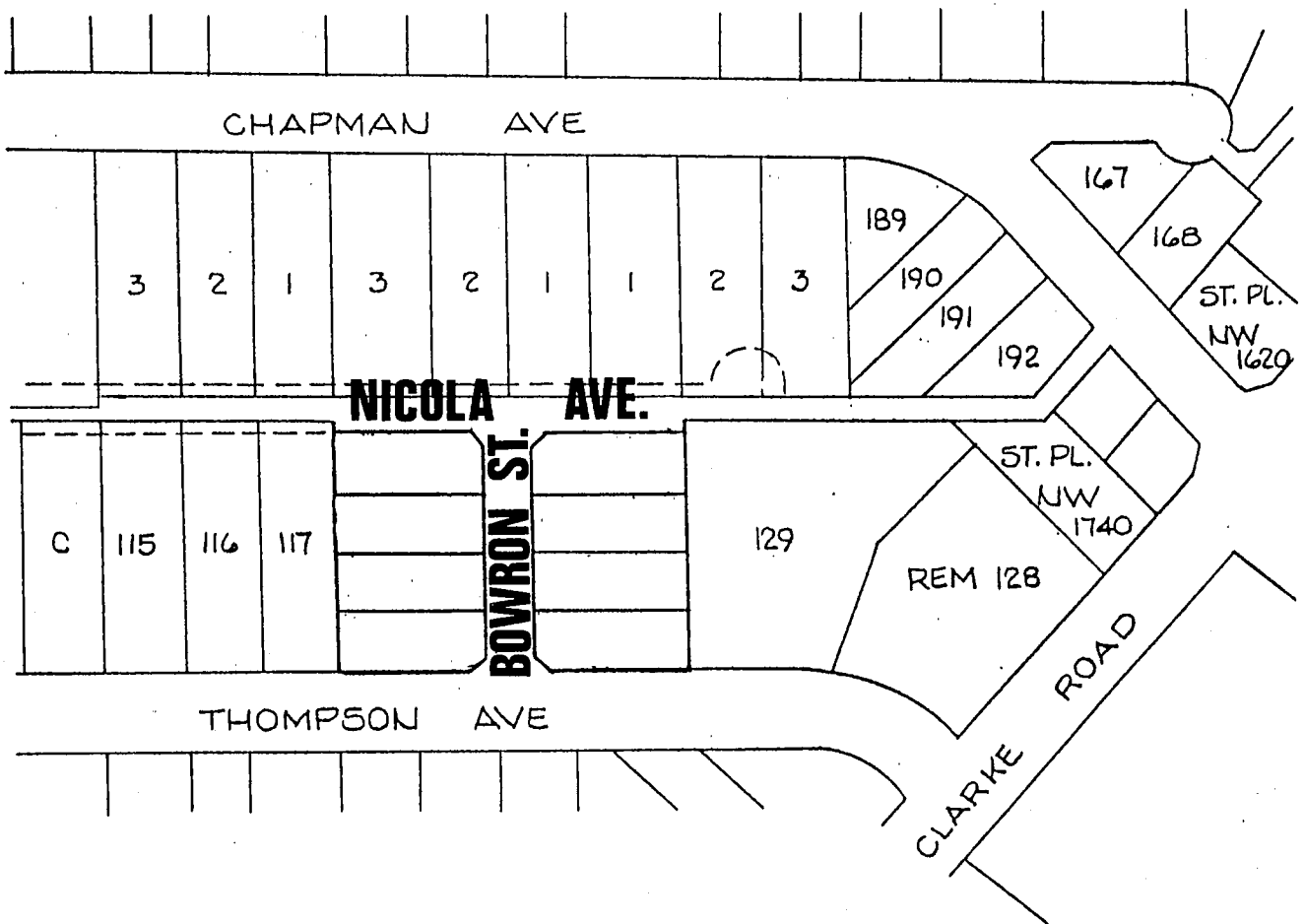
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STREET NAMES

SEPTEMBER 8, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, September 8, 1987 with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3991

B.C. HYDRO & POWER AUTHORITY; C. WOODCOCK; DISTRICT OF COQUITLAM
2467-2495 CAPE HORN AVENUE
LOTS 2 & 3, BLK. 17, D.L. 113, 65 & 67; GP. 1, PLAN 18293;
REM. D.L. 112

Declined as the proposed lotting layout is not suited for its intended use in that:

- 1) the panhandle connections are of inadequate width, particularly for emergency vehicles;
- 2) the number of accesses in their proximity to one another could create potential traffic conflict.

The Committee notes that staff will be reviewing information submitted by the District's consultant to determine if a more practical subdivision alternative is possible for this area.

8-3969

R. MASLOW
667 CHAPMAN AVENUE
LOT 25, BLK. 3, D.L. 106, PLAN 17579

The Committee reviewed responses from the neighborhood residents in Port Moody as well as additional correspondence from the city's Director of Planning. The Committee then tabled this proposal for an onsite inspection by the Municipal Approving Officer and the Supervisor of Traffic and Transportation.

8-3870

DISTRICT OF COQUITLAM
PIPELINE ROAD
CONSOLIDATION AND RESUBDIVISION OF "TOWN CENTRE PARK"

The Committee reviewed plans and an accompanying letter from Goudal and Associates stamped "Received District of Coquitlam Planning Department, Aug. 27, 1987", which relates to the consolidation and resubdivision of the Town Centre Park. The Committee recommends that the Approving Officer sign the survey drawings noting that the street name of David Pathan Connector should be adjusted to read David Avenue.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 8, 1987

8-3954

W. & E. LAMDIN
805 FOSTER AVENUE
S. 300.71' (EX.PL. 16671) OF PCL. B OF LOT 14, D.L. 366,
GP. 1, PLAN 443

Approved subject to:

- 1) physical construction of Spruce Avenue and Foster Avenue to the standards required by Subdivision Control Bylaw No. 1023, noting that the service exemption stated under Section 19.0 of the Subdivision Control Bylaw is not applicable to this subdivision;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed.

8-3986

A. & J. DONOVAN
1308 CARTIER AVENUE
LOT 6, BLK. 8, D.L. 46, PLAN 2624

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of the approximate 6.0-meter frontage of the panhandle lot on Cartier Avenue and the lane allowance;
 - b) registration in the Land Titles Office of any necessary easements.
- 2) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 8, 1987

8-3952

H. & M. WATKINS; T. & A. GOJEVIC
2089, 2097-2099 DAWES HILL ROAD
LOTS 4 & 5, BLK. 24, D.L. 64, GP. 1, PLAN 9702

Approved subject to the payment of any current, delinquent or outstanding taxes and the payment of the estimated 1988 municipal taxes before final approval on both parcels.

The Committee notes that there would be no servicing requirements associated with this subdivision as the number of parcels involved in the subdivision remains the same.

8-3910

D. & H. CLARK
834 SMITH AVENUE
LOT 192, D.L. 366, GP. 1, PLAN 34004

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of Runnymede Avenue, Smith Avenue and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023. The Committee notes that the "servicing exemption" for the Smith Avenue frontage is no longer applicable as the subdivider will not be residing on the lands at the time of final approval.
 - b) registration in the Land Titles Office of any necessary easements.
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) provision for one additional water connection;
- 5) provision for a driveway culvert if required;
- 6) the Approving Officer approving a minor variance of the siting requirements of the Zoning Bylaw in terms of the proposed new rear yard setback to the existing dwelling being 4.6± meters rather than the required minimum of 6.0 meters under the Zoning Bylaw.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 8, 1987

8-3975A

S., B. & N. SAYANI; DISTRICT OF COQUITLAM
GUILDFORD WAY
REM. J (S&E PL. 70184 & 73096), D.L. 386, PL. 13324 &
REM. 48 (S&E PL. 26094, 62992, 68606 & 72525), PL. 24503

Tabled for the applicants to redesign the road dedication for the proposed cul-de-sac upon discussion with Planning and Engineering Department staff with regard to road design and the impact of the potential alternatives on the preliminary architectural plans.

The Committee notes that a walkway connection to the Hoy Creek Lineal Park and school/park site to the northwest may be required as part of future applications for development of the balance of the lands.

8-3995

NORLAND INVESTMENTS LTD.; B. & S. BRENTON; JENA DEVELOPMENTS LTD.; J. & R. ANDERSON
1330-32 TALBOT CRT., 2653 BREWSTER AVE.; 1331-33 ERSKINE ST.
LOTS 22-26, SEC. 15, TWP. 39, PLAN 73381

Approved subject to:

- 1) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current delinquent or outstanding taxes and the estimated 1988 municipal taxes on all parcels prior to final approval.

8-3923

SALUTE ENTERPRISES
1280 JOHNSON STREET
LOT 3, NE 1/4 SEC. 10, TWP. 39, GP. 1, PLAN 20343

Declined as the applicants have not proceeded with the proposed land acquisition and development.

SEPTEMBER 22, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, September 22, 1987, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
E. Tiessen, Deputy Planning Director
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3969B

R. MASLOW
667 CHAPMAN AVENUE
LOT 25, BLK. 3, D.L. 106, PLAN 17579

The Committee reviewed a report from the Municipal Approving Officer, which states that if the required improvements on Ailsa Avenue are offset, they should satisfy any concerns from the neighbours to the north in the City of Port Moody. The Committee then approved subdivision sketch 8-3969B subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Ailsa Avenue, as outlined in the Municipal Approving Officer's report dated 1987 09 15;
 - b) physical construction of the approximate 16.5-meter frontage of the easterly lot on Chapman Court;
 - c) all services to the Ailsa Avenue lot to be provided from the existing facilities on Chapman Court;
 - d) registration in the Land Titles Office of any necessary easements in conjunction with item c) above;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) removal of the existing carport or, alternatively, its relocation in accordance with the siting requirements of the Building and Zoning Bylaws.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 22, 1987

8-3998

E. SCHMIDT, N. LAAKMANN
1120 FALCON DRIVE
LOT B, D.L. 238, PLAN 71911

Approved subject to:

- 1) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 2) physical construction of independent service connections to each lot;
- 3) physical construction of any new driveway crossings and the reconstruction of any existing driveway crossings where necessary.

8-3292A

E. STEPHENS
904 ROBINSON STREET
LOT 3, BLK. 20, D.L. 106, PLAN 10171

Approved subject to:

- 1) the registration of the subdivision to the north (8-3956) to provide the necessary access to this subdivision, or alternatively, the granting of "working easements" by the owner of the referenced property;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Anskar Court to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two dwelling units permitted to be constructed under the existing RT-1 (duplex) zoning category.

8-3970

WESTERN & PACIFIC BANK, LAFARGE CONCRETE LTD.
1392 PIPELINE ROAD
REM. D.L. 4838; D.L. 4839; LOT 29, PLAN 3022; LOTS 1, 2
& 3, D.L. 4838, PLAN 16168; ALL IN SEC. 14, TWP. 39, AND
PCL. C OF N. 1/2, L.S. 5, SEC. 13, TWP. 39; D.L. 6694

The Committee reviewed a letter from B.C. Hydro and Power Authority dated 1987 08 25, wherein they state that the lots should be of a sufficient size to ensure that private

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 22, 1987

8-3970 cont'd

outdoor activity areas will not encroach onto the right-of-way. The Committee requests that the Planning Department obtain clarification in writing, given the possible effect on the subdivision design, if the lots are to be increased to resolve this concern.

The Committee, in the review of this application, noted that the information requested in their tabling motions of 1987 05 26 and 1987 07 21 has yet to be provided. No substantive processing of this application can be undertaken until a full submission is provided by the applicants' engineering consultants.

8-3999

NICKERWEST HOLDINGS LTD.
541 CLARKE ROAD
LOT A OF LOT 1 OF LOT 7, BLK. 17, PL. 14008 AND LOT 10,
EXCEPT PCL. B (BYLAW PL. 42517), PL. 14008, ALL OF D.L. 9

Approved, noting that the number of lots will be reduced and that any required servicing will be provided for under the Building Bylaw.

8-3991

B.C. HYDRO & POWER AUTHORITY, C. WOODCOCK, DIST. OF COQ.
2467-2495 CAPE HORN AVENUE
LOTS 2 & 3, BLK. 17, D.L. 113, 65 & 67; PLAN 18193; REM.
D.L. 112

The Committee reviewed a tentative road and lot pattern, prepared earlier by the District's consultant. The information appears to indicate that a cul-de-sac connection to Cape Horn Avenue is feasible, however, the information did not provide enough detail to verify the buildability of the abutting lots. The Committee recommends that the applicants view the available information, and should they wish to pursue subdivision of the subject lands, that their consultants undertake to provide sufficiently detailed plans to prove out the potential subdivision.

8-3992

G. & D. AUDETTE
1353 PIPELINE ROAD
LOT 64, SEC. 14, TWP. 39, PLAN 55389

Tabled for:

- 1) a review of the proposed sewer alignment with the Engineering Department and its possible effect on the road and lot layout of the area;
- 2) the Planning Department to review the collector road system for the area. This may necessitate an increase in the width of the access road connection to Pipeline Road.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 22, 1987

8-3993

M. & T. KRAYNYK
1345 PIPELINE ROAD
LOT 65, SEC. 14, TWP. 39, PLAN 50051

Tabled for:

- 1) a review of the proposed sewer alignment with the Engineering Department and its possible effect on the road and lot layout of the area;
- 2) the Planning Department to review the collector road system for the area. This may necessitate an increase in the width of the access road connection to Pipeline Road.

8-3994

AUSTIN DEVELOPMENTS LTD., W. & H. ALLEN
1389 GABRIOLA DRIVE; 3155 PATHAN AVENUE
LOT 24, PL.66029; LOT 27, PL.3022; BOTH OF SEC.13, TWP.39

Tabled for:

- 1) a review of the proposed sewer alignment with the Engineering Department and its possible effect on the road and lot layout of the area;
- 2) the Planning Department to review the collector road system for the area. This may necessitate an increase in the width of the access road connection to Pipeline Road.

8-3997

E. SKOMORSKI, E. & V. MCINTYRE
720 PEMBROKE AVENUE; 717 EDGAR AVENUE
LOT K, BLK. 38, D.L. 3, PLAN 23255, AND LOT 113, D.L. 3,
PLAN 28065

Declined as, in the Committee's opinion, the proposed subdivision would be against the public interest in that it would likely have a detrimental effect on the established amenities of the neighbourhood.

8-1557D

J. & M. MCMICHAEL
2240 DAWES HILL ROAD
LOT 56, BLK. 8, D.L. 65, PLAN 28646

The Committee finds the layout indicated on sketch 8-1557D technically feasible, noting that rezoning of the lands north of Warrick Street is required, and therefore the Committee awaits Council consideration of the rezoning application for this portion of the lands.

In the meantime, the Committee requests submission of plans showing proposed solutions to water and grade problems associated with development of these steep-sloping lands.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 22, 1987

DISCUSSION ON WALKWAY CONNECTIONS TO "NEIGHBOURHOOD 2" IN THE NORTH
SHORE AREA OF PORT MOODY

The Committee reviewed a plan and correspondence from the City of Port Moody's consultant, dated 1987 09 09, wherein the Committee was asked to comment on the locations of walkway connections across the municipal boundary. The Committee, after reviewing the information, stated that they endorse the proposed locations. The Committee went on to state that they will be advising the District's Parks and Recreation Department of the anticipated connection to the proposed park adjacent Noons Creek.

8-3989B

J. DICKIE-CLARK, J. COMBRINK
1303 SHERMAN STREET
LOT 1, L.D. 36, SEC. 11, TWP. 39, PLAN 23753

The Committee finds the road and lot layout indicated on sketch 8-3989B technically feasible, noting that it is dependent upon Council issuance of a development variance permit in relation to the resulting setbacks of the existing home to the new rear property line. The Committee notes further that if the subdivision is ultimately approved, the sundeck must be removed and that the rear of the dwelling may have to be reconstructed to meet the spatial separation requirements of the National Building Code.

STREET NAMES

The Committee reviewed proposed street names and their locations, which are as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following names subject to their acceptance by the Post Office:

Verbena Place, Uplands Court

OCTOBER 6, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, October 6, 1987, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician

8-3698M

DISTRICT OF COQUITLAM
AUSTIN AVENUE & MARINER WAY
REM. LOT 350, D.L. 113, PL. 43736 (S&E PL. 44220, 43915, 47212, 59946, 60240, 60495); LOT 4, PL. 64144, (S&E PL. 65386, 65905, 67302, 67449, 68163, 70847, 74795, 74855)

Approved subject to:

- 1) submission of a report by a professional consultant relating to excessive underground water on the lands;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding and within the subdivision, noting that this is to be secured by either funding by an appropriate municipal bylaw or a Letter of Credit from a private party;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) approval of B.C. Hydro for the road crossing on the hydro right-of-way;
- 4) Council approval of a road exchange bylaw to facilitate closure of the unopened portion of road allowance running west off Mariner Way, which is no longer required.

The Committee notes that the development cost charge for acquisition of parkland should be secured at the time of building permit application.

8-3975A

B. SAYANI, S. SAYANI, N. SAYANI
GUILDFORD WAY
REM. J (S&E PL. 70184 & 73096), D.L. 386, PL. 13324 AND
REM. 48 (S&E PL. 26094, 62992, 68606 & 72525), PL. 24503

The Committee received a letter addressed to the Approving Officer from Freeman & Company, Barristers & Solicitors, with regard to this subdivision application. The Committee notes that, by sketch 8-3975A, they were proposing to secure physical access to Lot 54 when future subdivision of the lands in question occurred. In the interim, however, if this application proceeds, the Committee will require an access easement along the future road alignment to allow for physical access to Lot 54.

In the meantime, this application remains tabled for a response from the applicants with regard to the Committee's tabling motion of September 8, 1987.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 6, 1987

8-2225

DISTRICT OF COQUITLAM
1200-1330 BRUNETTE AVENUE

The Committee discussed the question of the difficulties with construction of the lane to the rear of properties fronting Brunette, between 1200 Brunette and 1330 Brunette.

Construction of the lane does not appear to be feasible, and therefore in these two blocks, the Committee has no objection to proceeding on the basis of the easement approach used at 1330 Brunette Avenue. The easement approach is based on the following:

- 1) No access to Brunette Avenue will be permitted.
- 2) Garbage pickup must be adequately handled for not only the lots fronting Brunette Avenue, but for the larger lots at the ends of Begin and Laval Streets.
- 3) Access to utilities within this lane allowance must be maintained.
- 4) The lane will be retained in the ownership of the District of Coquitlam to ensure future access to utilities.
- 5) The easement approach is not needed to connect right through from Casey Street to Begin Street, but to ensure access to the interior developments on Lots 3 and 4 in each block.

8-3992

G. & D. AUDETTE
1353 PIPELINE ROAD
LOT 64, SEC. 14, TWP. 39, PL. 55389

The Committee reviewed a revised sketch by the Planning Department, prepared after consultation with the Traffic Section of the Engineering Department. This application was then tabled for:

- 1) the Planning Department to draft the revised proposal;
- 2) the Traffic Section of the Engineering Department to review the dedication requirements for future walkway construction, including provision for the overpass referred to in Section 4.5, page 25 of the background to the Northwest Coquitlam O.C.P. and more generally by Policy 20, page A-9 of the O.C.P. Bylaw.

8-3993

M. & T. KRAYNYK
1345 PIPELINE ROAD
LOT 65, SEC. 14, TWP. 39, PL. 50051

The Committee reviewed a revised sketch by the Planning Department, prepared after consultation with the Traffic Section of the Engineering Department. This application was then tabled for:

- 1) the Planning Department to draft the revised proposal;

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 6, 1987

8-3993 cont'd

- 2) the Traffic Section of the Engineering Department to review the dedication requirements for future walkway construction, including provision for the overpass referred to in Section 4.5, page 25 of the background to the Northwest Coquitlam O.C.P. and more generally by Policy 20, page A-9 of the O.C.P. Bylaw.

8-3994

AUSTIN DEVELOPMENTS LTD., W. & H. ALLEN
1389 GABRIOLA DRIVE & 3155 PATHAN AVENUE
LOT 24, PL. 66029; LOT 27, PL. 3022, BOTH OF SEC.13, TWP.39

The Committee reviewed a revised sketch by the Planning Department, prepared after consultation with the Traffic Section of the Engineering Department. This application was then tabled for:

- 1) the Planning Department to draft the revised proposal;
- 2) the Traffic Section of the Engineering Department to review the dedication requirements for future walkway construction, including provision for the overpass referred to in Section 4.5, page 25 of the background to the Northwest Coquitlam O.C.P. and more generally by Policy 20, page A-9 of the O.C.P. Bylaw.

8-3967B

CROWN FOREST PROPERTIES LIMITED
KING EDWARD STREET
LOT 18, D.L. 46 & 48, PL. 66298

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023, and as outlined in the "Development Appraisal", prepared by the Engineering Department, dated 1987 04 14;
 - b) registration in the Land Titles Office of any necessary easements:
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

The Committee notes that geotechnical reports on soil conditions will likely be required by the Chief Building Inspector at the time of building permit application. It is also noted that a development cost charge payment for public open space, in keeping with Bylaw No. 988, will be required pursuant to issuance of any building permits.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 6, 1987

8-2605A L. & M. RZEN
1143 ROCHESTER AVENUE
LOT 54, D.L. 109, PL. 25707

Tabled for plans certified correct by a British Columbia Land Surveyor showing:

- 1) the precise location of all buildings and structures on the property which are to remain;
- 2) more information on the lands to the east with regard to the crest and toe of the slope and the elevations thereof.

8-4000 NEWCORP PROPERTIES LTD.
1251-1271 LASALLE PLACE
PARCEL IDENTIFIER 007-942-745, PCL. A, D.L. 386, PL. 74712

The Committee recommends that the Strata Title Approving Officer sign the Form E Phasing Declaration, and a Form 10 for Phase I.

8-3997 E. SKOMORSKI, E. & V. MCINTYRE
720 PEMBROKE AVENUE & 717 EDGAR AVENUE
LOT K, BLK. 38, D.L. 3, PL. 23255, AND LOT 113, D.L. 3, PLAN 28065

The Committee received a letter, dated October 5, 1987, signed by the applicants, requesting reconsideration of this subdivision application.

The Committee notes that the information supplied with the application was weighed and the application was declined and remains declined.

If, however, the applicants wish to reapply for this subdivision in a modified form with a wider panhandle, the Committee would suggest that the following support information be supplied at that time:

- 1) written input from all property owners abutting the lands involved as to their position on the effect this subdivision would have in relation to the established amenities in the neighbourhood;
- 2) preliminary engineering design of the watercourse enclosure and hydraulic calculations to support same. The Committee notes that early discussions with the applicants' consultant indicated an enclosure of the watercourse, whereas the letter from the applicants indicates a lot in a secluded and wooded area fronted by a creek with controlled water flow.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 6, 1987

8-3997 cont'd

- 3) the potential building envelope for the new lot, which must be in keeping with the requirements for setback and size of building envelope under the Zoning and Building Bylaws. The Committee notes that if the watercourse is to be left open, then more detailed survey information will be required as to the precise location of the natural boundary of the watercourse and the depth of the channel in this location. The Committee further notes that setbacks from the watercourse will be required under the Zoning Bylaw.

8-3881MM

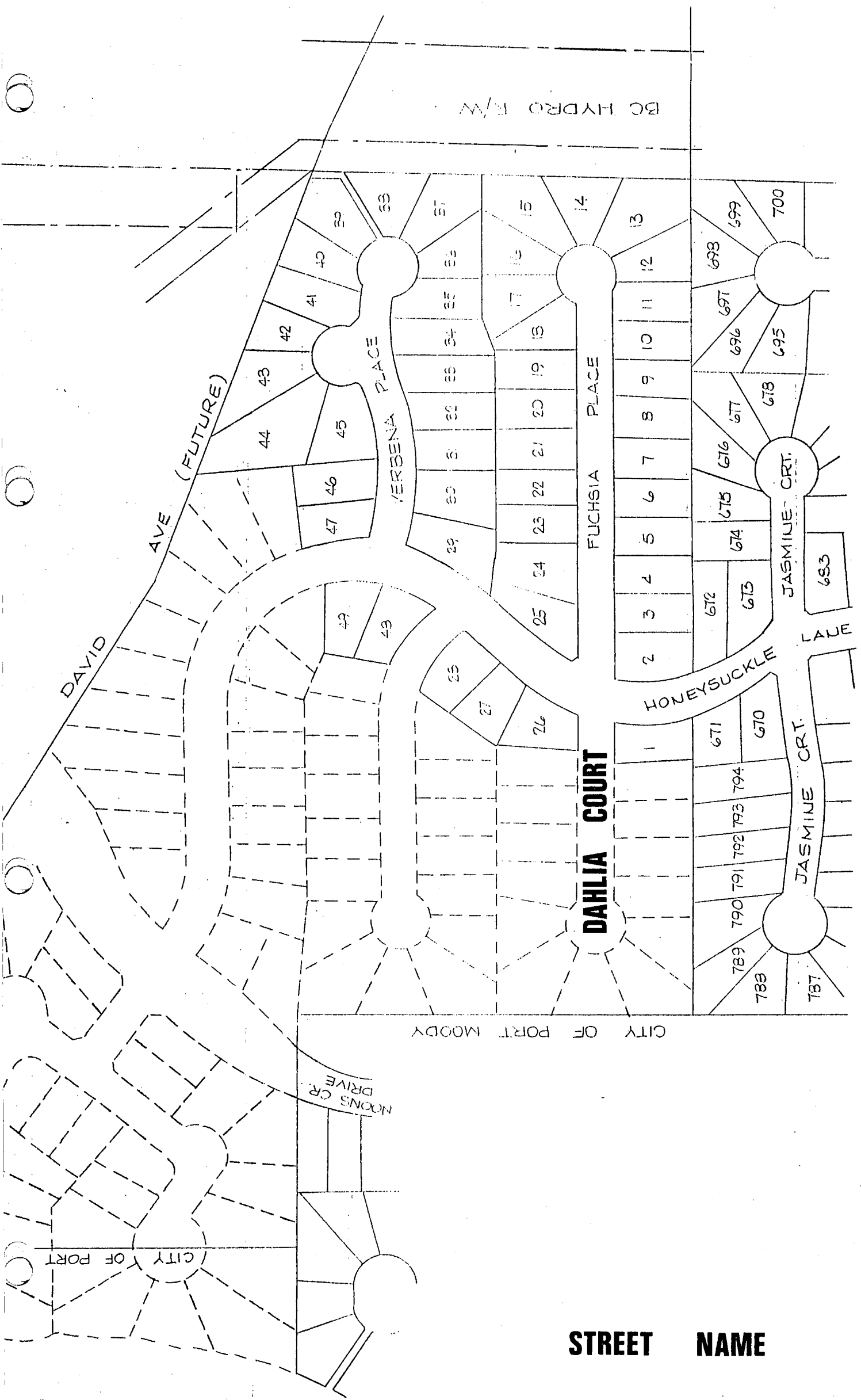
8-3881LL

B.C. ENTERPRISE CORP.
CHILKO DRIVE
LOT 1, D.L. 305, PLAN 70847

The Committee notes that the preliminary approval granted to these two sketches by the Subdivision Committee at their meeting of August 25, 1987 was incorrect in that it required payment of the development cost charge for parkland acquisition. That requirement is hereby deleted from the preliminary approval.

STREET NAME

The Committee reviewed a proposed street name and its location, which is as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the name Dahlia Court, subject to its acceptance by the Post Office.



STREET NAME

CITY OF PORT MOODY

BC HYDRO R/W

DAVID AVE (FUTURE)

VERBENA PLACE

FUCHSIA PLACE

DAHLIA COURT

HONEYSUCKLE

JASMINE CRT.

JASMINE CRT.

LANE

MOONS CR. DRIVE

CITY OF PORT

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OCTOBER 20, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, October 20, 1987 with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3992

G. & D. AUDETTE
1333 PIPELINE ROAD
LOT 64, SEC. 14, TWP. 39, PLAN 55389

The Committee acknowledges receipt of a letter dated 1987 10 15 from the applicants, wherein a request for compensation be considered for road widening beyond the normal requirements. The Committee commented that there are no funds available at this time for compensation, and therefore, instructed the Planning Department to redraft the sketches to combine the areas of additional width along Pipeline Road and over Lot 27 with the adjoining lots with a restrictive covenant to protect the future widening strips, noting that a right-of-way (easement) may also be required for proposed roadworks along Pipeline Road. The dedication of the area over Lot 24 has been provided for by a road reservation agreement, and therefore, no compensation is applicable. In the meantime, the application remains tabled pending resolution of the matters contained in the Subdivision Committee Minute dated 1987 10 06.

8-3993

M. & T. KRAYNYK
1345 PIPELINE ROAD
LOT 65, SEC. 14, TWP. 39, PLAN 50051

The Committee acknowledges receipt of a letter dated 1987 10 15 from the applicants, wherein a request for compensation be considered for road widening beyond the normal requirements. The Committee commented that there are no funds available at this time for compensation, and therefore, instructed the Planning Department to redraft the sketches to combine the areas of additional width along Pipeline Road and over Lot 27 with the adjoining lots with a restrictive covenant to protect the future widening strips, noting that a right-of-way (easement) may also be required for proposed roadworks along Pipeline Road. The dedication of the area over Lot 24 has been provided for by a road reservation agreement, and therefore, no compensation is applicable. In the meantime, the application remains tabled pending resolution of the matters contained in the Subdivision Committee Minute dated 1987 10 06.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 20, 1987

8-3994

AUSTIN DEVELOPMENTS LTD.; W. & H. ALLEN
1389 GABRIOLA DRIVE; 3155 PATHAN AVENUE
LOT 24, S.W. 1/4 SEC. 13, TWP. 39 PLAN 66029; LOT 27,
SEC. 13, TWP. 39, PLAN 3022

The Committee acknowledges receipt of a letter dated 1987 10 15 from the applicants, wherein a request for compensation be considered for road widening beyond the normal requirements. The Committee commented that there are no funds available at this time for compensation, and therefore, instructed the Planning Department to redraft the sketches to combine the areas of additional width along Pipeline Road and over Lot 27 with the adjoining lots with a restrictive covenant to protect the future widening strips, noting that a right-of-way (easement) may also be required for proposed roadworks along Pipeline Road. The dedication of the area over Lot 24 has been provided for by a road reservation agreement, and therefore, no compensation is applicable. In the meantime, the application remains tabled pending resolution of the matters contained in the Subdivision Committee Minute dated 1987 10 06.

8-2951H

E. & M. KAYE
JOHNSON STREET
LOT 3, D.L. 385, PLAN 18846

Tabled for the applicants to:

- 1) explain why the application is not in keeping with the exchange concept approved by Council;
- 2) demonstrate how they propose to handle drainage, cross slopes, creating buildable sites and usable yard areas, while maintaining adequate driveway grades.

8-1258E

J.H. LEEDER
2180, 2200 AND 2230 UNITED BOULEVARD
LOT 3, D.L. 20, PCL. A, REM. 4, D.L. 21 & 66, PLAN 7694
(S&E PL. 25983)

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of United Boulevard and the new road to the standards required by Subdivision Control Bylaw No. 1923. This includes sanitary sewer, storm sewer and watermain construction. Due to the soil conditions indicated, the Engineering Department will require a detailed investigation, report, design of the engineering services, and a letter undertaking to supervise construction. If the geotechnical report requires a design which, due to soil conditions, does not comply with the requirements of the Subdivision Control Bylaw, then an application for development variance permit, subject to Council approval, may be suggested.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 20, 1987

8-1258E cont'd

- 1) b) registration in the Land Titles Office of an easement over the areas required for a temporary turnaround at the end of the new road.
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval, on all existing parcels;
- 3) compliance with the requirements outlined in the Ministry of Environment Water Management Branch letter dated September 17, 1986.

The Committee notes that the Chief Building Inspector will likely require a geotechnical report to be supplied at the time of building permit application for any contemplated construction on the resulting parcels of land.

8-3984A

L. & J. PROPERTIES INC.
1123 FALCON DRIVE
LOT 1, D.L. 238, GRP. 1, PLAN 75671

Approved subject to:

- 1) payment for separate and independent service connections to all utilities;
- 2) reconstruction of the sidewalk at the intersection to provide for a wheelchair ramp;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-2985

M. GALLOVICH; F. & M. MATULINA
700 CLARKE ROAD
LOT 23, D.L. 106 & 107, PLAN 4485 (S&E PLAN 25743)

The Committee reviewed a sketch from the applicants, wherein the Committee was requested to endorse an adjustment in the lot line between proposed Lots 5 and 6. The Committee, after reviewing the proposal, recommends that the proposed lot line be restored to its original configuration, noting that the original layout has been circulated to the adjacent property owners as part of the Public Hearing process. The Committee therefore suggests that the applicants pursue approval in keeping with the layout indicated on Sketch 8-2985D.

8-3844G

DISTRICT OF COQUITLAM
AUSTIN AVENUE/NELSON STREET
LOT A, D.L. 108, PLAN

Approved.

NOVEMBER 3, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, November 3, 1987 with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L. T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant

8-3024C

C. MARDYN
2908 DEWDNEY TRUNK ROAD
LOT 32, D.L. 373 & 381, PL. 26301

The Committee heard a report from staff that the proposed road connection from the end of the cul-de-sac down to Dewdney Trunk Road would not meet Bylaw standards in terms of road grades, and furthermore, the existing buildings and structures on the adjoining lot encroach into the proposed road. Given the foregoing difficulties, the Committee recommends acceptance of the deletion of the road connection and the advance road pattern is now as indicated on sketch 8-3024C.

The Committee notes that subdivision of the rear lot is not yet possible as physical and legal access is not available. Once subdivision is possible, the Committee notes the following:

- 1) a right-of-way for service extensions from Dewdney Trunk Road to the new lot would be required.
- 2) the Building Inspector may require detailed contour information at the time of formal application.
- 3) a joint access arrangement for future lots along Dewdney Trunk Road will be required.

8-2607F

COAST TRACTOR AND EQUIPMENT LTD.
1000 LOUGHEED HIGHWAY
REM. 62, D.L. 16, PL. 35507

Tabled for:

- 1) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks;
- 2) comments from the Ministry of Transportation and Highways;
- 3) the applicants to demonstrate how they propose to service the proposed subdivision, particularly with sanitary sewer and water.

In relation to this proposal, the Committee would note that any preliminary approval will include the requirement to upgrade the Lougheed Highway and Woolridge Street to Subdivision Control Bylaw standards.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 3, 1987

8-3989B

J. DICKIE-CLARK & J. COMBRINK
1303 SHERMAN STREET
LOT 1, L.D. 36, SEC. 11, TWP. 39, PL. 23753

Approved subject to:

- 1) Council approval of a development variance permit in relation to the proposed rear yard setback of the existing dwelling to the proposed property line and a reduction of the road allowance width for Jordan Street;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Sherman Street and Jordan Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary rights-of-way for utilities;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the seven additional dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) removal of the sun deck and the reconstruction of the rear of the dwelling in compliance with the spatial separation requirements of the National Building Code.

8-3948A

DISTRICT OF COQUITLAM
DUFFERIN STREET & BARNET HIGHWAY
LOT 2, PL. 70728; LOT 11, BLK. 15, PL. 147 & PORTION OF
DUFFERIN STREET; ALL OF D.L. 383

The Committee finds the consolidation indicated on sketch 8-3948A technically feasible, noting that it cannot proceed until the lands directly to the east have been consolidated, thereby eliminating the necessity of keeping Dufferin Street open to provide legal access to Lot 1.

8-4001

V. & D. ZANATTA
844 COTTONWOOD AVENUE
LOT 225, D.L. 366, PL. 36034

Approved subject to:

- 1) registration of the proposed subdivision to the west to provide the required legal and physical access;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 3, 1987

8-4001

continued

- 2) a) physical construction of Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023;
b) registration in the Land Titles Office of any necessary rights-of-way;
- 3) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-4003

H. & R. KANOUSE
900 COTTONWOOD AVENUE
WEST 1/2 OF LOT 23, BLKS. 10-13, D.L. 366, PLAN 6908

Tabled for the submission of a plot plan prepared by a B.C. Land Surveyor to confirm the existing building's location.

8-4002

K. & S. JANG; H. & P. JANG
927 AND 931 BRUNETTE AVENUE
LOTS A & B, BLKS. 84 & 85, D.L. 16, PLAN 18841

Approved, noting that any required rights-of-way for future widening along Brunette Avenue is proposed to be made a condition of the development variance permit issuance for the contemplated construction on the consolidated site.

8-4006

GREAT-WEST LIFE ASSURANCE CO.
2440 CANOE AVENUE
LOT 66, D.L. 22 & 66, PLAN 59954

Approved subject to:

- 1) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 3) provision for separate and independent service connections to both sites;
- 4) reconstruction of any unused driveway crossings with a curb or sidewalk wherever applicable.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 3, 1987

8-4005

K. & M. MARSHALL
3337 DAVID AVENUE
LOT 13, SEC. 13, TWP. 39, PLAN 31060

Tabled for a review of the lotting and its possible effects on the adjoining land to the east.

8-3924D

WESTFAIR PROPERTIES (PACIFIC) LTD.
1301 LOUGHEED HIGHWAY
LOT 20, D.L. 48, GP. 1, PLAN 66298

Tabled for:

- 1) comments from the Ministry of Transportation and Highways in relation to road construction and possible widening for the proposed acceleration and deceleration lanes, etc.;
- 2) the applicants to adjust the proposed lot line to coincide with the zoning line as located on Schedule "A" to Bylaw No. 1662, 1986.

The Committee notes that as a minimum they would see streetlighting as a requirement of any Lougheed Highway construction as well as the physical construction of King Edward Street, the south side of Seguin Drive in off King Edward Street and the full width of Seguin Drive along the northern perimeter of the site, including the proposed berm along the "Mill Creek Village" boundary.

8-2937I

DISTRICT OF COQUITLAM
PASTURE CIRCLE/COMO LAKE AVENUE
LOT 24, BLK. 1, D.L. 374, PL. 16341; LOT 439 (S&E PL. 65151)
D.L. 378, PL. 64421 AND PORTIONS OF ROAD ALLOWANCE

The Committee finds the lotting layout depicted on sketch 8-2937I generally acceptable, however, the proposal was tabled for a review of the servicing implications by the Engineering Department. It was noted by the Committee that access to the lower part of the site is dependent upon development of adjacent properties and if and when that is possible, this application and the development of the balance of the lands will be brought forward for a more detailed review.

8-3927

W. & K. WONG
771 ROCHESTER AVENUE
LOT 15, BLKS. 13 & 14, D.L. 3, PL. 2030

Reapproved subject to:

- 1) physical construction of the walkway along the northern boundary of the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
- 2) physical construction of a driveway connection from the back of the sidewalk on Selman Street to the proposed new lot;

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 3, 1987

8-3927

continued

- 3) physical construction of any necessary service connections;
- 4) registration in the Land Titles Office of any necessary rights-of-way;
- 5) removal of the toolshed and all, or a sufficient portion of the garage to meet the minimum 6.0 m setback requirement under the Zoning Bylaw, and confirmation by a B.C. Land Surveyor that the 6.0 m setback has been achieved;
- 6) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 7) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-3844H

DISTRICT OF COQUITLAM
AUSTIN AVENUE/NELSON STREET
LOT A, D.L. 108, GP. 1, PLAN 75976

Approved, noting the following:

- 1) the proposed construction may require an adjustment to align the party wall with the proposed southern property line of the corner lot;
- 2) a restrictive covenant will be required to protect the required parking, for the proposed building on the corner lot, since its accessory parking is to be located on the adjoining parcel;
- 3) the provision of services to the site is a condition of the agreement of purchase and sale.

STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached map which forms a part of the minutes. The Committee recommends that Council approve the following names subject to their acceptance by the Post Office:

Hialeah Court
Woodbine Place

STRATA P. NW 1663

58
P. 56824

53820	49
53820	48
51	47
52	46
53	45
54	44
55	43
56	42
57	41
58	40
5820	39

56715	P. 53820
217	PARK

103	59009	104
102	59009	105
101	106	MILNE ST.
100	107	
99	108	
98	109	
97	110	

119	45	44
148	149	150
151	152	153
154	155	
89	31666	
90	121	122
123	124	125
67168		

167	168
166	
165	
164	
163	
162	
161	

McCOOMB										
96	95	94	93	92	91	126	127	128	129	130
P. 59009	P. 59376	P. 59009							67168	P.

7	8	9	10	11	12	13	14
HIALEAH CRT							
6	31	18	17	16	15	14	13
5	30	19	18	17	16	15	14
4	29	20	19	18	17	16	15
3	28	21	20	19	18	17	16
2	27	22	21	20	19	18	17
1	26	23	22	21	20	19	18

PARK
P. 70728

D.L. 383
P. 70728

N $\frac{1}{2}$ of 5
S $\frac{1}{2}$ of 5

Rem. C
P. 6408

PARK

2
P.

2
P. 70728

BARNET HWY

56
P. 55002

73959

Rem. 42
P. 30028

Rem. 43

R/W P. 57445

STREET NAMES

NOVEMBER 17, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, November 17, 1987 with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L. T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3992B

G. & D. AUDETTE
1353 PIPELINE ROAD
LOT 64, SEC. 14, TWP. 39, PLAN 55389

The Committee finds the layout indicated on sketch 8-3992B technically feasible, noting that rezoning of the lands to RS-3 is required, and therefore the Committee awaits Council consideration of the parallel rezoning application.

The Committee notes that if the application proceeds, restrictive covenants will be required to ensure that all new homes will be oriented to the internal street system and will be constructed at least 6.0 meters or possibly more beyond the proposed widening strip along Pipeline Road.

The Committee also notes that the existing home may require some renovation to orient it to the interior road system and make it more suited to the new lot.

8-3993B

M. & T. KRAYNYK
1345 PIPELINE ROAD
LOT 65, SEC. 14, TWP. 39, PLAN 50051

The Committee finds the layout indicated on sketch 8-3993B technically feasible, noting that rezoning of the lands to RS-3 is required, and therefore the Committee awaits Council consideration of the parallel rezoning application.

The Committee notes that if the application proceeds, restrictive covenants will be required to ensure that all new homes will be oriented to the internal street system and will be constructed at least 6.0 meters or possibly more beyond the proposed widening strip along Pipeline Road.

The Committee also notes that the existing home may require some renovation to orient it to the interior road system and make it more suited to the new lot.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 17, 1987

8-3994C

AUSTIN DEVELOPMENTS LTD., W. & H. ALLEN
1389 GABRIOLA DRIVE; 3155 PATHAN AVENUE
LOT 24, PL. 66029; LOT 27, PL. 3002, BOTH OF SEC. 13, TWP.39

The Committee finds the layout indicated on sketch 8-3994C technically feasible, noting that rezoning of the lands is required, and therefore the Committee awaits Council consideration of the parallel rezoning application.

The Committee notes that if the application proceeds, restrictive covenants will be required to ensure that all new homes will be oriented to the internal street system and will be constructed at least 6.0 meters or possibly more beyond the proposed widening strip along Pipeline Road and David Avenue.

The Committee also notes that the existing home may require some renovation to orient it to the interior road system and make it more suited to the new lot.

The Committee raises the District's desire to improve the configuration of the "PARK" and the triangular lot proposed for the south side of David Avenue. In this regard the Committee recommends the lotting indicated on sketch 8-3994C noting that road and park exchange bylaws to implement the recommended lot configuration will be necessary.

8-3968

A. & A. SZETO; W. & H. HILLEN
654-656 CHAPMAN AVENUE
LOTS 2 & 3 OF LOT 8, BLK. 3, D.L. 106, PLAN 14042

Reapproved subject to:

- 1) Council approval of a Development Variance Permit with regard to the proposed road width;
- 2) registration of subdivision sketch 8-3942 to the south and west to provide the required access;
- 3) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the new road and the contiguous lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 4) removal of all existing buildings and structures which straddle or are located south of the proposed rear lot line of the lots on Chapman Avenue;
- 5) payment for the erection of parking regulatory signs on the new road;
- 6) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on both properties prior to final approval;
- 7) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 17, 1987

8-3963A

PACIFIC NORTHWEST LAND CORP.
3177 LEEWARD COURT; 1032 WINDWARD DRIVE
LOT 15, D.L. 373, PL. 68948; LOT 46, D.L. 238, PL. 74153

Approved subject to:

- 1) the applicants supplying, prior to the signing of any survey plans by the Approving Officer, the following:
 - a) written certification by Took Structural Laboratory Inc. that the recommendations for lot grading, compaction, drainage and stability for the subject lots, as contained in their report numbered 56721 of November 25, 1985 have been fully and adequately completed, or alternatively, submission of a substitute geotechnical report for the three subject lots by a professional engineer specializing in geotechnical matters detailing the lot grading, slopes, compaction, grading, and each retention measure required on the site;
 - b) design and submission of plans for all earth-retaining structures and structural building foundations for the three proposed lots under the seal of a professional engineer;
 - c) approval of all necessary building permits for such structures;
 - d) certification by a professional engineer that the execution of all earth-retaining structures and structural foundations for the three lots has been completed in accordance with the approved plans and permit;
- 2) provision for one set of independent service connections for the proposed lot, including one new driveway crossing and a water connection;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on both lots prior to final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

The Committee notes that conservation permits for new lots, numbered 1 and 2, will be required to be secured from Council prior to commencing any house construction on these two sites.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 17, 1987

8-1557E

J. & M. MCMICHAEL
2240 DAWES HILL ROAD
LOT 56, BLK. 8, D.L. 65, PLAN 28646

Approved subject to:

- 1) the submission of a geotechnical report which addresses slope stability, drainage requirements, foundations, retaining structures, landscaping, and any other necessary remedial works. The report should also include site regrading plans which provide information on existing contours and final contours. It should be noted that any necessary works must be completed and accepted prior to the signing of the survey plans by the Approving Officer;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Warrick Street to the standards required by Subdivision Control Bylaw No. 1023 and the completion of any outstanding work on Dawes Hill Road;
 - b) registration in the Land Titles Office of any necessary rights-of-way;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the four additional dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) registration in the Land Titles Office of a restrictive covenant to ensure that the driveways to the new lots will not exceed a maximum grade of 20%;
- 6) registration in the Land Titles Office of a covenant to prevent the filling or excavation activities on the lots after the initial home construction, other than a nominal amount of topsoil for landscape purposes.

8-3695K

CHESAPEAKE DEVELOPMENTS LTD.
GLEN DRIVE AND JOHNSON STREET PHASE VI
LOT 1, D.L. 385, PLAN 70699

The Committee recommends that the Strata Titles Approving Officer sign the Form 10 for Phase VI and the amendment to the original Form E Declaration.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 17, 1987

8-3590L WESBILD ENTERPRISES LTD.
2991 LOUGHEED HIGHWAY
LOT A, D.L. 384A, EX. PLAN 73920

Approved subject to:

- 1) the provision of independent service connections to the proposed new lot;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-2739C UNITED PROPERTIES LTD.
559, 555, 551, 547, 543, 541, 525 & 521 AUSTIN AVENUE
LOTS 19-24 INCLUSIVE; LOT 29, PL. 2279; PCL. A (EX.
PL. 10078) OF LOT 2, PL. 6257; LOT G, PL. 5972; LOT 2 OF
PCL. P, PL. 19451 & LANE ALLOWANCE, ALL OF D.L. 5

Tabled for:

- 1) a review of the proposal and the applicants' covering letter by the Planning, Building and Engineering Departments;
- 2) the applicants to clarify their intentions in relation to the existing watercourse which traverses the site. The Committee notes that if the watercourse is to remain, a plan prepared by a B.C. Land Surveyor will be required which would accurately locate the crest of slope, creek centreline, degree of slope and required setback from the crest of slope in relation to Section 405 of the Zoning Bylaw.

The Committee notes that this proposal has been forwarded to the Fish and Wildlife and Water Management Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada for review and comments.

8-4005 K. & M. MARSHALL
3337 DAVID AVENUE
LOT 13, SEC. 13, TWP. 39, PLAN 31060

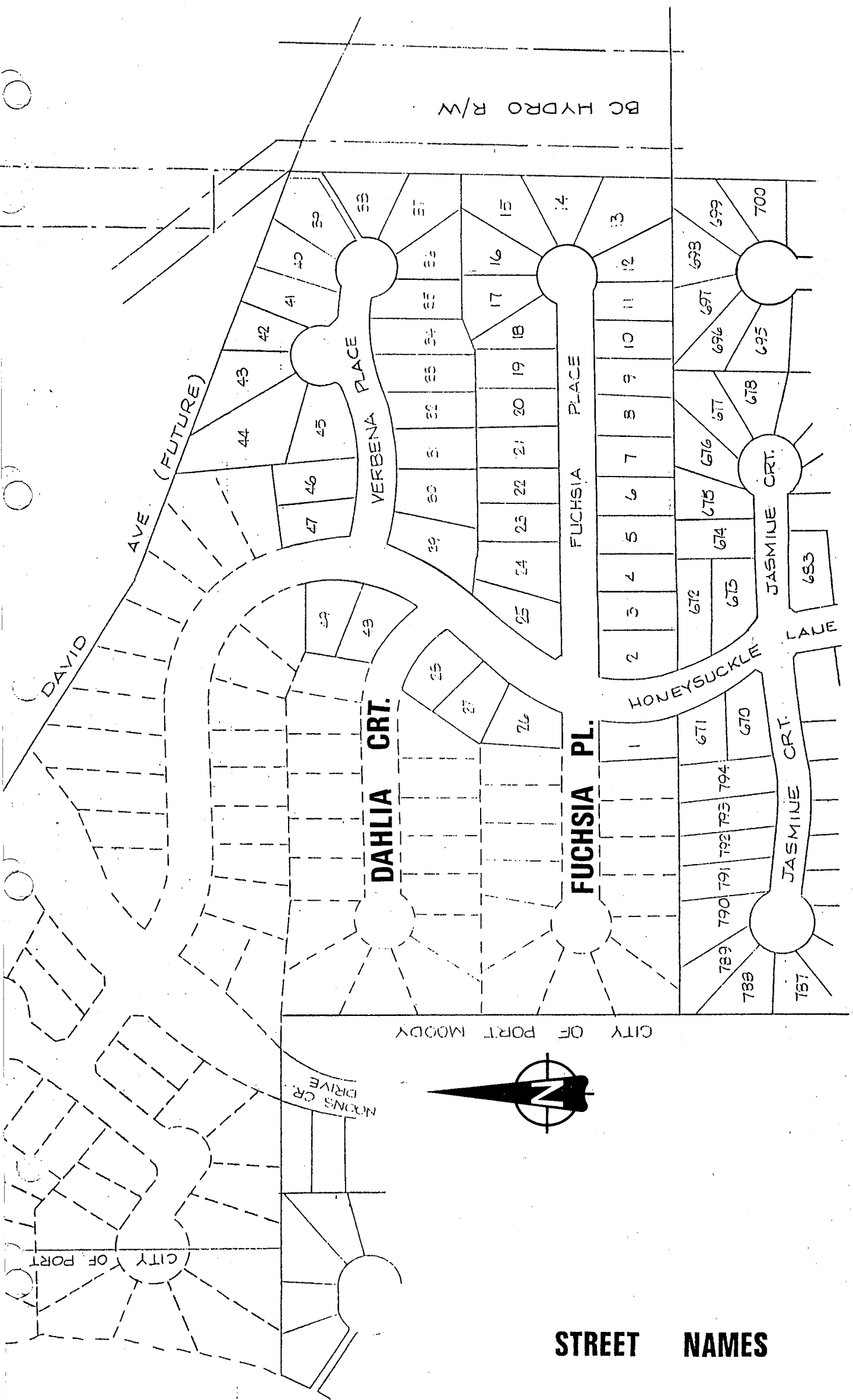
The Committee finds the road and lot layout depicted on sketch 8-4005 technically feasible in terms of a lotting "preplan" for this site. The Committee notes that the applicants should discuss with Planning Department staff access implications for the site to the east as the Committee understands that the applicants are part owners in that property.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 17, 1987

STREET NAMES

The Committee reviewed a recommendation from the Fire Department to rename Dahlia Court to Fuchsia Place. The location of Fuchsia Place is indicated on the attached map, which forms part of the minutes. The Committee recommends that Council approve the renaming of this street, subject to acceptance of the proposed adjustment by the Post Office. In addition, the Committee puts forward the following street names for approval:

Dahlia Court (moved one block to the north from its previous location)
Purden Place
Emerald Place
Roche Court



BC HYDRO R/W

DAVID AVE (FUTURE)

VERBENA PLACE

FUCHSIA PLACE

DAHLIA CRT.

FUCHSIA PL.

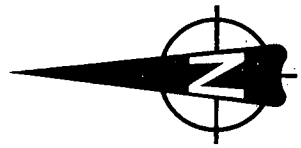
JASMINE CRT.

HONEYSUCKLE LALE

JASMINE CRT.

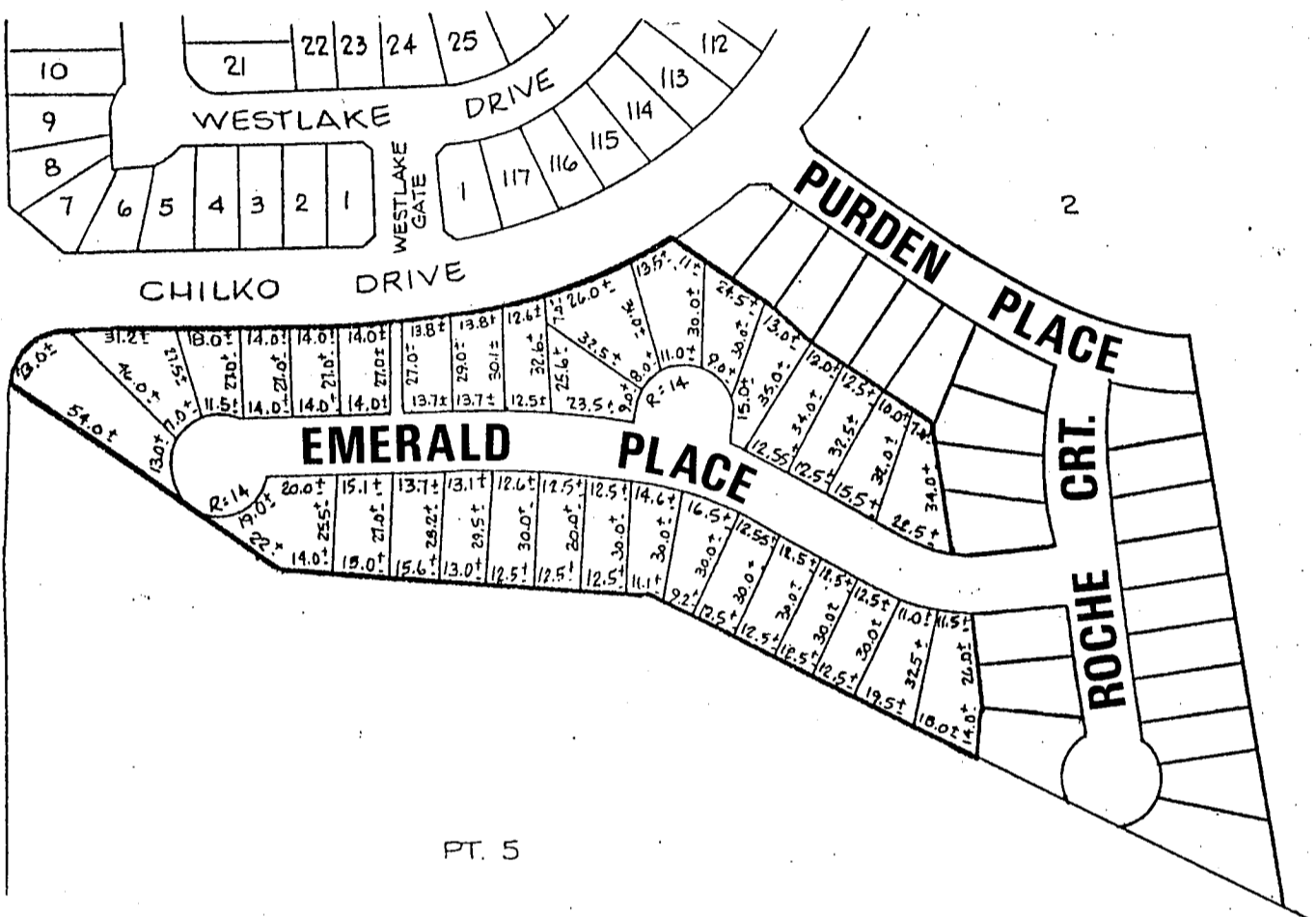
CITY OF PORT MOODY

NOONS DRIVE



STREET NAMES

MARINER WAY



PT. 5

STREET NAMES

DECEMBER 1, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, December 1, 1987 with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L. T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician

8-3975

SAYANI BROTHERS
GUILDFORD WAY
REM. J (S&E PL. 70184 & 73096), D.L. 386, PLAN 13324

The Committee received a letter from Freeman & Company, Barristers & Solicitors, dated November 19, 1987. After carefully considering its contents, the Committee takes the position that the access easement will satisfactorily resolve this matter in the short term. Upon subsequent subdivision of the remaining lands, the Committee will require whatever road dedications are necessary to provide legal and physical access to any lands that require it.

8-3720A

OCEAN DRYWALL LTD.
918 ROBINSON STREET
LOT 178, D.L. 106, PLAN 65323

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, as amended, including:
 - a) physical construction of all roads bounding and within the subdivision, including Anskar Court and Robinson Street;
 - b) registration in the Land Titles Office of any necessary rights-of-way for utilities paralleling the road allowance or any required easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the seven additional dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) registration in the Land, Titles Office of the subdivision to the east or to the west in order that legal and physical access is provided to this development;
- 5) removal of all existing buildings and structures prior to final approval.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 1, 1987

8-3924D

WESTFAIR PROPERTIES (PACIFIC) LTD.
1301 LOUGHEED HIGHWAY
LOT 20, D.L. 48, PLAN 66298

Approved subject to:

- 1) the present owners submitting an application for rezoning on the portion of lands to be rezoned from C-2 to CS-1 on the proposed westerly parcel;
- 2) the requirements of Subdivision Control Bylaw No. 1023, either:
 - a) by way of physical construction of all roads bounding and within the subdivision; or
 - b) by deposit of a security under Section 22.0 of Bylaw No. 1023 to ensure completion of the servicing requirements for all roads bounding and within the subdivision to the satisfaction of the Municipal Engineer;
- 3) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer;
- 4) compliance with the requirements of the Ministry of Environment, Fish and Wildlife Branch and Water Management Branch;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-4007

R. HARRIS
843 FOSTER AVENUE
E. 1/2 LOT 31, BLKS. 10-13, D.L. 366, PLAN 6908

Approved subject to:

- 1) registration of any proposed or the proposed subdivisions to the west, to the extent that physical and legal access will be provided to this property to allow its development;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary rights-of-way;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 1, 1987

8-4003

H. & R. KANOUSE
900 COTTONWOOD AVENUE
W.1/2 OF LOT 23, BLKS. 10-13, D.L. 366, PLAN 6908

Approved subject to:

- 1) registration of any proposed or the proposed subdivisions to the west, to the extent that physical and legal access will be provided to this property to allow its development;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary rights-of-way;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-2607F

COAST TRACTOR AND EQUIPMENT LTD.
1000 LOUGHEED HIGHWAY
REM. 62, D.L. 16, PLAN 35507

Approved subject to:

- 1) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the survey plans by the Municipal Approving Officer;
- 2) compliance with the items contained in the letter of November 9, 1987 from the Fish and Wildlife Branch of the Ministry of Environment and Parks;
- 3) registration in the Land Titles Office of a restrictive covenant in keeping with the requirements contained in the letter from the Water Management Branch of the Ministry of Environment and Parks dated December 15, 1982;
- 4) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Lougheed Highway and Woolridge Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) provision of a sanitary sewer connection to the southerly lot;

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 1, 1987

8-2607F cont'd

- 4) c) registration in the Land Titles Office of any necessary easements;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-3991

B.C. HYDRO & POWER AUTHORITY; C. WOODCOCK;
DISTRICT OF COQUITLAM
2467-2495 CAPE HORN AVENUE
LOTS 2 & 3, BLK. 17, D.L. 113, 65 & 67; PL. 18293; D.L. 112

The Committee received input from the Planning Department staff, based on a review of this area by the Engineering and Planning Departments.

Based on this input, the Committee now feels that this property may not be suitable to the intended use of single-family residential lots due to the excessive grades on the land.

The Committee then tabled this matter for the Planning Department to review the land use implications for this and surrounding property.

8-3904I

B.C. ENTERPRISE CORP.
NOONS CREEK/DAVID AVENUE
REM. 3 (S&E PL. 73926), SW 1/4 SEC. 15, TWP. 39, PL. 72701

Approved.

8-3904E

B.C. ENTERPRISE CORP.
HONEYSUCKLE LANE - WESTWOOD PLATEAU
LOT 2, SW 1/4 SEC. 15, TWP. 39, PL. 73926

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the two new roads lying within the subdivision to the standards of Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) installation and acceptance of the Scott Creek reservoir;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) submission of a plan by a B.C. Land Surveyor which verifies that all lots are of adequate Bylaw size;

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 1, 1987

8-3904E cont'd

- 5) registration in the Land Titles Office of a restrictive covenant if required to ensure that driveway grades will not exceed a maximum 20% grade.

The Committee notes that a Letter of Credit has been submitted, as required by Bylaw No. 988, to cover the development cost charge, consisting of \$955 for each of the additional dwelling units permitted to be constructed. The Letter of Credit is an interim measure until an agreement has been executed between the District and B.C. Enterprise Corp. with regard to recreation facilities.

8-3930B

ABBY DOWNS INVESTMENTS LTD.
EXTENSION OF OXFORD STREET NORTH
L.S. 2 (S&E PL. 28937); LOT 16, PL. 53172; BOTH OF SEC. 13,
TWP. 39

The Committee finds the road and lot layout indicated on sketch 8-3930B technically feasible, subject to Council approval of a Development Variance Permit in relation to road alignment, "K-values", etc. It was noted that the applicant has commenced the earthworks prior to supplying the geotechnical design brief which was requested on 1987 06 03. Consequently, the application was tabled pending receipt and acceptance of the design brief.

The Committee also requests the submission of an interim layout plan prepared by the applicant's engineering consultant, verifying that all lots will have required width and building envelope, as specified under Section 406 of Zoning Bylaw No. 1928, 1971, as amended. This plan is to be submitted to and be to the satisfaction of the Planning Director.

8-3891D

EVERGREEN TRAILER PARK
2881 BARNET HIGHWAY
LOT J, PL. 21911; LOT 1, BLK. 18, PL. 147; BOTH OF D.L. 383

Approved subject to the signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer.

The Committee notes that there would be no servicing requirements with this consolidation, however, the provisions of the Subdivision Control Bylaw would be applicable upon resubdivision or prior to the issuance of any building permits for new construction on the site.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, December 15, 1987, with the following persons present:

- D.M. Buchanan, Planning Director
- N. Nyberg, Municipal Engineer
- L. T. Scott, Supervisor, Subdivision & Development
- K. McLaren, Development Control Technician
- N. Maxwell, Planning Assistant

8-2915B
PHASE III

DISTRICT OF COQUITLAM
MUNDY STREET
REM. 18, PL. 1002; LOT 23 (S&E PL.72420); LOT 24, PL. 27435;
ALL OF D.L. 65

The Committee finds the lotting indicated on sketch 8-2915B technically feasible, however, the application was tabled for a review of potential intersections with Dawes Hill Road by our consultant, taking into consideration sight lines, grades and other safety factors.

8-3985A

DISTRICT OF COQUITLAM
POIRIER STREET
CONSOLIDATION OF REM. 13 (S&E PL.24695) AND LOT 14, PL.1565;
LOT 347, PL. 42768; ALL OF D.L. 358

Approved subject to Council approval of the proposed road exchange. The Committee notes that servicing of the site would be required prior to the issuance of any building permit on the consolidated site.

8-3881DD
REV. 1

B.C. ENTERPRISE CORP.
CHILKO DRIVE/MARA DRIVE
LOT 4 (S&E PL.71324, 73007, _____), D.L. 305, PL. 70847

Reapproved subject to the registration in the Land Titles Office of a restrictive covenant which would prevent the construction of any buildings or structures on proposed Parcel 4 until Parcel 3 has been subdivided and developed into residential lotting as no accesses will be permitted to Chilko Drive.

8-3881EE
REV. 1

B.C. ENTERPRISE CORP.
CHILKO DRIVE/MARA DRIVE
LOTS _____, D.L. 305, PL. _____

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 15, 1987

8-3881EE
REV. 1 cont'd

- 1) b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on all parcels prior to final approval;
- 3) registration in the Land Titles Office of a covenant to make purchasers aware of the existence of fill material on certain of the lots;
- 4) payment for the installation of street name and traffic control signs.

8-3952B

H. & M. WATKINS; T. & A. GOJEVIC
2089 & 2097-2099 DAWES HILL ROAD
LOTS 4 & 5, BLK. 24, D.L. 64, PL. 9702

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Craigen Avenue, Finnigan Street and the frontage of 2097-2099 Dawes Hill Road to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval on both parcels;
- 4) submission of a "surveyor's certificate" which verifies that any buildings or structures which are to remain on 2089 Dawes Hill Road meet the siting requirements of the Building and Zoning Bylaws.

8-3283A

K.E. LIND
642 GAUTHIER AVENUE
LOT B OF LOT 1, BLK. 63, D.L. 1, PL. 6786

Tabled for a review of the drainage by the Engineering Department.

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8-4008 L.J. & C.M. HILL
661 CHAPMAN AVENUE
LOT 144, D.L. 106, PL. 44711

The Committee find sketch 8-4008 technically feasible, noting Council consideration of the proposed rezoning to the RS-3 lotting category will be required.

8-4009 K. & A. KLATT
653 CHAPMAN AVENUE
LOT 18 (S&E PL.21465), BLK. 3, D.L. 106, PL. 6467

Tabled for a review of the proposed lotting by the Planning Department.

8-4010 J. & R. ALLEGRETTO, A. & R. ALAIN, M. DUNCAN, J. CALDWELL,
I. MCDONALD, E. & G. MARSH, H. GODIDEK, D. STANTON,
A. FLUMERFELT, I. KATINIC, V. & O. JENSEN, C. MARDYN
965, 969, 973, 985, 993 & 1001 RANCH PARK WAY
2908, 2910, 2914 & 2910 DEWDNEY TRUNK ROAD
LOT S. 1/2 & N. 1/2 OF 3, LOT 2 (S&E EXP. PL.25701) & LOT 1,
ALL OF BLK.2, PL.19655, LOT 592, PL.57083, LOT 51, PL.31155,
ALL OF D.L. 373, LOT 2 (EXC. PL. 19655, 27390), PL. 6175,
LOT 50, PL. 28759 & LOT 32, PL. 26301, ALL OF D.L. 381

Tabled for the Planning Department to review the proposed lotting adjacent the two panhandle lots.

8-4011 B. & W.G. WEBSTER; C.D. VENTURES LTD.
574 CHAPMAN AVENUE & 575 THOMPSON AVENUE
LOT A, D.L. 106, PL. 18819 & LOT C, D.L. 106, PL. 17391

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Thompson Avenue, the new road (Nicola Avenue), and the approximate 24.3-meter frontage of the new lot on Bole Court to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) Council approval of a development variance permit with regard to road widths and the location of certain utilities;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed;

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8-4011 cont'd

- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on both parcels prior to final approval;
- 5) submission of a surveyor's certificate of the dwelling at 574 Chapman Avenue to confirm its location.

8-4012

DISTRICT OF COQUITLAM
ADVANCE ROAD AND LOT PATTERN FOR THE SOUTH SIDE OF WALTON
AVENUE EAST OF JOHNSON STREET

The Committee reviewed several lotting alternatives prepared by the Planning Department, which updates the preplan for future subdivision on the southeast corner of Johnson Street and Walton Avenue. This matter was tabled pending a review of the lane grades out to Walton Avenue by the Engineering Department.

8-1802D

NU-WEST DEVELOPMENT CORPORATION
2426 CAPE HORN AVENUE
PT. OF LOT 10, PL.1002; PCL. A OF LOT 10 & PCL. C, PL.8029F;
ALL IN D.L. 65 & 66

The Committee reviewed this application and note that staff still await the submission of the 1:2000 map to assist in the preparation of the base plan for the contemplated subdivision. In the meantime, the Committee indicated that once the sketch has been prepared, it will be forwarded to the various Municipal, Provincial and Federal Agencies for review. The Committee did note that the Planning Department will be reviewing the road pattern, including the possibility of eliminating the road connection to the Cape Horn interchange.

8-3937

B.C. ENTERPRISE CORP.
JOHNSON STREET & DAVID AVENUE
BLK. A OF SEC. 14 & PT. OF BLK. A OF SEC. 15, PL. 71962 &
PT. OF BLK. B OF SEC. 14 (AA114385E), ALL OF TWP. 39

Tabled until a servicing agreement has been finalized between Council and the developer.

8-3930B

BEEDIE CONSTRUCTION LTD.
OXFORD STREET/DAVID AVENUE
L.S. 2, (S&E PL.28937); LOT 16, PLAN 53172; BOTH OF SEC. 13,
TWP. 39

Approved subject to:

- 1) the completion of all restrictive covenant requirements associated with Phase I prior to the signing of any survey plans by the Approving Officer;

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8-3930B cont'd

- 2) dedication and physical construction of all roads, lanes and walkways bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023, excepting that only a half section (8.0 meters) of paved roadway, curb, gutter, sidewalk and streetlighting will be required on David Avenue between Oxford and Shaughnessy. The Committee notes that the applicants must connect the storm and sanitary sewers into the existing municipal trunks on Shaughnessy Street;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) registration in the Land Titles Office of a restrictive covenant, in keeping with the letters from the Water Management Branch of the Ministry of Environment and Parks, dated December 5, 1986 and September 1, 1987;
- 5) compliance with the requirements contained in the letters from Fisheries and Oceans Canada dated June 5, 1987, and from the Fish and Wildlife Branch of the Ministry of Environment dated December 16, 1986. It was noted that this includes the registration of a restrictive covenant to prevent the disturbance of habitat within 6.0 meters of the crest of slope.
- 6) cash deposit by the applicants to cover expansion costs of the new Oxford Heights water pump station to serve the development and provision of a pressure-reducing station and connecting mains to serve pressure zone 3 within the development;
- 7) the applicants confining and stabilizing all cut and fill slopes within the boundaries of the subdivision;
- 8) registration of a slope easement over the cut and fill areas for road construction, and the applicants retaining ownership of the large remainders;
- 9) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each dwelling unit permitted to be constructed. The Committee notes that this payment may be offset by the value associated with the PARK area being dedicated along Hyde Creek.
- 10) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on all parcels prior to final approval;
- 11) submission of a plan prepared by a B.C. Land Surveyor, which certifies the location of the crest of slope of Hyde Creek and provides a setback line from the crest, in keeping with Section 405 of the Zoning Bylaw, and the setbacks required by the Federal and Provincial agencies in items 4) and 5) above. The plan should also provide information on the elevation of the natural boundary of Hyde Creek.

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8-3930B cont'd

- 12) submission of a plan certified correct by a B.C. Land Surveyor, which verifies that all lots will contain a "building envelope" in keeping with Section 406 of the Zoning Bylaw;
- 13) registration in the Land Titles Office of a restrictive covenant to make purchasers aware of the required setback from the crest of slope whenever the setback exceeds the standard 6.0-meter rear yard requirement. The plan to be attached to the covenant is the plan requested under item 11) above.