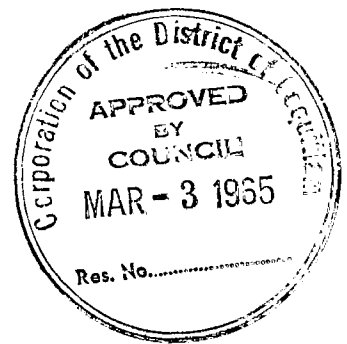


Subdivision Comm.



SUBDIVISION COMMITTEE MINUTES

February 10th, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Department Offices on Wednesday, February 10th, 1965, at 1:30 p.m. with Reeve Christmas, Mr. Wainman, Mr. Parker, Mr. Scott and Mr. Hockey being in attendance.

- 8-1480A Gateway Realty Ltd.
Subdivision of Lot 8, D.L. 238, Plan 2317.
If the property were residentially zoned, it would complete an established residential area and as the Barnet Highway and the land slope form a natural barrier between Industrial and Residential use, that subject to rezoning to Residential Low Density and approval by the B. C. Department of Highways subdivision into four lots of 77.6 foot frontage be approved with access from the Barnet Highway being denied and if necessary, a suitable Bylaw under provisions of Sec. 514 (1)(d) of the Municipal Act being enacted.
- 8-1870 S. & G. Korpista.
Subdivision of Rem. of Lot 2, Blk. "A", D.L. 359, Plan 4888.
Approval recommended subject to conformity with Subdivision Control Bylaw requirements.
- 8-1375A A. Dolbec.
Subdivision of S. $\frac{1}{2}$ of Lot 25, D.L. 64 & 111.
Approval of proposal for subdivision for sewer location purposes.
- 8-1839. W. F. Parks.
Subdivision of Lots 18 & 19, Blk. 4, D.L. 365, Plan 1604
Approved.
- 8-1846 L. Vandevoord.
Subdivision of Rem. of Pc. "A", D.L. 65, Plan 27543.
Tabled pending a report from the Health Department as to the adequacy of the lots for septic tank operation.
- 8-1680 R. Eggenberger,
Subdivision of W. $\frac{1}{2}$ of Lot 8, Blk. "A", D.L. 359, Plan 4888.
Tabled as interest has been dropped by applicant.
- 8-1842 W. Jobb,
Subdivision of Lot "A" of Lot 3, Blk. 1, D.L. 54 & 55, Plan 21796.
Approved.
- 8-1843 J & A. Schneider.
Subdivision of Pc. "A", Blk. 7, D.L. 358, Plan 14409.
Approved.
- 8-1837 A. Martin & R. Carroll.
Subdivision of Lots "C" & "D", Blk. 3, D.L. 46, Plan 16952.
Approved.
- 8-1850 S. Vagar.
Subdivision of N. $\frac{1}{2}$ of Lot 8, D.L. 358, Plan 1729.
Approved subject to acceptable drainage system being provided.

- continued -

- 8-1836 Y. Hvass.
Subdivision of Lot 19, D.L. 106, Plan 4485.
Approved subject to owner being informed that proposed lot fronting upon Robinson Street cannot be provided with sanitary sewer.

- 8-1851 R. R. McBay.
Subdivision of Rem. of Lot 1 of Lot "C", Blks. 3 & 4, D.L. 109, Plan 16818.
Approved subject to registration of the adjacent property to the west in order to provide access.

- 8-1840. P. Perrealt.
Subdivision of W. 1/2 of Lot 4, Blk. 33, D.L. 109, Plan 5753.
Approved.

- 8-300C H. H. Heilesen.
Subdivision of 1.0 Ac. Ptn. of Blk. 21, D.L. 357, Plan 1017.
Approved subject to sanitary sewer easement being granted and satisfactory method presented for the disposal of house drainage.

- 8-1434. Meridian Developments Ltd.
Subdivision of Lots 31 & 32, Blk. 19, D.L. 110, Plan 2357.
Approved.

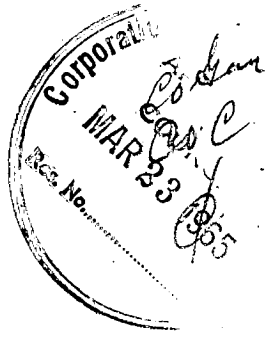
- 8-1833 S. M. & F. J. Walker.
Subdivision of Lot 3, D.L. 365, Plan 10359.
Approved.

- 8-1845 E. Mackey.
Subdivision of Lots 21 & 22, Blk. 8, D.L. 386, Plan 2536.
Approved.

- 8-1901 H. Abfalter.
Subdivision of Lot 5, D.L. 367, Plan 609.
Tabled pending supply of more information by applicant of the proposed subdivision layout and drainage accommodation.

The meeting adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

March 3rd, 1965.

A meeting of Subdivision Committee was held in the Engineering Offices on Wednesday, March 3rd, 1965, at 2:00 p.m. with Reeve Christmas, N. Wainman, L. Scott and H.F. Hockey being in attendance.

8-1907 W. Zaharko.
Subdivision of Lot 25, Blks. 13 & 14, D.L. 3 etc., Plan 2030.
Approved.

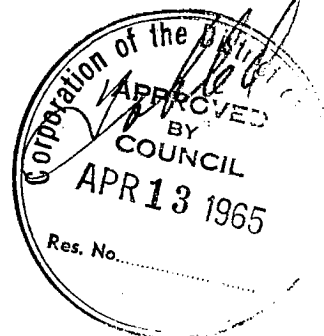
8-1909 A. & G. Bouchard and Municipality of Coquitlam.
Subdivision of Ptn. Blk. 38, D.L. 109, Plan 1122 and .610 Ac. Ptn. of Blk. B, D.L. 109, Exp. Plan 12589.
Tabled pending a report from the Building Department and Sewer Department with respect to their particular interests.

8-1579. G. M. Leslie
Subdivision of Lot 7 of Lot "C", Blks. 12-15, D.L. 356, Plan 24290.
Referred to Council with a recommendation for approval.

8-1638. G. A. Richardson.
Subdivision of W. 144' of Lot 1, Blk. 11, D.L. 3 etc., Plan 6766.
Approved - subject to a letter being secured from the owner that this will constitute his final subdivision of the property insofar as the large parcel is concerned and in the event that it is not desired by the applicant to dedicate a lane allowance on the westerly side, he shall be required to first give evidence to the Subdivision Committee that the owners of property on the East side of Donald Street do not desire a lane at the rear of their property.

The meeting adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

March 10th, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Office on Wednesday, March 10th, 1965, at 2:00 p.m. with Reeve Christmas, N. Wainman, L. Scott and H. F. Hockey being in attendance.

8-1910. A. J. Percy.
Subdivision of Ptn. D.L. 3 etc., Plan 874, Exp. Plan 7465, and Plan 8726.

Due to its frontage upon a controlled access highway, the application was referred to the B. C. Department of Highways with a recommendation for approval.

8-1067. Hawkins & Powell.
Subdivision of Lot 80, Blks. 2 & 3, D.L. 366 and Rem. of Blk. 2 of Blk. 3, D.L. 366, Plan 8710.

Approved.

8-1404. Mrs. M. Green.
Subdivision of Lot 3, Blk. 2, D.L. 378, Plan 3467.

Approved - subject to a favorable report from the Simon Fraser Health Unit with respect to sewage disposal and supply of domestic water.

8-1817. A. Jess.
Subdivision of Rem. Lot 1, D.L. 358, Plan 1729.

Approved.

8-1880. H. A. & A. M. Lepitzki.
Subdivision of E. 1/2 Lot 4, Blk. "B", D.L. 111, Plan 9288.

Approved.

8-1496. U. I. Woodworth.
Subdivision of Rem. Lot 1, S. 1/2 of S.W. 1/4 Sec. 18, Twp. 40 Plan 9457.

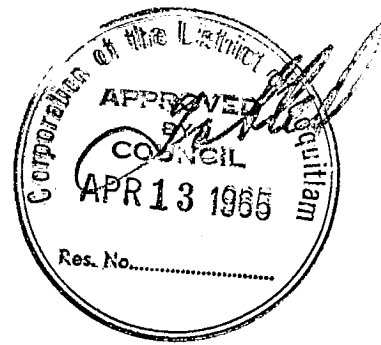
Referred to Council with recommendation for approval.

8-1296C. A. A. & J. M. Greenslade.
Subdivision of Rem. Lot 5, D.L. 112, Plan 9620.

Approved.

The meeting adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

March 17th, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Office on Wednesday, March 17th, 1965, at 2:00 p.m. with Reeve Christmas, V. Parker, planner, L. Scott, N. Wainman, and H. F. Hockey being in attendance.

8-1914 Subdivision of A. Jess & M. Patterson.
Remainder of the West $\frac{1}{2}$ of Lot 4, D.L. 112, Plan 4888 and Lot "A" of Lot 4, D.L. 112, Plan 13991.

Approved in principle and further action subject to reports from Health, Building and Sewer Department with regard to their respective interests.

8-1912 Subdivision of A. O. Jacobson.
Lot 1, Blk. 103, D.L. 3 etc., Plan 1648.

Approved.

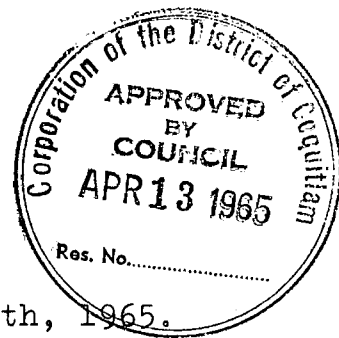
8-1913 Subdivision of L. C. & H. Andrews & D. Lynds.
Lot 3 and Lot 4 of Blk. 3, D.L. 54, Plan 7725.

Tabled pending a field examination to determine best subdivision layout.

The meeting then adjourned.

.....Chairman.

SUBDIVISION COMMITTEE MINUTES



April 7th, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Offices on Wednesday, at 2:30 p.m. on April 7th, 1965, with Reeve Christmas, L. Scott, N. Wainman, V. Parker, planner, and H. F. Hockey being in attendance.

8-955A Solar Enterprises Ltd.
Subdivision of Rem. of East 6 chns. of Blk. 8, D.L. 367
Exp. Plan 6659.

That in view of the inability of Solar Enterprises Ltd. to secure a letter from owners concerned agreeing to the elimination of the lane allowance, and in view of the verbal and written protests received by the Engineering Department for the proposed subdivision 8-955A, it is recommended that the lane allowance be dedicated as a condition to subdivision approval and that the road be narrowed to a width of 50' with the 16' balance left from the 66' frontage of Miller Avenue being added equally to the existent adjacent lots #1 and #3.

8-1913 L. C. & M. Andrews; D. Lynds.
Subdivision of Lot 3 & Lot 4, Blk. 3, D.L. 54 & 55,
Plan 7725.

That preliminary approval be granted for subdivision of the lots fronting Kemsley Avenue and the south side of Harrison Avenue but consideration of the balance of the property await a report from Associated Engineering Services Ltd. as to the method and cost for which sanitary sewer facility can be provided.

8-1918 M. I. Campbell.
Subdivision of Pc. "C", D.L. 371, Plan 2376.

That as this is a boundary property, the proposed subdivision be referred to the City of Port Moody Engineering Department for comments as to its acceptability and if their report is favorable, a recommendation for preliminary approval be given to Municipal Council, and such preliminary approval be subject to sewer easements having been granted for the Brookmount Avenue trunk sewer and the lateral which services Mohawk Cres.

8-1917 A. Mineer; S. Fry.
Subdivision of Lots 57 & 58, Blk. 38, D.L. 3 etc., Plan 25381.
Approved.

8-801B N. A. Colby
Subdivision of N. 290' of Blk. 10, E. $\frac{1}{2}$ D.L. 368, Plan 1265.
Approved.

8-1915 R. B. Thacker.
Subdivision of Lot 1, Lot B, D.L. 365, Plan 13142.
Approved.

- continued -

8-1923 B. Hawkins; S.R. & S.M. Rogerson; L. Schwarts; S. Fry.
Subdivision of Rem. of Lot 5, Plan 22181; Rem. of Lot 1 of
Lot 5, Plan 11661; 1 Ac. Ptn. of S. 1/2 Lot 6, Exp. Plan 9585;
Rem. S. 1/2 Lot 6, Plan 1729; D.L. 358.

Approved.

8-1585B W. M. Cousins
Subdivision of Lot 51, Blk. 15, D.L. 366, Plan 24766;
Lot 68, Blk. 15, D.L. 366, Plan 27091

That the applicant be forwarded proper application forms
for completion and returned accompanied by the
application fee.

8-1924 V.L.S.; G. Brittain.
Subdivision of Lot 3, Blk. 2, D.L. 373 & 381, Plan 19655.

Approved.

8-1922 B. Hawkins; D. Powell.
Subdivision of Lot 80 of Blks. 3 & 4, D.L. 366; Rem. of
Lot 2, Blk. 3, D.L. 366, Plan 9710.

Approved - subject to the granting of drainage easements
and previous consolidation plan creating Lot 80 having
been registered.

8-1925 Cape Horn Developments (1959) Ltd.
Subdivision of Lot 3 of Lots 4, 5, & 6, D.L. 3 etc., Plan
20624.

Tabled - pending further investigation by all effected
departments.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

March 31st, 1965

The regular meeting of the Subdivision Committee was held in the Engineering Offices on Wednesday, March 31st, 1965, at 2:30 p.m. with Reeve Christmas, N. Wainman, L. Scott and H. F. Hockey being present. Mr. V. Parker, planner, was also in attendance.

8-1920 Mr. C. Guicheteau
Subdivision of Lot 67, Pc. A, D.L. 9, Plan 21021
Referred to Council with a recommendation for approval due to the frontage of one lot being 62 feet.

8-1918 Mr. J. Rubis
Subdivision of Lot 19 of Lot 1 of Lot 3, Blk. 32, D.L. 3 etc., Plan 13389.

Tabled pending a field check to determine the exact location of dwelling houses on the property, the most convenient method for accommodating a lane allowance and drainage course which may pass through the property.

8-1921 Mr. W. Nicol
Subdivision Of Lot C, Blk. 3, D.L. 364, Plan 17494

Referred to Municipal Council with recommendation for approval due to the fact that one of the lots will have a frontage of 53 feet as a result of the location of the existing home.

8-1916 Solar Enterprises Ltd.
Subdivision of W. $\frac{1}{2}$ Lot 8, Blk. A, D.L. 359, Plan 4888.

Referred to Council with recommendation for approval due to the frontage of the lot being 58 feet.

The meeting adjourned.

Chairman.



SUBDIVISION COMMITTEE MINUTES

April 28th, 1965.

A meeting of the Subdivision Committee was held in the Engineering Office on Wednesday, April 28th, 1965, at 2:00 p.m. with Reeve Christmas, N. Wainman, L. Scott and H. F. Hockey being in attendance.

8-1573A M. W. Bowers
Subdivision of Lot 2 of Lot 21, Ptn. Sec. 11, 12 & 14, Twp. 39
Plan 16828.

Application tabled pending an examination of the area with respect to future subdivision so that any subdivision made at this time will conform to the future layout.

8-1929. H. M. Allen
Subdivision of Rem. E. $\frac{1}{2}$ Lot 15 of Pc. B of the E. $\frac{1}{2}$ of Blk. 15,
Blk. A, D.L. 7, Plan 4352.

Approved.

8-1918. J. Rubis
Subdivision of Lot 19 of Lot 1 of Lot 3, Blk. 32, D.L. 3 etc.,
Plan 13389.

Approved.

8-1931 P.C. & R. Gauthier.
Subdivision of a 2.055 Ac. Ptn. N. $\frac{1}{2}$ Lot 6, D.L. 358, Plan 9776.

Tabled pending the subdivision and registration of adjacent land in order to provide legal access.

8-1927. B. E. Hawkins
Lot 27, Blk. 1, D.L. 367, Plan 19579.

Approved subject to the B. C. Department of Highways offering favorable comment with respect to no needing this land for highway purposes.

8-1926. W. & D. J. Yaroschuk.
Subdivision of W. $\frac{1}{2}$ Lot 8, Blk. 2, D.L. 367, Plan 7327.

Approved subject to the B. C. Department of Highways indicating favorable comments as to no need of this property for highway purposes.

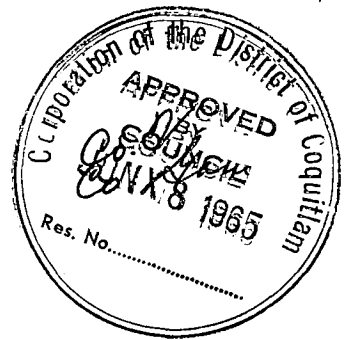
8-1930. G. D. Frew.
Subdivision of Lot 20, Blk. 1, D.L. 364, Plan 1613.

Approved with provision of lane as a requirement.

8-1925. Cape Horn Developments Ltd.
Subdivision of Lot 3 of Lots 4, 5, & 6, D.L. 63, Plan 20624.

Approved subject to being referred to the B. C. Department of Highways for approval as property abuts a controlled access highway.

The meeting then adjourned.



SUBDIVISION COMMITTEE MINUTES

May 12th, 1965.

A meeting of the Subdivision Committee was held in the Engineering Office of the Municipal Hall on Wednesday, May 12th, 1965, at 2:30 p.m. with Reeve Christmas, L. Scott, V. Parker, N. Wainman and H. F. Hockey being in attendance.

8-955A. J. Erickson.
Subdivision of Rem. of the E. 6 chns. of Blk. 8, D.L. 367,
Plan 6659.

That the subdivision be approved with a cul-de-sac in the Erickson property provided an alternate road allowance is dedicated from Miller Avenue to Adiron Avenue approximately midway between the cul-de-sac and Robinson Street and that lanes and a pedestrian walkway to the school site are also effected.

8-1573. M. Bowers,
Subdivision of Lot 2 of 21, Sec. 11, 12 & 14, Twp. 39, Plan 16828.
Tabled.

8-1934. Cqx, Hailey, Backs, etc.
Approved subject to lanes being provided and it is recommended that the subdivider endeavor to secure the dedication from adjacent property sufficient land to permit a full 33 foot opening of the road allowance to Leland Avenue.

8-1123. W. Pridham
Subdivision of Rem. of Lot B, Blk. 4, D.L. 64 & 111, Plan 8674.
Application declined in the manner requested as it does not conform to Master Plan 8-40 which was approved by Council in May 1958. Referred to Council with recommendation that subdivision conform to Master Plan utilizing Kaptey Avenue on a temporary basis as a means of access.

8-1932. R. Grimson,
Subdivision of Rem. of Lot 7, D.L. 367, Plan 8620.
Referred to Council with recommendation for approval.

8-1933. Dixon and Cochrane.
Subdivision of Lot 10, Blk. 5, D.L. 109, Plan 20681 and Lot 84,
Lot 2, D.L. 109, Plan 27838.
Approved.

8-1831A. A. Griffin.
Subdivision of Lot 84, Blks. 3 & 4, D.L. 109, Plan 27838.
Referred to Council with recommendation for approval.

8-1894. C. MacIntosh.
Subdivision of W. $\frac{1}{2}$ Lot 3, Blk. B, D.L. 111, Plan 9288.
Approved.

The meeting adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

May 20th, 1965.

A meeting of the Subdivision Committee was held in the Engineering Offices of the Municipal Hall on Thursday, May 20th, 1965, at 2:30 p.m. with Reeve Christmas, N. Wainman, L. Scott, V. Parker, and H. F. Hockey being in attendance.

- 8-1573. M. Bowers.
Subdivision of Lot 2 of 21, Sec. 11, 12 & 14, Twp. 39, Plan 16828.
Application declined in the manner requested but approved in accordance with our Sketch 8-1573 which conforms to future subdivision layout.
- 8-1791. J. Vandeveld.
Subdivision of Rem. N. $\frac{1}{2}$ Lot 7, E. $\frac{1}{2}$ D.L. 358, Plan 1729
Tabled pending a field investigation.
- 8-1936. I. Mycock & V. Colpitts.
Subdivision of E. $\frac{1}{2}$ of Lot 2 and W. $\frac{1}{2}$ Lot 3, D.L. 358, Plan 1729.
Approved subject to all lots facing the interior north-south road.
- 8-1937. L. McGillivray.
Subdivision of Lot A, of Lot 12, Blk. 3, D.L. 365, Plan 17803.
Approved.

The meeting adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

June 2nd, 1965.

The regular meeting of the Subdivision Committee was held in the Municipal Engineering Offices on Wednesday, June 2nd, 1965, with Reeve Christmas, V. Parker, L. Scott, N. Wainman and H. F. Hockey being in attendance.

8-1024B. F. Gaudin.
Subdivision of Lot 38, D.L. 5, Plan 24355.

Referred to Council with recommendation for approval.

8-1936A. G. Mycock & V. Colpitts.
Subdivision of E. $\frac{1}{2}$ Lot 2 and W. $\frac{1}{2}$ Lot 3, D.L. 358, Plan 1729.

Referred to Council with a recommendation for approval subject to further approval of Council for the provision of sanitary sewers when the cost is known.

8-1903A. S. Marshall
Subdivision of L.S. 2, Sec. 13, Twp. 39.

Declined in manner requested and approved in accordance with Subdivision Committee Master Plan 8-1903A.

8-1939. Solar Enterprises Ltd.
Subdivision of Lot 1, Blk. 9, Pl. 8620; Rem. of N. 401.7' of Pc. B., Blk. 8, Sk. 10116; Rem. of Lot A, Blk. 8, Sk. 6659; Rem. of E. 6 chns. Blk. 8, Sk. 6659; Lots 2 & 3 of Blk. 8, Plan 17674; D.L. 367.

Referred to Council with recommendation for approval.

8-1923A. B. Hawkins, S. Rogerson, L. Schwartz.
Rem. Lot 5, Pl. 22181; Rem. of 1 of 5, Pl. 11661; 1 Ac. Pc. of S. $\frac{1}{2}$ of Lot 6, Sk. 9585; D.L. 358.

Approved subject to Council approval for the provision of sanitary sewers as property is located within Stage V Sewer Area.

8-1942. S. Inkster.
Subdivision of Lot 6, Blk. 9, D.L. 112 & 113, Plan 21146.

Referred to Council with a recommendation for approval.

8-1940. H. Hancock.
Subdivision of Lot 1, Blk. 4, D.L. 366, Plan 8619.

Tabled pending an investigation of the need for a lane in view of the petition requesting its elimination as a subdivision requirement.

8-919B. L. Shrumm.
Subdivision of Rem. Lot 9, Blk. 43, D.L. 3 etc., Plan 20133.

Approved.

The meeting adjourned.

SUBDIVISION COMMITTEE MINUTES

June 9th, 1965/

A meeting of the Subdivision Committee was held in the Engineering Offices of the Municipal Hall on Wednesday, June 9th, 1965, at 3:00 p.m. with Reeve Christmas, N. Wainman, V. Parker, L. Scott and H. F. Hockey being in attendance.

8-1944. Evangelic Free Church & E. C. Goldsby.
Subdivision of Lots 63 & 64, Blks. 5 & 6, D.L. 368, Plan 1374.

Approved with no watermain charges applicable on Hibbard Ave.

8-1123A. W. Pridham.
Subdivision of Rem. Lot B, Blk. 4, D.L. 64 & 111, Plan 8674.

This application referred back to the Subdivision Committee by Municipal Council on May 25th, 1965. Subdivision in this area is controlled by Master Plan 8-40 which was approved by Council in May 1958. This Master Plan agreed to the cancellation of Kaptey Avenue. If Kaptey Avenue is to be used for access to the proposed subdivision on a temporary basis, it is unlikely that it will ever be cancelled and therefore should be widened by an additional 17 feet. On this basis, it would constitute a revision to the original Master Plan and effect owners who should be notified. Standard watermain charges would be applicable at the rate of \$4.80 per lineal foot on the 33 foot road allowance and \$2.40 per lineal foot on the 17 foot widening. The above report be referred to the Municipal Council for their consideration.

8-1791A. J. Vandeveld (Van Dee Developments Ltd.)
Subdivision of Rem. of N. 1/2 Lot 7, D.L. 358, Plan 1729.

Approved subject to approval by Council for Stage V sanitary sewer extension.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

June 23rd, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Offices of the Municipal Hall on Wednesday, June 23rd, 1965, at 3:00 p.m. with V. Parker, N. Wainman, L. Scott and H. F. Hockey being in attendance.

8-1123A. W. Pridham.
Subdivision of Lot 55, Blk. B, Blk. 4, D.L. 64, Plan 25283 and Rem. of Lot B, Blk. 4, D.L. 64 & 111, Plan 8674.

The application was approved according to Sketch 8-1123A which will require a revision to the Master Plan 8-40 insofar as the lot layout for the property owned by Mr. H. E. Escott, legally described as Lot A of Blk. 5, D.L. 64 & 111, Plan 5466, is shown by Sketch 8-966D in which no lots will front upon Kaptey Avenue. The revision of the Master Plan still acknowledges the ultimate cancellation of Kaptey Avenue and the approval now granted recognizes the use of Kaptey Avenue on a temporary basis only until such time as further subdivision in the area results in the establishment of the north-south road system as shown by Master Plan 8-40. The approval qualifies that a suitable agreement be arranged whereby the adjacent owners to Kaptey Avenue acknowledge they will not oppose the application for its cancellation to the Land Registry Office.

Re. J. Shandola, 1977 Dawes Hill Rd.
Lot 24, Blk. 8, D.L. 64 & 111, Plan 2734.

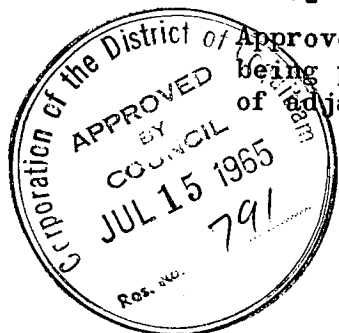
In accordance with the directive of Council at their meeting on June 22nd, 1965, the Subdivision Committee considered the circumstances of Mr. Shandola and the subject property. The lot is approximately 4800 square feet in area and came into existence in 1913. He had applied for a Building Permit and in accordance with the setback requirements of 25' front yard and 25' back yard, there was insufficient area remaining to erect a dwelling.

It was further suggested by the Building Department that he make an application to the Zoning Appeal Board for a relaxation of the regulations so that he could erect a dwelling on the property. Apparently, he made no application to the Zoning Appeal Board but discussed his problem with Mr. Pobst. Although the Subdivision Committee have no substantial evidence, it is understood that Mr. Pobst indicated he could possibly overcome his problem by requesting the Municipality to offer for sale a piece of Municipally owned land at the rear of Lot 24 in anticipation that he may be the successful bidder and thereby enlarge his holding sufficiently to accommodate the dwelling desired as well as the setback requirements.

It is the opinion however, of the Subdivision Committee that this problem may be more easily resolved by placing an application before the Zoning Appeal Board for a relaxation of the 25' rear requirement. If a favorable decision is given by that body, there would be no difficulty to the issuance of a Building Permit insofar as the area of the lot is concerned.

8-1947. Rockland Enterprises Ltd.
Lot 1, Plan 9520, Lot A & the Rem. of Lot B, Plan 19137 of the N. $\frac{1}{2}$ of the S. $\frac{1}{2}$ of D.L. 7.

Approved subject to an additional north-south 66' road allowance being provided to join Lot 6 above to accommodate the subdivision of adjacent and nearby properties in the future.



- continued -

8-1946. S. & B. Balden; B. & S. Dalla Porta.
Blk. 36, D.L. 360, Plan 1230.

Referred to Council with a recommendation for approval subject to the dedication by Municipality of a complimentary 33' from the Municipally owned park property so as to provide a full width of road allowance.

8-1945. L. Coukell; A. Smith.
Lots 75 & 76, Blk. 6, D.L. 368, Plan 1945.

Referred to Council with a recommendation for approval.

8-1271A. M. P. Nichols.
Pc. A, Blk. 14, D.L. 366, Plan 13060.

Referred to Council with a recommendation for approval.

Re. Access to Colinet Street from Blue Mountain Street.

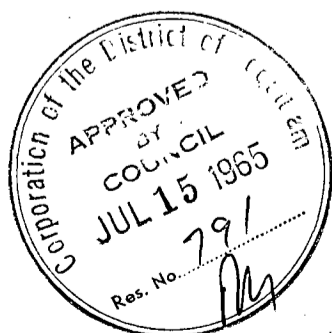
The Subdivision Committee are in receipt of a multiple number of subdivision applications from properties lying in the southerly end of the area between Blue Mountain Street and MacIntosh Street and north of Como Lake Avenue. There is no interest for subdivision however by property owners immediately north of Como Lake Avenue and which results in the properties for which applications are received being unable to proceed. To overcome this problem, it is recommended that a road allowance be extended from Blue Mountain Street to Colinet Street through Block 16, which property is owned by the Municipality.

This will, in addition to assisting in subdivision of this area, provide a very desirable outlet for Colinet Street to a residential collector type of road (Blue Mountain Street) instead of a major road (Como Lake Avenue). A plan attached shows the properties for which application for subdivision has been received as well as the location of the proposed access road through Lot 16.

8-1913. L.C. & M. Andrews.
Lots 3 & 4, Blk. 3, D.L. 54 & 55, Plan 7725.

It is recommended that the Subdivision Control Bylaw be suitably amended so as to permit the smaller size lots in this particular instance as there is no other alternate available and it is imperative that the road and subdivision pattern already commenced be preserved which is not possible under the present regulations of the Subdivision Control Bylaw. The amendment required will stipulate that in this particular matter it will be possible to create a subdivision having the two lots between Harrison Avenue and Kemsley Avenue with an area of 6600 square feet (present bylaw requires 7000 square feet).

The meeting then adjourned.



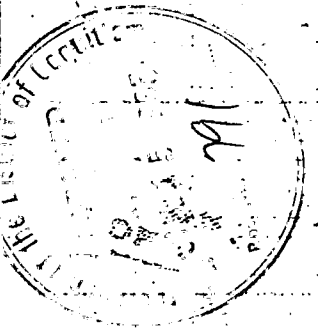
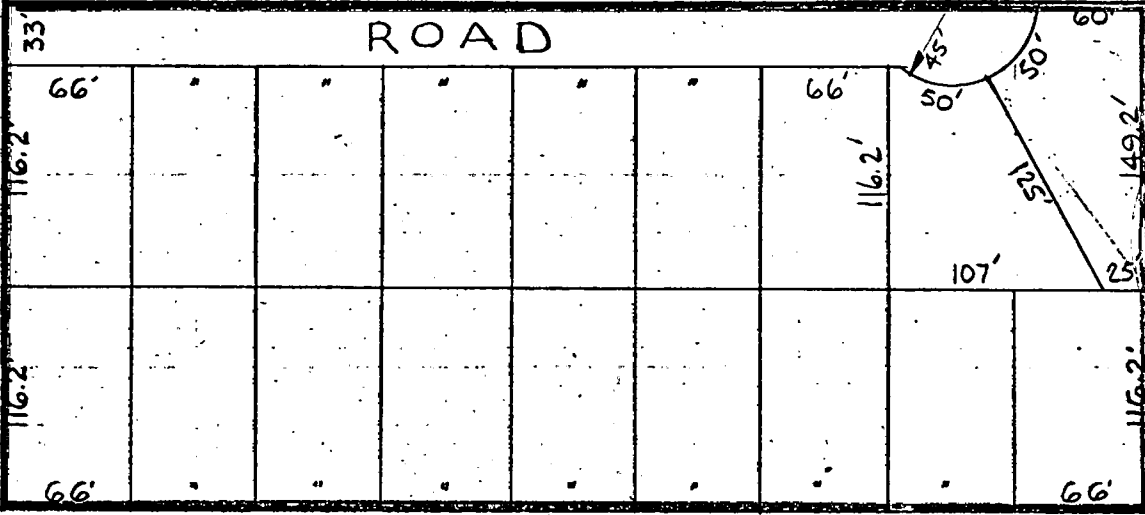
.....Chairman.

SUBDIVISION OF BLK. 36, D.L. 360,
 PLAN 1230

S. + B. BALDIN
 B. + S. DALLA PORTA
 Owners



HICKEY ST.



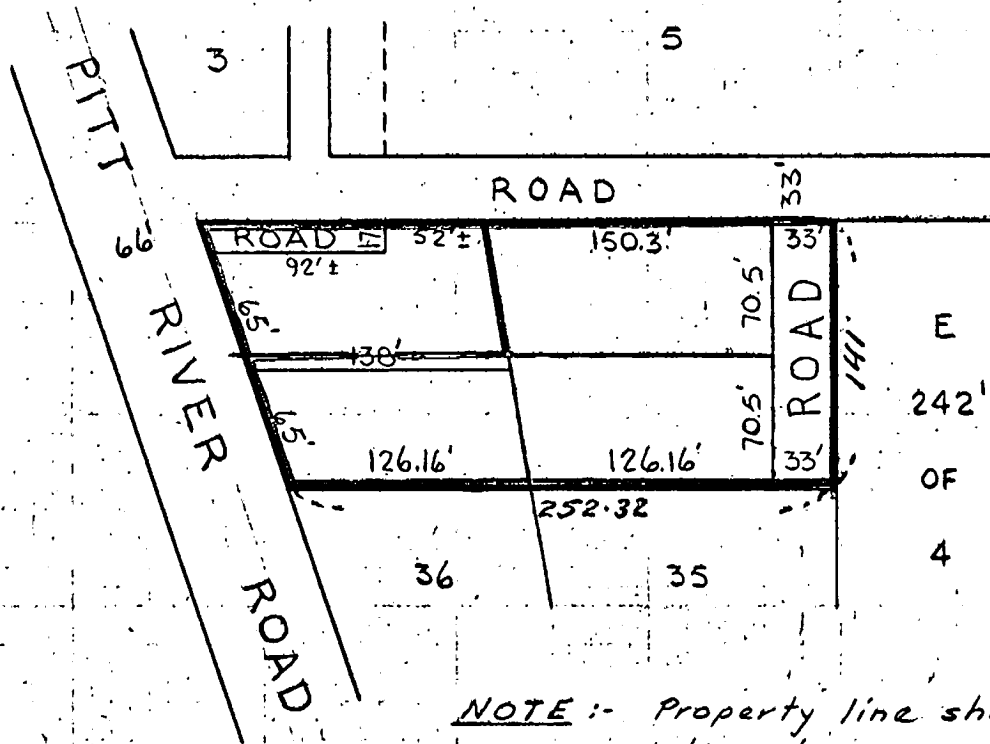
AUSTIN AVE.

This approval expires in 90 days from date shown on this sketch. Surveyors subdivision plans must be submitted to the Approving Officer prior to this date for approval, or a new application must be submitted.

CORPORATION OF THE DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		
DATE _____		
DRAWN L. T. S.	SCALE " = 100	DRG. NO. 8-1946

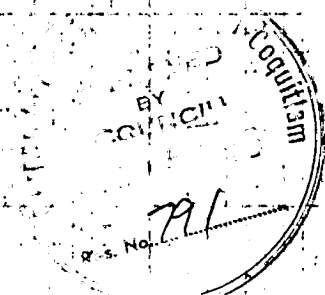
SUBDIVISION OF LOT B, BLK. 4, D.L. 64 AND III, PLAN 8674

W. PRIDHAM
Owner

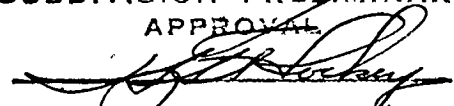


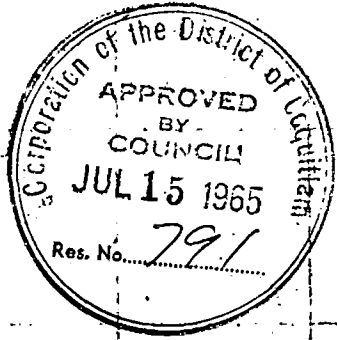
E
242'
OF
4

NOTE :- Property line shown
coloured green is to
be cancelled.

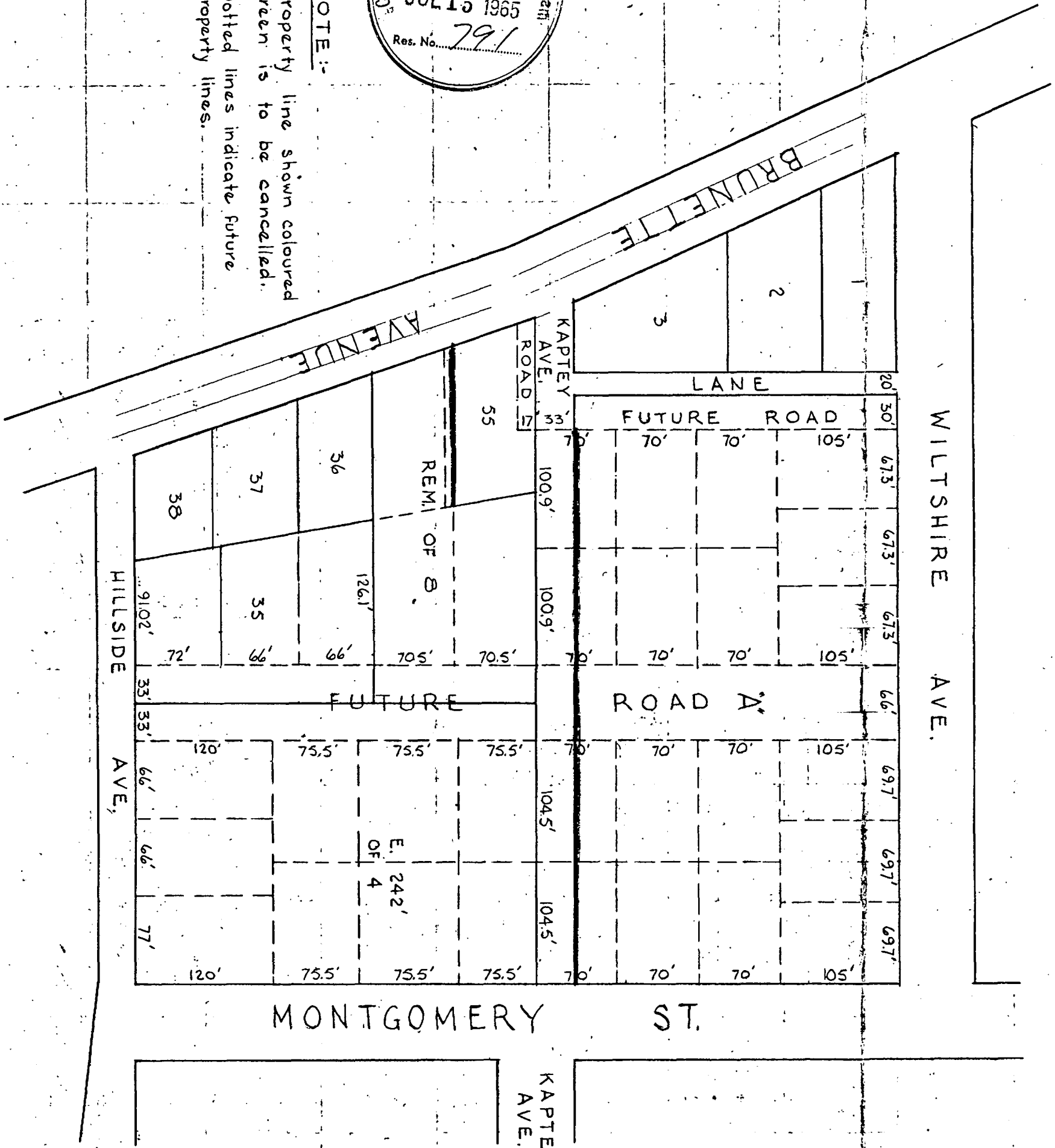


This approval expires in 90 days from date shown on this sketch. Surveyors subdivision plans must be submitted to the Approving Officer prior to this date for approval, or a new application must be submitted.

CORPORATION OF THE DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		
 DATE <u>January 4, 1963</u>		
DRAWN L.T.S.	SCALE 1" = 100'	DRG. NO. 8-1123A



NOTE:-
Property line shown coloured green is to be cancelled.
Dotted lines indicate future property lines.



MASTER PLAN B-40A

SUBDIVISION COMMITTEE MINUTES

July 7th, 1965

The regular meeting of the Subdivision Committee was held in the Engineering Offices of the Municipal Hall on Wednesday, July 7th, 1965, at 2:30 p.m. with Reeve Christmas, V. Parker, N. Wainman and L. Scott being in attendance. Mr. H. F. Hockey was absent on annual vacation.

8-1947 Rockland Enterprises.
Lot 1, Plan 9520 and Lot A and Rem. of Lot B, Plan 19137 of N. 1/2 of S. 1/2 of D.L. 7.

The question of the second road allowance off Foster Ave. has been brought up by V. Parker after receiving the plot plan for the apartment proposal from Carlberg & Jackson. It has been recommended that the second road allowance be dropped providing the property to the north can be serviced by an alternate road either from Cottonwood Avenue or from the first access road.

8-1950 J. E. Volkommer
Lot 2 of Lots 41 & 50, D.L. 107, Plan 17527.

Approved.

8-1946. S. & R. Zakall, A. Sauve.
Rem. of Lot 7, Blk. 3, Plan 2624; and the W. 100' of Lot 7, Blk. 3, Plan 2624, D.L. 46.

Approved for subdivision. Referred to Council as a request by the Engineering Department for the 12' road dedication was made to the owners and in return the owners have asked that the Municipality undertake the survey.

8-1938. H. Stokes.
Rem. Lot 2, Blk. 2, D.L. 365, Plan 1604

Approved as per subdivision plan with a drainage easement along the east property line of Lot 78 from the lane to Regan Avenue.

8-1891. R. A. Benner
N. 74.5' of the S. 1/2 of Lot B, D.L. 111, Plan 9341.

Approved.

8-1557A J. R. McMichael
Lot C, Blks. 7 & 8, D.L. 65, Plan 11039.

Recommendation for approval with a lot of approximately 128' depth on Cape Horn Ave. Referred to Council for perimeter ruling.

8-1949. N. MacIver & F. M. & R. A. Cowie.
Lots 9 & 11, D.L. 358, Plan 14773.

To be checked out in the field by the various departments.

8-1948. F. & E. Newberry.
Lot 1, Blk. 4, D.L. 358, Plan 6833.

Referred to Council with a recommendation for approval.

8-1940. H. B. Hancock.
Lot 1, Blk. 4, D.L. 366, Plan 8619.

Recommended for approval of the subdivision from the north side of Grover Avenue south to the south property line with the remainder to be tabled until a field check of Lots 54 & 55, which lie to the east, is made.

The meeting then adjourned.

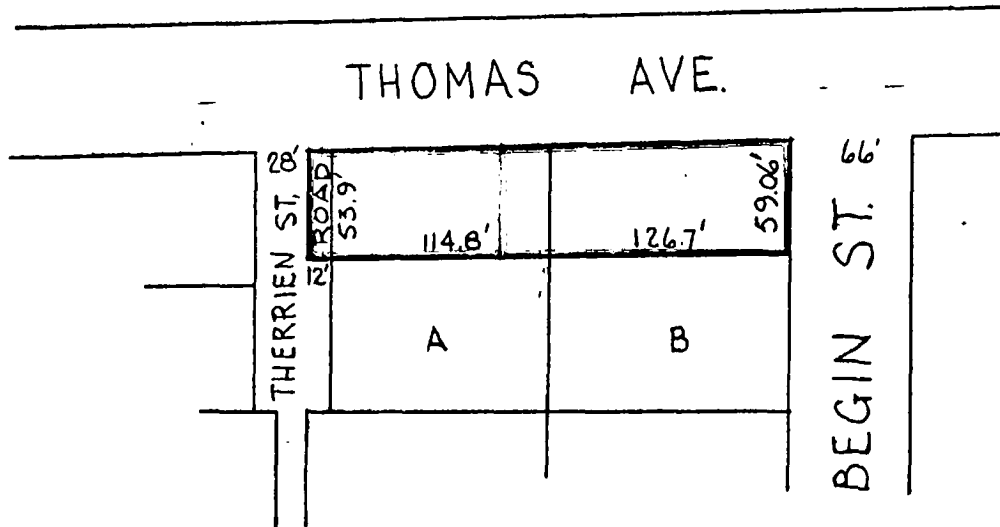


.....Chairman.

SUBDIVISION OF THE REM. OF LOT 7, BLK. 3, PLAN 2624;
AND THE W. 100 FT. OF LOT 7, BLK. 3, PL. 2624; D.L. 46

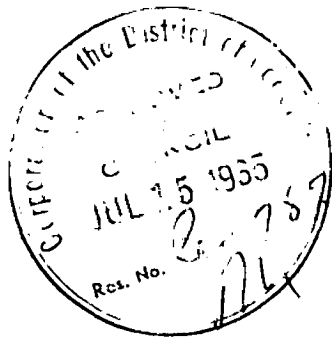
S. + R. ZAKALL - W. 100'

A. SAUVE - BAL. 7



NOTE:

Property line shown coloured green is to be cancelled.



CORPORATION OF THE DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		

DATE _____		

DRAWN L.T.S.	SCALE 1" = 100'	ORG. NO. 8-1946

This approval expires in 90 days from date shown on this sketch. Surveyors subdivision plans must be submitted to the Approving Officer prior to this date for approval, or a new application must be submitted.

*Co. B.
Co. San
P*

SUBDIVISION COMMITTEE MINUTES



The regular meeting of the Subdivision Committee was held in the Engineering Offices on Wednesday, July 14th, 1965, at 2:30 p.m. with Reeve Christmas, V. Parker, Planner, N. Wainman, and L. Scott being in attendance. Mr. H. F. Hockey was absent on annual vacation.

Canaday Safeway Ltd.
Pc. A, Exp. Pl. 11564; Lot 6, Pl. 19305 and Lot 58, Pl. 28004, all of Blk. 4, D.L. 358.

Approved.

8-1540B. P. J. Throssell.
Rem. of Lot A, Sk. 10380 and Lot 17 of A, Blk. 16, Plan 27621.

Recommended for approval and referred to Council for perimeter ruling.

8-1952. Corporation of the District of Coquitlam.
Lot 19, D.L. 111, Plan 1122.

Approved subject to a field check to determine if Montgomery Street can be constructed through to Monterey Avenue and the suitability of Lot 14 for a building site. The Reeve requested that the Engineering Department check the service costs as prepared by Penny & Keenlyside.

8-1537D. W. A. Young.
Lot 56 and Rem. of Lot 57, D.L. 356, Plan 25459.

Approved with the recommendation that the property line between the Rem. of Lot 56 & 57 be cancelled.

8-1951. W. Treger. & E & F. D. Hardy.
E. 1/2 of Lot 4 and W. 1/2 of Lot 5, D.L. 112, Plan 4888.

Approved.

The meeting then adjourned.

.....Chairman.

SUBDIVISION COMMITTEE MINUTES

*Approved
Aug. 10, 1965*

July 28th, 1965.

▲ The regular meeting of the Subdivision Committee was held in the Engineering Offices on Wednesday, July 28th, 1965, at 3:00 p.m. with Reeve Christmas, V. Parker, L. Scott, and H.F. Hockey being in attendance.

8-1947. Rockland Enterprises Ltd.
Lot 1, Plan 9520 of Lot A and Rem. Lot B, Plan 19137 of N. $\frac{1}{2}$ of S. $\frac{1}{2}$ of D. L. 7.

Pursuant to resolution passed on July 7th, 1965, meeting an alternate road access for property to the north has been found to be possible and the requirement of the most easterly road allowance is therefore unnecessary. It is required however that a 10' lane allowance be dedicated adjacent to the northerly boundary of the property to continue an existing lane system.

8-1842A. W. Jobb.
Lot A of Lot 3, Blk. 1, D.L. 54 & 55, Plan 21796.

Approved.

8-1955 S. & B. Fry
Rem. S. $\frac{1}{2}$ Lot 6, D.L. 358, Plan 1729.

Approved - subject to approval by Council of sewer extension requirement.

8-1954. Charlton Investigations Ltd.
2.055 Ac. Ptn. of N. $\frac{1}{2}$ of Lot 6, D.L. 358, Plan 9776

Approved subject to approval by Municipal Council for sewer extension.

8-1956. A. F. & F. Suveges; G. R. & G. H. Scott.
Lot 4 of Lot 4, and Lot 5 of Blk. 4, D.L. 365, Plan 20015 and Lot A of Lot 6 of Blk. 4, D.L. 365, Plan 18514.

Approved.

The meeting adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

August 5th, 1965

The regular meeting of the Subdivision Committee was held in the Engineering Offices on Thursday, August 5th, 1965, at 2:30 p.m. with Reeve Christmas, V. Parker, L. Scott, M. Gueho of the Parks & Recreation Commission, and H. F. Hockey being in attendance.

8-1946. S. D. Baldin & D. & S. Della Porta.
Blk. 36, D.L. 360, Plan 1230.

Mr. M. Gueho attended the Subdivision Committee for the purpose of determining subdivision plans in the area of the subject property. His action in this regard resulted from the directive by the Parks & Recreation Commission arising out of the above subdivision application which had been referred to them by Council as one probable alternate would involve the dedicating of a portion of Mundy Lake Park for road purposes.

8-1947. Rockland Enterprises Ltd.
Lot 1, Plan 9520 of Lot A and Rem. Lot B, Plan 19137 of N. $\frac{1}{2}$ of S. $\frac{1}{2}$ of D.L. 7.

A request by applicant to reduce the road width from 50' to 40' was rejected by the Subdivision Committee as it was felt they had originally offered the 50' width and this was considered minimum requirement for the development proposed.

8-1930A. G. D. Frew
Lot 20, Blk. 1, D.L. 364, Plan 1613.

Approved with a 30' road dedication for Grover Avenue.

8-1936A. W. & E. M. Bailey.
Rem. Lot 6, D.L. 112, Plan 9620.

Approved subject to Council approval for required sewer extension.

8-1966. M. Purdom.
Lot 13, Blk. 4, D.L. 364, Plan 1613.

Approved subject to granting a drainage easement and construction of suitable ditch thereon to accommodate the natural watercourse.

8-1964. H. E. Hult.
N. Ptn. of Lot 1, D.L. 357, Plan 1017.

Referred to Council with recommendation for approval for lot frontage approval and sanitary sewer extension required.

8-1965. A. R. & E. R. Cassidy.
Lot 19, Blk. 1, D.L. 365, Plan 1604.

Approved.

8-1963. W. & H. Parker.
Lot A, Blk. 8, D.L. 368, Plan 17080.

Referred to Council with recommendation for approval.

8-1793. D. G. & M. Durant.
Lot 3, D.L. 112, Plan 9620.

Approved in principle and Council be advised that this is the property that was being considered by the Fire Committee for the Fire Hall #6 site.

8-1962. G. J. Morrisseau.
Lot A, Blk. 4, D.L. 365, Plan 23088.

Approved in principle and Council be advised that this is the property that the Advisory Planning Commission had recommended in April 1963 at Council's request, be acquired for Como Lake Park purposes.

8-1957. K. & E. Lindahl.
Lot 1 of Lot 15, D.L. 7, Plan 15161.

Approved subject to Council approval of sewer extension.

8-1956. R. Berkeley.
Lot 2 of Lot 15, D.L. 7, Plan 15161.

Approved subject to 10' walkway being dedicated adjacent to the west boundary and approval of Council for sewer extension.

8-1960. A. Brevick.
Lot 116 of Lot 108, Blk. 20, D.L. 106, Plan 26063.

Referred to Council with recommendation for approval.

8-1959. E. J. Francis.
Lot 12, D.L. 358, Plan 14773.

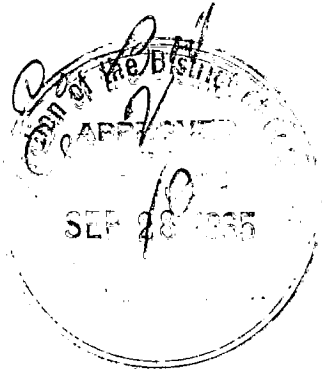
Approved.

8-1958. A. H. Clary & Associates.
Lot 22, E. $\frac{1}{2}$ D.L. 363, Plan 21368.

Approved.

The meeting adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

September 15th, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Offices of the Municipal Hall on Wednesday, September 15th, 1965, at 2:30 p.m. with Reeve Christmas, Mr. V. Parker and L. Scott being in attendance. Mr. H. F. Hockey and Mr. N. Wainman were absent.

Mr. Lewis of Engineered Homes Ltd. and Mr. Gordon and Mr. Henry of Underwood, McLellan appeared before the Committee to discuss their Phase 3 of Harbour Village Subdivision.

8-1773A A. H. Worms,
Subdivision of Lot 2, L.S. 5, Sec. 18, Twp. 40, Plan 8837
Tabled pending a report by V. Parker concerning the future road pattern for this property.

8-1980 A. H. & M. D. Hutchinson
Subdivision of Rem. of Lot 13, E. 1/2 Blk. 35, D.L. 3 etc., Plan 20793
This application is approved but it was suggested by V. Parker that we ask the applicant for an agreement to the effect that if the house is removed, they will give the Municipality additional property for road widening purposes.

8-1396B W. E. & M. F. Bailey
Subdivision of Lot 6, D.L. 112, Plan 9620
Approved subject to Council approval of the required sanitary sewer extension.

8-1187A J. Krell
Subdivision of Lot G of Lot 9, D.L. 112, Plan 21665
Approved subject to Council approval of the required sanitary sewer extension.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

September 22nd, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Offices of the Municipal Hall on Wednesday, September 22nd, 1965, at 3:00 p.m. with N. Wainman, V. Parker, planner, L. Scott and H. F. Hockey being in attendance.

8-1985 A. H. Dolbec; H. Martin; R. W. Spence.
S. $\frac{1}{2}$ Lot 25; Lot 1 of Lot 26; Lot 2 of Lot 26; D.L. 64 & 111
Plan 1122.

Approved according to Sketch 8-1985.

8-1984 E. M. Hutchinson; R.M. & F. Philps; P. L. Backs.
Lot 32; Lot 33; Lot B; Blks. 3 & 4, D.L. 368, Plan 18483.

Referred to Council with a recommendation for approval due to the perimeter ruling of the Municipal Act.

8-1982 O. H. & M. E. Smith
Lot 61, S. $\frac{1}{2}$ Lot 3, Blk. B, D.L. 364, Plan 26107.

Referred to Council with a recommendation for approval due to one lot having a frontage of less than 66' made necessary because the existing dwelling requires a 70' frontage lot.

8-1983 R. M. Fletcher; N. Robinson.
Lots 5 & 6, L.S. 1, Sec. 27, Twp. 49, Plan 4002.

Recognizing that the property is located within an Agricultural Zone which requires a 20 acre minimum parcel size, and as the subdivision is merely to relocate the dividing line between two parcels due to the position of a dwelling which encroaches on one property, the approval of this resubdivision is recommended by the Subdivision Committee to Council.

8-1537 W. A. Young.
Rem. of Lots 56 & 57, Blks. 12 & 15, D.L. 356, Plan 25459.

Referred to Council with recommendation for approval due to the perimeter ruling of the Municipal Act.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

September 29th, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Offices of the Municipal Hall on Wednesday, September 29th, 1965, at 3:00 p.m. with Reeve Christmas, N. Wainman, V. Parker, L. Scott and H. F. Hockey being in attendance.

8-1847 A. R. & E. M. Pearson,
Subdivision of Lot 12, Blks. 1 & 2, D.L. 368, Plan 1374.

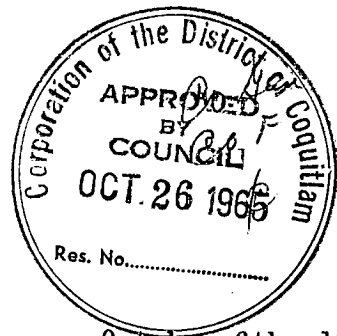
The above subdivision application was referred to Municipal Council by the Subdivision Committee on September 7th, 1965, with a recommendation for approval. The Council tabled the application and requested that a 33 foot easement for sewer and drainage purposes be considered as a condition, to the approval of the subdivision. The Subdivision Committee recommend approval be granted and subject to an easement for sanitary sewer and drainage purposes being requested if necessary and having a width sufficient to meet the need.

8-1974 E. Traff.
Subdivision of Lot A, N.E. $\frac{1}{4}$ Sec. 8, Twp. 40, Plan 19066

Approved as requested.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

October 6th, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Offices of the Municipal Hall on Wednesday, October 6th, 1965, at 3:00 p.m. with V. Parker, L. Scott, N. Wainman and H. F. Hockey being in attendance.

8-1037B J. E. & J. I. Walker.
Subdivision of Rem. Blk. 8, D.L. 367.
Approved as per sketch 8-1037B.

8-2069 H. Abfalter; R. N. Lee; R. L. Jolin.
Subdivision of Lot 5, Plan 609; Lots 5 & 4, Plan 12999; Lot 44,
Plan 26125 all of D.L. 367.
Approved as per sketch 8-2069 with Lot 5 being subdivided into
five 66' lots only at the southerly end.

8-822B B.C. & I. MacMillan.
Subdivision of Rem. Lot 1, D.L. 373 & 381, Plan 6175.
Approved as per sketch 8-822B.

8-1864 H. Morrison.
Subdivision of Lot 1, W. 1/2 D.L. 358, Plan 13465.
Approved as per sketch 8-1864.

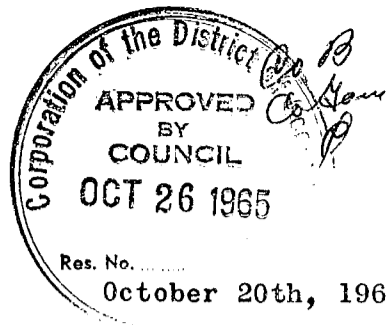
8-1972A R. L. Major.
Subdivision of Rem. W. 1/2 Blk. 30, D.L. 64 & 111, Plan 1122.
Approved as per sketch 8-1972A.

8-1155C E. Traill; R. Berry.
Subdivision of Lot 78, S. 1/2 and N. 1/2 of Lot 77, Blk. C, D.L. 368,
Plan 1374.
Approved as per sketch 8-1155C.

8-2070 R. Edmonds.
Subdivision of Lots 1, 2, & 3, Blk. 1, D L. 368, Plan 2478
Tabled pending the submission of a tentative plan of subdivision
which includes the topography and prepared by a qualified person as
there is insufficient evidence to support the subdivision request
submitted.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

The regular meeting of the Subdivision Committee was held in the Engineering Offices of the Municipal Hall on Wednesday, October 20th, 1965, at 2:30 p.m. with L. Scott, N. Wainman, and H. F. Hockey being in attendance.

- 8-2092 E. Bergunder; C. Bjork.
Subdivision of Lots 17 & 18, Blk. 4, D.L. 364, Plan 1613.
Approved as per sketch 8-2092 subject to the registration of the subdivision of the parcel adjacent to the west so as road access is provided and satisfactory solution of drainage including the provision of easements as necessary.

- 8-1736A M. Toutant
Subdivision of S. $\frac{1}{2}$ Blk. 23, D.L. 109, Plan 1122.
Referred to Sewer Department for an estimate of cost for sanitary sewer and to the Building Department as to the suitability of the lots fronting upon Rochester Avenue.

- 8-474B P. B. & F. M. Richards.
Subdivision of Rem. of Lot 3, D.L. 111, Plan 3137.
Approved as per sketch 8-474B with watermain charges in accordance with Water Committee Minutes of August 31st, 1965, approved by Council on October 26th, 1965.

- 8-2091 A. Mathieson
Subdivision of Lot "G", Blk. 3, D.L. 378, Plan 23765.
Approved as per sketch 8-2091.

- 8-1878 A. G. Philcox
Subdivision of Lot 1, S. $\frac{1}{2}$ Blk. 21, D.L. 64 & 111, Plan 12953.
Approved as per sketch 8-1878.

- 8-364A M. McGill; C. J. MacIsaac.
Subdivision of Rem. Lot 9, Plan 443 and Rem. Lot 36, Plan 6908 all of D.L. 366.
Approved as per sketch 8-364A.

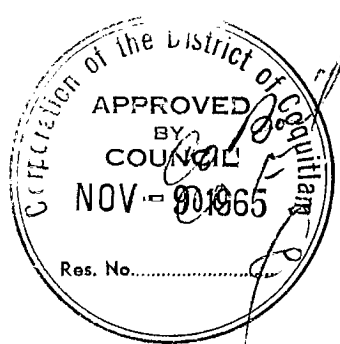
- 8-1214A. R. E. & O. Tomlison
Subdivision of Lot 8, D.L. 367, Plan 1299.
Applicant desires indication of how property can be subdivided in future. Subdivision at present not possible due to lack of access.

- 8-2093 A. Kovish & Sargent.
Subdivision of L.S. 1, Sec. 21, Twp. 40
Declined due to a lack of road access.

- 8-2094 Parks Board and W. Lane.
Subdivision of Rem. Blk. 1, D.L. 111, Plan 3137 and Lot 55, D.L. 111, Plan 24662.
Insofar as the ability to subdivide is concerned, the Subdivision Committee see no difficulty in fulfilling the request of Mr. Lane if it is the desire of the Parks Board and the Municipal Council.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

October 27th, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Offices of the Municipal Hall on Wednesday, October 27th, 1965, at 3:30 p.m. with Reeve Christmas, N. Wainman, V. Parker, L. Scott and H. F. Hockey being in attendance.

8-2100 Community Builders Ltd.
Subdivision of Ptn. D.L. 371 (Chines Heights).

Declined in the manner requested as shown by Hunter, Crockford, & Aplin drawing dated October 20th, 1965 and recommend re-submission showing Atherton Drive joined with Baker Drive as the submitted proposal does not -

- (1) Provide good road continuity.
- (2) Acceptable grades on more northerly cul-de-sac.
- (3) Has undersized lots and odd shaped lots
- (4) Desired revision would mean loss of only one lot.

8-2096 J. H. McCullough
Subdivision of Lots 127 & 128, D.L. 371, Plan 26039.

Resubdivision for relocation of dividing line between lots approved in accordance with sketch submitted.

8-1123A C. J. Smithers: J. J. Allard.
Subdivision of Lot 55 of Lot B, Blk. 4, D.L. 64 & 111, Plan 25283;
Rem. Lot B, Blk. 4, D.L. 64 & 111, Plan 8674.

That it be recommended to Council that watermain charges for the 17 foot road allowance dedicated for Hillside Avenue be at the rate of \$2.40 per lineal foot as there is no likelihood of a rebate from the opposite side.

8-2097 Harbour Chines Ltd; W. J. & M. Wallace.
Subdivision of Ptn. Pc. B, Blk. A, D.L. 371, Plan 13950; Lot 24,
D.L. 371, Plan 21040.

Approved in accordance with sketch submitted.

8-2070 R. Edmonds
Subdivision of Lots 1, 2, & 3, D.L. 368, Plan 2487.

Tabled pending supply of information requested at previous Subdivision Committee meeting and in addition, a letter from the School District #43 stating that they are not opposed to cancellation for the road allowance proposed by the applicant of this subdivision.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

November 3rd, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Office of the Municipal Hall on Wednesday, November 3rd, 1965, at 3:00 p.m. with Reeve Christmas, V. Parker, L. Scott, N. Wainman and H. F. Hockey being in attendance.

8-2100 Community Builders Ltd.
Subdivision of Ptn. D.L. 371.

Mr. S. Radatzke, applicant and Consultin Engineer, Mr. A. Hunter, appeared before the Subdivision Committee appealing the decision given at the previous meeting in respect of their subdivision application which recommended a major change to the road system. Mr. Hunter explained the reasons for the proposal as submitted and it was agreed that the Subdivision Committee would view the site and reconsider their decision at the next meeting.

8-1903B S. J. & F. A. Marshall.
Subdivision of L.S. 2, Sec. 13, Twp. 39.

Approved in the manner submitted plus the dedication of a small triangular portion at the southeast corner of the property for road purposes.

8-1037A J. E. Walker
Subdivision of Lot 9, D.L. 367, Plan 15795.

Approved as per smetch 8-1037B. Application declined in the manner requested as shown by Sketch 8-1037C due to:

- (1) Access road gradient would be in excess of 20% which is not considered either desirable or feasible.
- (2) Slope of the extra lot was doubtful so far as being suitable for building purposes.
- (3) Drainage from the upper lots would of necessity have to flow on to the lower most northerly lot which due to the steepness is considered to be impractical.
- (4) Sanitary sewer service would not be possible to the subdivision as requested.

8-2099 A. Jess.
Subdivision of Rem. of E. $\frac{1}{2}$ Lot 5, D.L. 112, Plan 4888.

Referred to Council with recommendation for approval due to the perimeter ruling of the Municipal Act.

8-2095 M. Stark
Subdivision of Lot 4, Blk. 10, D.L. 110, Plan 11542.

Approved as per sketch 8-2095.

- continued -

8-2101 O. G. Paghe-Jensen; W. E. Budgeon.
Subdivision of Lots 2, 3, & 4, Blk. 1, D.L. 368, Plan 3467.

Tabled pending completion of Master Plan based upon acreage parcels sized to suit future residential subdivision as residential subdivision development is not considered desirable development and any subdivision permitted should be for acreage parcels only due to its remoteness from services and its necessity for sanitary sewer facility due to the extremely wet condition of the ground.

8-1967 W. Ross
Subdivision of Lot 3, Blks. 1 & 2, D.L. 368, Plan 12203

The appeal was made by applicant in respect of a previous approval which required the dedication of a portion of road allowance from his property. The Subdivision Committee are prepared to approve a change which would satisfy the applicant's request providing the applicant is prepared to fulfil the requirements for drainage facility upon his property.

8-2070 R. Edmonds
Subdivision of Lots 1, 2 & 3, Blk. 1, D.L. 368, Plan 2478.

Approved as per sketch 8-2070.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

November 10th, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Offices on Wednesday, November 10th, 1965, at 3:00 p.m. with Reeve Christmas, N. Wainman, L. Scott and H. F. Hockey being in attendance.

8-2106 F. M. & R. A. Cowie; Westport Securities Ltd.; R. H. Nygard;
A. & S. Engebretsen.
Subdivision of Lot 9, Plan 14773; Rem. of Lot 7 and Lot 5, Plan
13801; Pc. A of Blk. 7, Plan 17097; all of D.L. 358.

Tabled pending the re-submission of a proposal containing
recommendations of the Subdivision Committee as to road
alignment and location.

8-2104 Corporation of the District of Coquitlam (Harbour Chines Heights).
Subdivision of Ptn. 138 Ac. Ptn of D.L. 371, Plan 2375.

Declined in the manner presented and resubmission asked showing
lots which are in conformity with bylaw requirements as it
relates to width of parcels.

8-2102 Corporation of the District of Coquitlam; D. & D. Howells.
Subdivision of Lot 140, D.L. 371, Plan 26039 and Ptn. 138 Ac. Ptn.
of D.L. 371, Plan 2375.

Approved as requested and recommend that it be incorporated with
a plan of subdivision required under application 8-2104.

8-2103 Corporation of the District of Coquitlam; J. P. & J. E. Dale.
Subdivision of Ptn. Lot H, D.L. 370, Plan 20054 and Lot 58, D.L. 370
Plan 23379.

Approved subject to dedication of road allowance to complete cul-
de-sac on Bowman Avenue and referred to Municipal Clerk for the
necessary Land Sale Bylaw.

8-1916A Solar Enterprises Ltd.
Subdivision of Lot 83, D.L. 358, Plan 28177.

Referred to the Department of Health for feasibility of sewage
disposal by septic tank.

8-2105 C. DuHane; B. A. Rebantad.
Subdivision of Rem. W. Blk. 15, D.L. 368, Plan 1265 and Lot 68,
East $\frac{1}{2}$ Blk. 15, D.L. 368, Plan 26484.

Approved as per Sketch 8-2105.

8-1887 H. Sand
Subdivision of Lot 15, Blk. 1, D.L. 358, Plan 14030.

Approved as per sketch 8-1887.

8-1736A M. Toutant
Subdivision of S. $\frac{1}{2}$ Blk. 23, D.L. 109, Plan 1122.

In view of the reports received from the Sewer Department and Building Department, the application was tabled pending the re-examination for a more suitable form of subdivision utilizing a cul-de-sac road from Schoolhouse Street.

8-2100 Community Builders Ltd.
Ptn. D.L. 371.

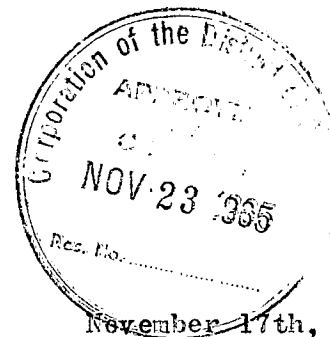
Approved as per revised plan as prepared by Hunter, Crockford, & Aplin dated November 3rd, 1965.

8-1123A C. J. Smithers; J. J. Allard.
Subdivision of Lot 55, Blk. 4, D.L. 64 & 111, Plan 25283; and Rem. Lot B, Blk. 4, D.L. 64 & 111, Plan 8674.

The Subdivision Committee recommend to Council that the watermain charges applicable on Hillside Avenue be at the rate of \$2.40 per lineal foot as there is no likelihood of a rebate from the opposite side.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

November 17th, 1965.

The regular meeting of the Subdivision Committee was held in the Engineering Offices of the Municipal Hall on Wednesday, November 17th, 1965, at 3:00 p.m. with Reeve Christmas, L. Scott, N. Wainman, V. Parker, and H. F. Hockey being in attendance.

8-2107 E. Tromnes.
Subdivision of Ptn. Lot 61 and Lot 62, Blk. 6, D.L. 368, Plan 10726.

Referred to the Sewer Department for report on method of providing sanitary sewers.

8-2108 W. P. & H. G. Schreiner.
Subdivision of Lot 4, Blk. 4, D.L. 364, Plan 1613.

Approved subject to conforming with bylaw requirements in respect of the natural watercourse which crosses the property.

8-1736B M. Toutant.
Subdivision of S. $\frac{1}{2}$ Blk. 23, D.L. 109, Plan 1122.

Approved as per sketch 8-1736B with a recommendation to Council that in view of this subdivision pattern, the watermain charges be at the rate of \$2.40 per lineal foot for the two most westerly lots fronting Madore Avenue, and \$4.80 per lineal foot in the normal manner for the cul-de-sac road off Schoolhouse Street, and that a storm sewer be provided for the accommodation of drainage accumulating at the end of the cul-de-sac road.

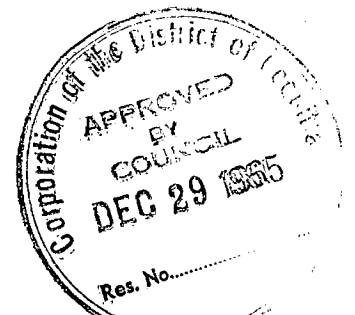
8-2106 F. M. & R. A. Cowie; Westport Securities Ltd.; R. H. Nygard;
A. & S. Engebretsen.
Subdivision of Lot 9, Plan 14773; Rem. of Lot 7 and Lot 5, Plan 13801; Pc. A of Blk. 7, Plan 17097; all of D.L. 358.

As this subdivision is located within the Stage V Sanitary Sewer Area and will require a sewer extension, it be referred to the Municipal Council with an estimate of cost for sanitary sewer, with a recommendation for approval.

The meeting then adjourned.

.....Chairman.

SUBDIVISION COMMITTEE MINUTES



November 24th, 1965.

The regular meeting of the Subdivision Committee was held in the Municipal Hall in the Engineering Offices on Wednesday, November 24th, 1965, at 2:30 p.m. with Reeve Christmas, V. Parker, L. Scott, N. Wainman and H. F. Hockey being in attendance.

8-863C E. T. Cassan
Subdivision of Ptn. Lot 2, D.L. 371, Plan 12744.

Tabled pending a field investigation by all members for reconsideration at a future meeting.

8-863B E. T. Cassan
Subdivision of Ptn. Lot 2, D.L. 371, Plan 12744.

Approved as submitted and referred to Council for approval as it is located within the Stage VI Sewer Extension Area.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

December 1st, 1965.

The regular meeting of the Subdivision Committee was held in the Municipal Hall in the Engineering Offices on Wednesday, December 1st, 1965, at 2:30 p.m. with Reeve Christmas, N. Wainman, V. Parker, L. Scott and H. F. Hockey being in attendance.

8-863B E. T. Cassah
Subdivision of Ptn. Lot 2, D.L. 371, Plan 12744.

The proposal as submitted by the applicant is not feasible as the road is located within the ravine and would have a 25% grade; several of the lots are considered unacceptable for building purposes due to the unstable nature of the ground; and it is recommended that the applicant submit a revised method of proposal for subdivision.

8-702B K. J. & H. M. Grasby.
Subdivision of Rem. of S. $\frac{1}{2}$ Blk. 5, D.L. 366, Plan 443.

Approved.

8-2157 Spani & Sons Ltd.
Subdivision of Lot A, Blk. 29, D.L. 107, Plan 13436.

Referred to Council with a recommendation for approval.

8-2161 J. & L. Development Co.; Corporation of the District of Coquitlam.
Subdivision of Lot 106, Plan 26039 and Ptn. 138.1 Ac. Ptn. Plan 2375
D.L. 371.

The Subdivision Committee recommend that the application be referred to Council with a recommendation for approval subject to the proposal being revised such that Lot 157 shown on the plan accompanying the application not extend into the ravine.

8-2158 L. Levesseur
Subdivision of Lots 7 & 8, Blk. 36, D.L. 3 etc., Plan 6643.

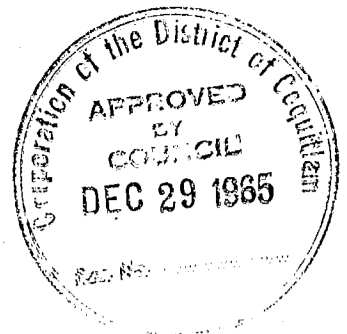
Tabled pending a report as to available access from the Lougheed Hwy. which is under the control of the B. C. Department of Highways.

8-2156 W. Maillard.
Subdivision of Rem. Lot 1, L.S. 8, Sec. 13, Twp. 39, Plan 17415.

Tabled pending a study to determine if the proposed subdivision is in conformity with the Master Plan for roads in this area.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

December 8th, 1965.

The regular meeting of the Subdivision Committee was held in the Municipal Hall in the Engineering Offices on Wednesday, December 8th, 1965, at 3:00 p.m. with N. Wainman, L. Scott and H. F. Hockey being in attendance.

8-2156 W. Maillard.
Subdivision of Rem. Lot 1, L.S. 8, Sec. 13, Twp. 39, Plan 17415.

Approved as per sketch 8-2156.

8-2159 G. R. & A. D. Hamilton.
Subdivision of N. 131.77' of Lot 4, Blk. 14, E. 1/2 D.L. 368, Plan 12390.

Tabled pending the receipt of Departmental reports.

8-2160 E. M. & F. Hutchison; R. M. Philps.
Subdivision of Lot 32, Blks. 3 & 4, D.L. 368, Plan 1374.

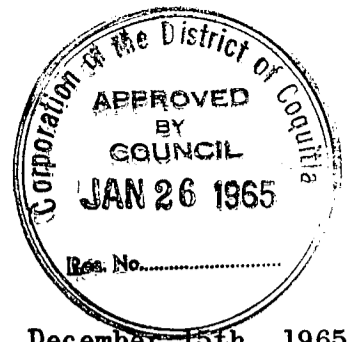
Tabled pending receipt of Departmental reports.

8-1901 R. N. Lee; R. L. Jolin; H. Abfalter.
Subdivision of Lot 5, D.L. 367, Plan 609.

Approved subject to road allowance being constructed on the basis of a full 66' except opposite Lot 46, Dr. So's property, where a construction on the basis of a 33' road allowance will be permitted and that a storm drainage system be provided at the rear of the lots resultin from the subdivision for the collection of lot drainage and to be constructed in accordance with Municipal requirements and that the easement for the main drainage outlet from the cul-de-sac be extended to the bottom of the ravine and suitable drainage control be provided to preclude bank erosion.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

December 15th, 1965.

The regular meeting of the Subdivision Committee was held in the Municipal Hall Engineering Offices on Wednesday, December 15th, 1965, at 3:00 p.m. with L. Scott, N. Wainman, V. Parker, planner, and H. F. Hockey being in attendance.

8-1220A. F. & R. Kostih; G. Compagna.
Subdivision of Lot 7, Rem. of Lot 8 and Rem. of Lot 14, Blk. 1, D.L. 364, Plan 1613.

Referred to Sewer Department for estimate of cost of sanitary sewer and thence to Council for approval in Stage IV Sanitary Sewers

8-2160 E. M. Hutchinson; R. M. & F. Philp.
Subdivision of Lot 32, Blks. 3 & 4, D.L. 368, Plan 1374.

Tabled pending a report from the Building Department as to the location of existing dwellings.

8-2159. G. R. & A. D. Hamilton.
Subdivision of N. 131.77' of Lot 4, Blk. 14, E. 1/2 D.L. 368, Plan 12390

Tabled pending a report by the Building Department as to the location of existing dwellings.

8-2163. J. D. Williscroft; M. A. & S. A. McLaren.
Subdivision of Lot A of Lot 2, E. 1/2 of E. 1/2 of S. 1/2 of S.W. 1/4 Sec. 17, Twp. 40, Exp. Plan 16373 and Rem. of Lot 2 of E. 1/2 of E. 1/2 of S. 1/2 of S.W. 1/4 of Sec. 17, Twp. 40, Plan 14948.

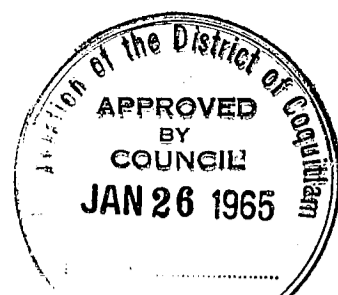
Approved for the annexation of Lot A of approximately 100' of Lot 2.

8-2158. L. Levasseur.
Subdivision of Lots 7 & 8, Blk. 36, D.L. 3 etc., Plan 6643.

As subdivision abuts a Controlled Access Highway, referred to B. C. Department of Highways for their comments as to the acceptability of the proposed subdivision and access limitations.

The meeting then adjourned.

.....Chairman.



SUBDIVISION COMMITTEE MINUTES

December 22nd, 1965.

The regular meeting of the Subdivision Committee was held in the Municipal Hall Engineering Offices on Wednesday, December 22nd, 1965, at 3:30 p.m. with V. Parker, planner, L. Scott, N. Wainman, and H. F. Hockey being in attendance.

8-2168 L. Levasseur.
Subdivision of Lots 7 & 8, Blk. 36, D.L. 3 etc., Plan 6643.

Tabled as no reply yet received from the B. C. Department of Highway in respect of subdivision and access suitability.

8-1910 A. J. Percy; Trapp Motors Ltd.
Subdivision of Ptn. D.L. 3 etc., Plan 874.

Tabled pending information in regard to the following:
(1) The purpose of the 33' lane allowance being dedicated.
(2) The proposed use for each of the several lots now shown by this subdivision.

8-467A F. S. Runnels
Subdivision of Lot 3, Blk. 8, D.L. 366, Plan 4850.

Amendment to previous preliminary approval approved whereby lane allowance now permitted to intersect with Blue Mountain Street instead of Hailey Street.

8-2160 E. M. Hutchinson; R. M. & F. Philp
Subdivision of Lot 32, Blks. 3 & 4, D.L. 368, Plan 1374.

Building Department reported that the existing structure was so located that the desired subdivision would place the new dividing lot line through the house. The Subdivision Committee declined the subdivision recommending that favorable consideration be given when the house is properly relocated or removed.

8-2159 G. R. & A. D. Hamilton
Subdivision of N. 131.77' of Lot 4 of Blk. 14, D.L. 368, Plan 12390

Approved as requested.

8-2105A C. DuHane; B.A. Rebantad.
Subdivision of W. 1/2 Blk. 15, D.L. 368 and Lot 68 of E. 1/2 Blk. 15, D.L. 368 Plan 26484.

Subject to Council approval for sanitary sewer extension required and approved with a 40' road dedication.

8-2162 E. F. & D. R. Shideler
Subdivision of Lot 7, Blk. 6, D.L. 364, Plan 1613.

Approved as per 8-2162 subject to acceptable accommodation of the natural watercourse.

The meeting then adjourned.

.....Chairman.