

LAND USE COMMITTEE

#501

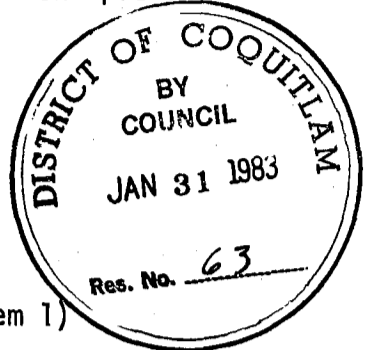
JANUARY 24, 1983

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, January 24, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. L. Bewley
- Ald. W. Henke



STAFF:

- T. Klassen, Municipal Manager - Clerk
- T. Edwards, Assistant Municipal Engineer (for item 1)
- D.M. Buchanan, Planning Director

ITEM #501-1

Z-26-82 - DEVELOPMENT APPRAISAL: CAMEX DEVELOPMENT - LS 2 of Sec. 13, Twp. 39, except Plan 28937

Mr. T. Edwards presented his report to the Committee and answered questions.

The Committee recommends:

*Res. 64  
APP'D.*

"That a copy of the report be supplied to Mr. Spraggs in order that he could advise Council on his views thereon at the Public Hearing of February 17, 1983."

ITEM #501-2

URBANICS CONSULTANTS LTD. - RE DELCON PROPERTY - NORTHEAST CORNER BARNET AND LANSDOWNE

Mr. P. Boname, Mr. D. Ashford and Mr. F. Ducote, representing their clients Delcon Development Corp. of Edmonton, appeared before the Committee. A letter dated January 17, 1983 was circulated. Two separate rezoning applications were proposed encompassing 5.5 acres of CS-2 lands plus 2 acres of RM-2 lands to the north. A swap of land east of Hoy Creek for land west of Hoy Creek owned by the District and adjacent Barnet was indicated. A survey and appraisal would be required. Mr. Ducote and Mr. Ashford also spoke followed by a question and answer session.

The Committee then tabled the proposal for a report from staff on the various issues raised by Mr. Boname and his colleagues.

ITEM #501-3

Z-4-83 - PRELIMINARY REPORT TO REZONE FROM RT-1 TO CS-1 - 535 CLARKE ROAD AND 715 FARROW STREET

The Committee recommends:

*Res.  
No. 65  
APP'D.*

"That application Z-4-83 be referred to Public Hearing subject to:

- 1) advice being received from the Design Committee in relation to the acceptability of preliminary plans;
- 2) the plans being revised to comply with major Zoning By-Law requirements."

LAND USE COMMITTEE MINUTES  
OF JANUARY 24, 1983

ITEM #501-4

Z-5-83 - PRELIMINARY REPORT TO REZONE FROM ZONE A, EXCEPT FOR S. PTN. REM. 111, WHICH IS IN ZONE F TO M-1 AND ALSO A DEVELOPMENT PERMIT AREA FOR LARGER AREA - SCHOOLHOUSE STREET AND LOUGHEED HIGHWAY AREA

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The Committee recommends:

"That Council place the following before the next convenient Public Hearing:

- 1) the rezoning to M-1 of lands currently under Fraser Mills Zoning By-Law No. 56, as amended, as shown on the attached sketch;
- 2) the designation of a development permit area covering the same area as in Item 1, extending eastwards to the vicinity of Coleman Street, as shown in the second sketch attached to this report."

ITEM #501-5

COLONY FARM - NEW PSYCHIATRIC FORENSIC UNIT ADJACENT TO AND SURROUNDING THE EXISTING FACILITY

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The Planning Director tabled a letter dated January 19, 1983 from the Agricultural Land Commission for information.

ITEM #501-6

PROPOSED CS-4 ZONE SOUTH OF CHRISTMAS WAY

The Planning Director provided copies of a submission by Mr. K. White for Damka Lumber Co. It was agreed that this proposal should be considered on February 21, 1983 and the Planning Department to report thereon at that time.

TABLED ITEMS:

1. Design Committee Minutes of January 11, 1983

Ald. L. Garrison,  
Chairman

  
D.M. Buchanan,  
Executive Secretary

*Res. 66  
App'd*

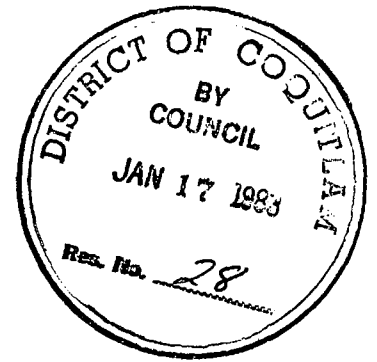
*See  
Res. 67*

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, January 10, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. W. Henke
- Ald. L. Bewley
- Mayor Tonn



STAFF:

- T. Klassen, Municipal Manager-Clerk
- E. Tiessen, Deputy Planning Director
- S. Jackson, Community Planner

ITEM #501-1

8-1847 - PROPOSED SUBDIVISION OF 875 BLUE MOUNTAIN STREET

Mr. A.R. Pearson addressed the Committee and requested to be permitted to subdivide, as indicated by sketch 8-1847E. Mr. Tiessen outlined the Subdivision Committee's position and alternate means whereby Mr. Pearson could achieve his objective. After some discussion, the Committee referred the application back to the Subdivision Committee for reconsideration in light of the arguments put forward by Mr. Pearson.

ITEM #501-2

Z-33-81 - PROPOSED NEIGHBOURHOOD PUB ON GLEN DRIVE

The Committee tabled this matter for consideration at a future meeting, as requested by the applicant.

ITEM #501-3

PRELIMINARY REPORT ON REZONING APPLICATION Z-1-83 FOR REZONING OF PROPERTY ON 1404 PIPELINE ROAD FROM A-3 TO RS-3 & RMH-1

Mr. D. Vosper was present to speak in favour of the application. The Committee recommends:

*Res. 29/83  
App'd.*

"That Council refer application Z-1-83 to Public Hearing subject to the applicant first providing information on the balance of the area covered by the application."

ITEM #501-4

MESSAGE BOARD SIGNS ON BUILDING WALLS

Several sign company representatives were present and answered questions from the Committee:

The Committee recommends:

LAND USE COMMITTEE MINUTES  
OF JANUARY 10, 1983

ITEM #501-4 con't

*RES. 30/83  
App'd.*

"That Council instruct the Planning Department to draft appropriate regulations to permit electronic message centres as wall signs in commercial zones, but that Council reaffirm the distinction between commercial and industrial zones in terms of retailing activity by not extending this provision to industrial zones."

ITEM #501-5

Z-22-82 - APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1285 - 1173-1181 PIPELINE ROAD

The Committee recommends, subject to the applicants having executed the development permit and deposited securities in acceptable form by the time of the Council meeting:

*RES. 31/83  
App'd.*

"1. That Council finally adopt By-law NO. 1285, given three readings on October 12, 1982.

*RES 32/83  
App'd*

2. That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-6

PRELIMINARY REPORT ON REZONING APPLICATION Z-2-83 FOR REZONING OF PROPERTY ON 2828, 2836 & 2848 GLEN DRIVE FROM RS-1 & RS-2 TO RS-4, P-5 & RS-2

The Chairman reported that he had been contacted by the applicant, who wished opportunity for him or his consultant to meet with staff prior to the Subdivision Committee making a determination as to subdivision layout. The Committee recommends:

*RES. 33/83  
App'd*

"1. That application Z-2-83 be tabled pending the Subdivision Committee finding a subdivision layout of the property technically feasible and input being secured from the Water Management Branch and Fish and Wildlife Branch of the Ministry of Environment, and Federal Fisheries and Oceans."

*RES. 34/83  
App'd*

2. That the appropriate staff be requested to meet with the applicant or his consultant to discuss subdivision layout."

ITEM #501-7

Z-3-83 - PREZONING OF DEVELOPABLE MUNICIPAL LANDS

The Committee recommends:

*RES. 35/83  
App'd  
1+2+3*

"1. That Council redesignate Area 14, as identified on the Planning Department report of January 5, 1983, to Service Commercial on the Town Centre Community Plan.

LAND USE COMMITTEE MINUTES  
OF JANUARY 10, 1983

ITEM #501-7 con't

2. That in view of the special conditions prevailing in terms of design and siting conditions, Council refer to Public Hearing the establishment of a Development Permit Area taking in Areas 7, 8 and 9, as identified in the Planning Department's report of January 5, 1983.
3. That Council refer to Public Hearing the rezoning of various areas identified in the Planning Department report of January 5, 1983, as follows:
  - Area 4, to RS-3 and P-5
  - Area 7, to RT-2
  - Area 8, to RT-2 and RM-2
  - Area 9, to C-2
  - Area 11, to RS-3
  - Area 12, to RS-3
  - Area 13, to RS-3
  - Area 14, to CS-1
  - Area 15, to C-2
  - Area 17, to C-2
  - Area 18, to C-2
  - Area 19, to RM-1
  - Area 20, to RM-2
  - Area 21, to RM-2

ITEM #501-8

APPLICATION UNDER BY-LAW NO. 1199 FOR PERMIT FOR EXCAVATION IN SENSITIVE LANDS - 836 SIGNAL COURT

The Committee recommends:

"That authorization be granted to Robert and Patricia Tebbenham for excavation to facilitate a single-family residential dwelling at 836 Signal Court subject to strict adherence to the provision of all restrictive covenants registered against the land."

*RES. 34/83  
App'd.*

ITEM #501-9

EXTENSION TO REZONING APPLICATION Z-5-82 - 24-UNIT APARTMENT PROJECT AT 1316-1318 BRUNETTE AVENUE

The Committee recommends:

"That application Z-5-82 be given a six-month extension to July 17, 1983."

The Committee further recommends:

"That Council instruct the Planning Department to furnish the Land Use Committee with a list of all outstanding rezoning applications that have been given an extension, indicating when each application received three readings and the number of extensions since that date, and further, that staff report on the estimated administrative costs of carrying such applications on the District's records and of processing requests for extensions."

*RES. 37/83  
App'd.*

*RES. 34/83  
App'd.*

LAND USE COMMITTEE MINUTES  
OF JANUARY 10, 1983

ITEM #501-10

EXTENSION TO REZONING APPLICATION Z-7-80 - 2326 CAPE HORN AVENUE

The Committee recommends:

*Res. 39/83*  
*App'd.*  
"That application Z-7-80 be granted a six-month extension to July 17, 1983."

ITEM #501-11

APPLICATION UNDER BY-LAW NO. 1199 FOR PERMITS FOR EXCAVATION IN SENSITIVE LANDS - 838, 842 & 848 LIGHTHOUSE COURT AND 824 & 828 SIGNAL COURT

The Committee recommends:

*Res. 40/83*  
*App'd.*  
"That authorization be granted to 253 Investments Ltd. for excavation and backfilling to facilitate a single-family residential dwelling on Lots 24, 26, 27, 32 and 33, all of District Lot 361, Plan 60018, subject to:

- 1) strict adherence to the provisions of all restrictive covenants registered against the lands;
- 2) removal from the site of any excess excavated material over and above that required for backfill."

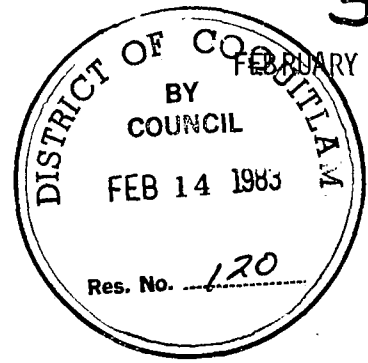
TABLED ITEMS:

1. Design Committee Minutes of December 14, 1982
2. Subdivision Committee Minutes of December 8, 1982
3. Subdivision Committee Minutes of December 22, 1982

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Alderman L. Garrison,  
Chairman

*E. Tiessen*  
E. Tiessen,  
Acting Secretary

501



FEBRUARY 7, 1983

LAND USE COMMITTEE  
MINUTES

A meeting of the Land Use Committee was held on Monday, February 7, 1983, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Alderman L. Garrison, Chairman  
Alderman W. Henke

STAFF:

T. Klassen, Municipal Manager-Clerk  
D.M. Buchanan, Planning Director

ITEM #501-1

LETTER DATED FEBRUARY 2, 1982 FROM J.O. VAN BRAKEL RE PERMISSION TO CUT LOGS FOR SHAKE USE ON EAGLE MOUNTAIN

The Planning Director advised that he had telephoned the District Manager and staff of the B.C. Forest Service in Maple Ridge and it appeared that they should deal with this matter.

The Committee recommends:

*Res. # 121*

"That Mr. Van Brakel's letter be received for information and he be referred back to B.C. Forest Service for review of his proposal."

ITEM #501-2

BY-LAW NO. 1312, 1983 AMENDING SIGN CONTROL BY-LAW NO. 1036, 1980

The Committee discussed this item and referred it on to Council for consideration.

*Res. 121, 122+123*

ITEM #501-3

Z-1-82 - MISCELLANEOUS ZONING CHANGES

The Committee tabled this report for information and for the Planning Department to discuss proposals along Scott Creek with the Ministry of Environment.

ITEM #501-4

OUTSTANDING EXTENDED REZONING APPLICATIONS

The Committee received this report for information and recommended no action.



LAND USE COMMITTEE MINUTES  
OF FEBRUARY 7, 1983 con't

TABLED ITEMS:

1. Subdivision Committee Minutes of January 18, 1983
2. Design Committee Minutes of January 25, 1983

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Alderman L. Garrison,  
Chairman

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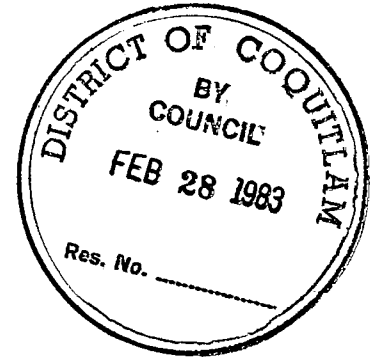
D.M. Buchanan  
Executive Secretary

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, February 21, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. L. Bewley
- Ald. W. Henke



STAFF:

- T. Klassen, Municipal Manager-Clerk
- E. Tiessen, Deputy Planning Director
- D.M. Buchanan, Planning Director

ITEM #501-1

NEIGHBOURHOOD PUB - FALCON DRIVE - EAGLE RIDGE

Mr. John Foster and Mr. W. Canvin appeared before the Committee. Mr. Foster advised that:

- a) they are seeking pre-clearance from the Liquor Control and Licensing Branch;
- b) they have previous experience with a pub in Maple Ridge which had to be sold due to health reasons.

Mr. Canvin advised that all criteria were not met but felt that the site was appropriate. A "Colonial Home" design is intended. They plan 1,300 sq. ft. of customer area.

The Planning Director advised that:

- 1) the site was within one mile of a licensed location in Port Moody;
- 2) the site was not in a neighbourhood shopping area;
- 3) the moratorium related to revised parking standards should be considered;
- 4) the Liquor Licensing Authorities also consider proximity to churches and rule out locations closer than one-half mile to highways.

The Committee recommends:

"That Council indicate there is no objection to the proponents seeking pre-clearance of their application from the Liquor Control and Licensing Branch of the Ministry of Consumer and Corporate Affairs."

ITEM #501-2

Z-22-79 - PROPOSED AUTO REPAIR SHOP AT 219 BERNATCHEY STREET

The Committee recommends:

"That Mr. Gandomi be advised that his proposal is not acceptable."

ITEM #501-3

Z-33-81 - PROPOSED NEIGHBOURHOOD PUB ON GLEN DRIVE

The Committee received the Planning Director's report dated February 16, 1983 for information.

*RES. 168  
APR 10*

*RES. 169*

ITEM #501-4

PRELIMINARY REPORT ON REZONING APPLICATION Z-6-83 FOR REZONING OF PROPERTY AT 2950 DEWDNEY TRUNK ROAD TO P-2 - FRIENDSHIP BAPTIST CHURCH OF COQUITLAM

The Committee recommends:

*RES. 170  
APP'D*

"That application Z-6-83 be referred to Public Hearing subject to:

- 1) the Design Committee giving advice on the acceptability of preliminary plans in relation to design;
- 2) municipal staff being satisfied that the project would comply with the major requirements of Zoning By-law No. 1928;
- 3) the Subdivision Committee finding a final layout of the property technically feasible, including dedication of parkland and provision of necessary services."

ITEM #501-5

Z-19-82 - PROPOSED REZONING TO RS-4 - 1200 BLOCK JOHNSON STREET

The Committee recommends:

*RES. 171  
APP'D*

"That application Z-19-82 be referred to Public Hearing."

ITEM #501-6

Z-2-83 - APPLICATION FOR REZONING OF PROPERTY IN THE 2800 BLOCK GLEN DRIVE

The Committee recommends:

*RES. 172  
APP'D*

"That application Z-2-83 be referred to Public Hearing."

ITEM #501-7

Z-37-79 - PROPOSED EXTENSION TO REZONING APPLICATION - 2500 BLOCK CAPE HORN AVENUE - BY-LAW NO. 1048

The Committee recommends:

*RES. 173  
APP'D*

"That application Z-37-79 be granted a six-month extension to August 28, 1983."

ITEM #501-8

PROPOSED EXTENSION TO REZONING APPLICATION Z-9-82 - 748-752 CLARKE ROAD

The Committee recommends:

*RES. 174  
APP'D*

"That application Z-9-82 be given a six-month extension to August 28, 1983."

ITEM #501-9

INFORMATION FROM RENTALSMAN ON UNITS UNDER RENT CONTROL

The Committee received the Planning Director's report dated February 11, 1983 for information.

ITEM #501-10

COMMUNITY PLAN CHANGES - RIVERVIEW, PHASE II (8-3717)

The Deputy Planning Director presented the report of February 15, 1983. Mr. W. Johnson, project consultant to the Ministry of Lands, Parks and Housing, also was present, and provided background as to the Community Plan changes. Ald. Bewley raised the question of financing playfield construction as a portion of school costs, and it was noted that the school-park boundaries could possibly be adjusted.

The Committee recommends:

*ISS. 175  
APP'D.*

- "1) That Council amend the community plan for the Austin Avenue east area in accordance with the second sketch attached to the Planning Director's report of February 15, 1982, it being understood that:
  - a) the overall limit of 1,050 dwelling units total for the Riverview area shall be maintained, and
  - b) the table of 'Approximate Areas' shown on that version of the community plan attached to the Riverview servicing agreement is deleted.
- 2) That Council advise the Ministry of Lands, Parks and Housing that:
  - a) unbuildable areas along the north boundary of the Riverview site, now intended to be incorporated in private lots, should be protected by restrictive covenants prohibiting excavation, filling or removal of vegetation, and
  - b) transfer of a buffer strip along the east edge of the Riverview site to the B.C. Buildings Corporation should be subject to restrictive covenants restricting the use of that land for buffer purposes, and restricting hospital access to Riverview project roads to accesses for emergency purposes only.
- 3) That Council authorize staff of the Planning and Park and Recreation Departments to meet with staff of the School District and the Ministry of Lands, Parks and Housing, to discuss the precise boundary of the park area to be dedicated adjacent to the proposed school site, bearing in mind implications for financing playing field construction."

ITEM #501-11

POLICY REPORT NO. 1/83 - SMALL-LOT HOUSING

After some discussion, the Committee decided to authorize circulation of the report to HUDAC and the item to be placed on the agenda of March 7, 1983.

ITEM #501-12

SPECIAL MEETING ON CS-4 PROPOSAL FOR AREA SOUTH OF CHRISTMAS WAY

The Chairman announced that a special meeting had been arranged for March 9, 1983 at 12:00 noon with Mr. Keith White and representatives of Damka Lumber regarding material circulated on January 24, 1983, as prepared by Mr. White.

.....  
Ald. L. Garrison, Chairman



D.M. Buchanan  
Executive Secretary

LAND USE COMMITTEE MEETING  
MINUTES



A meeting of the Land Use Committee was held on Monday, March 7, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman  
Ald. L. Bewley  
Ald. W. Henke

STAFF:

T. Klassen, Municipal Manager-Clerk  
E. Tiessen, Deputy Planning Director  
T. de Jong, Long Range Planner  
D.M. Buchanan, Planning Director & Executive Secretary

ITEM #501-1

Z-20-82 - FINAL ADOPTION OF BY-LAW NO. 1276 - Lot 222, DISTRICT LOT 238, PLAN 57698 TO CS-2 PLUS BY-LAW AMENDMENTS

The Committee recommends:

"That Council finally adopt By-law No. 1276, 1982, given three readings on July 19, 1982."

APP'D BY  
Co Res  
H 220/83

ITEM #501-2

Z-1-82 - CORRESPONDENCE FROM TUPP'S TRUCKING LTD. RE PROPOSAL FOR SS-1 ZONING

Mr. Tupper spoke to the Committee, along with Mr. John Eichorst of A.E. LePage. The Planning Director also gave background as to the proposal for SS-1 zoning.

The Committee recommends:

"That the delegation bring forward a specific proposal to the Planning Department, and that the municipal initiative remain tabled at this time."

ITEM #501-3

EXTENSION TO REZONING APPLICATION Z-50-81 - PROPOSED 24-UNIT APARTMENT DEVELOPMENT ON THE SOUTH SIDE OF BRUNETTE

The Committee recommends:

"That application Z-50-81 be given a six-month extension to September 14, 1983."

APP'D BY  
Co Res  
H 221/83

ITEM #501-4

EXTENSION TO REZONING APPLICATION Z-61-81

The Committee recommends:

"That application Z-61-81 be given a six-month extension to September 14, 1983."

APP'D BY  
Co Res  
H 222/83

LAND USE COMMITTEE MINUTES  
OF MARCH 7, 1983

ITEM #501-5

1983 MUNICIPAL PLANNING GRANT APPLICATION

The Committee recommends:

*App'd By  
Co. Res  
#223/83*

"That Council authorize the Official Community Plan program set out in the Planning Department's 1983 Planning Grant application."

ITEM #501-6

REVIEW OF DEVELOPMENT PERMIT FEES FOR ADDITIONS AND ALTERATIONS TO BUILDINGS AND FOR ONE AND TWO-FAMILY LOTS, ZONING AMENDMENT BY-LAW NO. 1319, 1983

The Planning Director drew attention to draft By-law No. 1319, 1983. The Committee then tabled this item for the Planning Department to review the idea of a sliding scale fee for additions and alterations.

ITEM #501-7

POLICY REPORT NO. 1/83 - SMALL-LOT HOUSING

*Sec'd  
#  
Co. Res  
#224/83*

The Chairman advised that a delegation by HUDAC would be appearing on March 14, 1983 before Council. Miss de Jong highlighted the Policy Report, leading to considerable discussion.

ITEM #501-8

DELCON PROPERTY - NORTHEAST CORNER BARNET AND LANSDOWNE AT 2773 BARNET HWY.

The Deputy Planning Director reviewed the report of March 3, 1983.

The Committee recommends:

"That this item be referred to the Municipal Solicitor for him to review how Council might proceed in order both to safeguard tenants and provide a basis for the proponent to secure financing, particularly noting the possibility of rezoning to RM-2, and pre-zoning of the CS-2 site, with utilization of a restrictive covenant."

ITEM #501-9

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT - 128-UNIT APARTMENT PROJECT FOR BOSA BROS, CONSTRUCTION AT 2925 GLEN DRIVE

The Committee recommends:

*App'd By  
Co. Res  
#225/83*

"That Council approve signing and sealing of the development permit by the Mayor and Municipal Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

LAND USE COMMITTEE MINUTES  
OF MARCH 7, 1983

ITEM #501-10

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT COVERING PROPOSED ADDITION TO  
SAFEWAY AT 1033 AUSTIN AVENUE

The Committee recommends:

APP'D BY  
CO. RES  
# 222/83

"That Council approve signing and sealing of the development permit by the Mayor and Municipal Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-11

PROPOSED DEVELOPMENT IN THE 3000 BLOCK GORDON AVENUE

The Committee recommends:

"That Safe-Pak Supply Canada Inc. be encouraged to pursue locating at 3033 Gordon Avenue, in keeping with the general outline of intent in their letter of February 25, 1983."

ITEM #501-12

CS-4 ZONING PROPOSAL

The Committee noted that a special meeting called for Wednesday, March 9, 1983 at 12 noon, had been called on this subject.

TABLED ITEMS:

1. Design Committee Minutes of February 22, 1983
2. Subdivision Committee Minutes of February 15, 1983
3. Subdivision Committee Minutes of March 1, 1983  
(The Planning Director drew attention to a map indicating street names proposed for Riverview Heights, Phase I.)

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Attd. L. Garrison  
Chairman

\_\_\_\_\_  
D.M. Buchanan  
Executive Secretary



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MARCH 9, 1983

MINUTES OF  
SPECIAL MEETING OF  
LAND USE COMMITTEE

A special meeting of the Land Use Committee was held on Wednesday, March 9, 1983 at 12 noon in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. W. Henke

STAFF:

- E. Tiessen, Deputy Planning Director
- T. de Jong, Long Range Planner
- D.M. Buchanan, Planning Director



PROPOSED COMMERCIAL DEVELOPMENT ON CHRISTMAS WAY

The Long Range Planner and Deputy Planning Director reviewed the Planning Department report of March 8, 1983. Keith White then responded to the report, emphasizing the concept of office space being allowed and the "access/exposure" nature of the Christmas Way lands. This led to considerable discussion by the persons present.

The Committee recommends:

1. THAT staff be authorized to review and report on the format of the Zoning By-law in regard to uses allowed in the various commercial zones, with a view to improving clarity and consistency.
2. THAT Council advise Mr. White that:
  - a) there is no need for a new CS-4 zoning category since the proposed provisions are very close to existing regulations;
  - b) existing community plan designations of the subject site remain appropriate, but consideration could be given to redesignation to 'service commercial' of the small portion of the site that is now designated 'industrial'."

*Tabled  
Site Co. Res  
# 241/83*

and that the following position:

"that an appropriate development scheme for property at 2968 Christmas Way would be one meeting the intent and requirements of CS-1 zoning."

be tabled until the pros and cons of CS-2 zoning on the subject land are reviewed by the Committee at the meeting of March 21, 1983.

Ald. L. Garrison  
Chairman

*D.M. Buchanan*  
D.M. Buchanan  
Executive Secretary

*a*

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MARCH 21, 1983

LAND USE COMMITTEE MINUTES

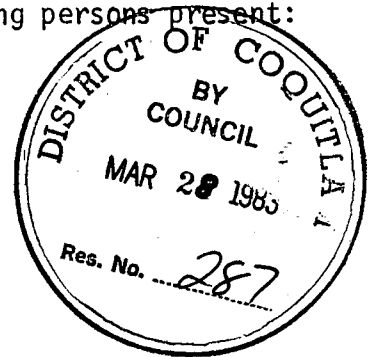
A meeting of the Land Use Committee was held on Monday, March 21, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Alderman L. Garrison, Chairman  
Alderman L. Bewley  
Alderman W. Henke

STAFF:

T. Klassen, Municipal Manager-Clerk  
E. Tiessen, Deputy Planning Director  
T. de Jong, Long Range Planner  
D.M. Buchanan, Planning Director



ITEM #501-1

PROPOSALS BY KEITH WHITE

Mr. K. White and his client, Mr. Manhas, appeared before the Committee and presented their views as to commercial usage in the area south of Christmas Way. This was followed by questions and discussion. After reviewing several approaches, the Committee concluded that all alternatives should be explored for the whole area west and south of Christmas Way, including mixed use development or industrial usage.

ITEM #501-2

CORRESPONDENCE FROM COMBINED EQUITIES RE 2950 LOUGHEED HIGHWAY

The Planning Director advised that the CS-1 zoning allowed the use, but that since several cinema proposals were being considered in the area, it was thought best to review this proposal before plans were prepared.

Graeme Vickery appeared before the Committee and indicated no concern with the limited access. No objection was indicated to the cinema proposal at this location by the Committee.

ITEM #501-3

PROPOSED REZONING OF 2925 DEWDNEY TRUNK ROAD

Mr. M. Uzelac and Mr. M.W. Maple appeared before the Committee with regard to their proposal for townhousing or compact one-family housing plus a local store site. Mr. Maple advised that the noise levels were very high close to the intersection and that a buffer was required. He also suggested a bus bay arrangement utilizing some of the subject land.

The Committee recommends:

"That the subject land plus the two parcels to the west be reviewed by the Planning Department as to townhousing designation on the Community Plan Map."

LAND USE COMMITTEE  
MINUTES OF MARCH 21, 1983

ITEM #501-4

Z-7-83 - ADMINISTRATIVE AMENDMENTS TO ZONING BY-LAW

The Committee recommends:

"That the Planning Department's draft by-law with regard to repeal of Section 603(2)(f) of Zoning By-law No. 1928, and amendment to definitions in relation to building height and finished ground elevation be referred to Public Hearing."

*RES. 288  
APP'D.*

ITEM #501-5

INQUIRIES BY E.A. MCASKILL OF 568 ROCHESTER AVENUE

Mr. McAskill and his son appeared before the Committee. The Planning Director reviewed the history of the proposed land use change.

The Committee recommends:

"That the Community Plan Map be changed to Low-Density Apartment for the area indicated on Sketch 1 of 1982 Q9 07 attached to the Planning Director's report of August 6, 1982."

*RES. 289  
APP'D.*

ITEM #501-6

REGIONAL PLAN AMENDMENT FOR GILLEY'S QUARRY

The Committee recommends:

"That the Council of the District of Coquitlam hereby request an amendment to the Official Regional Plan of the Greater Vancouver Regional District by amending the designation of  
Legal Subdivision 14 of Section 22 and all that Portion of the North Half of the Northeast Quarter of Section 22 which Lies to the West of the Right Bank of the Pitt River of Township 40, New Westminster District."

*RES. 290  
APP'D.*

ITEM #501-7

APPLICATION UNDER BY-LAW NO. 1199 FOR PERMITS FOR EXCAVATION IN SENSITIVE LANDS - 834 LIGHTHOUSE COURT

The Committee recommends:

"That authorization be granted to Ron and Maria Chambers for excavation and backfilling to facilitate a single-family residential dwelling on Lot 28, District Lot 361, Plan 60018, subject to:

- 1) strict adherence to the provisions of all restrictive covenants registered against the land;
- 2) removal from the site of any excess excavated material over and above that required for backfill."

*RES. 291  
APP'D.*

LAND USE COMMITTEE  
MINUTES OF MARCH 21, 1983

ITEM #501-8

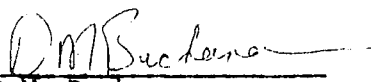
PRE-CLEARANCE OF APPLICATION FOR "D" CLASS LICENCE AT FALCON DRIVE  
(LETTER FROM LIQUOR CONTROL AND LICENSING BRANCH DATED MARCH 8, 1983)

The Committee received the correspondence from the Liquor Control and Licensing Branch dated March 8, 1983 for information.

TABLED ITEMS:

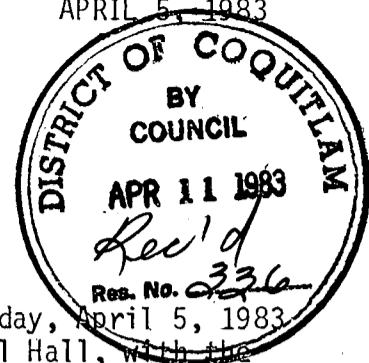
1. Design Committee Minutes of March 9, 1983
2. Subdivision Committee Minutes of March 15, 1983

\_\_\_\_\_  
Ald. L. Garrison  
Chairman

  
\_\_\_\_\_  
D.M. Buchanan  
Executive Secretary

501

APRIL 5, 1983



LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Tuesday, April 5, 1983 at 7:30 p.m. in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

Alderman L. Garrison, Chairman  
Alderman W. Henke

STAFF:

D.M. Buchanan, Planning Director

ITEM #501-1

SANITARY SEWER EXTENSION FOR FRIENDSHIP BAPTIST CHURCH (Z-6-83 & 8-3736)

The Planning Director tabled a memo dated April 5, 1983 from the Municipal Engineer, also advising the Committee that:

1. Pre-design estimates are provided in the study paper which are still dependent on soil tests.
2. Reduced annual operating rates are experienced where sanitary sewers are installed by the developer or by local improvement.
3. Financing charges and the term therefore have to be established by the Municipal Treasurer.

Reverend John Davies was present and was supplied a copy of the report and indicated he favoured Alternative C.

The Committee recommends:

"That Council forward this matter to the budget session scheduled for April 12, 1983, noting:

*APP'D  
CO. RES  
# 337/83*

1. That the Municipal Treasurer should be directed to review the financial implications of Alternative C in the Municipal Engineer's report.
2. That the Municipal Solicitor review legalities.
3. That if the proposal appears feasible, Council initiate the proposed sanitary sewer work.

Reverend Davies indicated that August 1, 1983 was the estimated starting date for construction of the church. The Committee requested that staff take this into account in reviewing timing of a proceeding with this work as a Council initiative. The Planning Director noted that the Ministry of Transportation and Highways still had to approve rezoning for the church.

LAND USE COMMITTEE MEETING  
MINUTES OF APRIL 5, 1983

ITEM #501-2

PROPOSAL BY DR. MCDOWELL FOR ANIMAL HOSPITAL IN PINE TREE VILLAGE

Dr. McDowell appeared before the Committee with regard to this proposal. The Planning Director advised that more isolated sites in service commercial areas on the edge of commercial centres were thought more appropriate than retail/office areas and this was the reason for the by-law provision excluding this use from the C-2 zone.

The Committee recommends:

"That a report be prepared by the Planning Department as to animal hospitals being allowed in the C-2 zone, and that report also provide information on the location of existing pet stores, animal grooming parlours, and animal hospitals, and zoning therefore."

ITEM #501-3

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT PERTAINING TO PROPOSED SUBDIVISION OF LANDS IN THE 1200 BLOCK ROCHESTER AVENUE

The Committee recommends:

"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*Approved By  
Co. Res  
# 328/83*

ITEM #501-4

HOY CREEK CO-OPERATIVE - INFORMATION MEETING

The Committee noted that this proposal conflicted with the proposed Council budget meeting and preferred it to be held when Council members can be present. It was suggested that April 19, 1983 be indicated to Mr. L. Boissy of the Co-operative as an alternative.

ITEM #501-5

PROPOSED SUBDIVISION OF 223 MARMONT STREET INTO SMALL LOTS

Mr. Nyhus indicated his proposal for a better width of road plus one extra lot which would result in more economic subdivision. The Committee instructed the Planning Director to review the question of the proposed road widths under the Subdivision Control By-law with the Municipal Engineer prior to any public meeting on the possibility of policy changes for "compact one-family" housing in the Maillardville area.

LAND USE COMMITTEE MEETING  
MINUTES OF APRIL 5, 1983

ITEM #501-6

FURTHER REVIEW OF DEVELOPMENT PERMITS FOR ADDITIONS AND ALTERATIONS TO BUILDINGS

The Committee recommends:

"That draft By-law No. 1319 in Appendix B be referred to Public Hearing."

ITEM #501-7

APPLICATION UNDER BY-LAW NO. 1199 FOR PERMIT FOR EXCAVATION IN SENSITIVE LANDS - 856 LIGHTHOUSE COURT

The Committee recommends:

"That authorization be granted to Mr. Ehasoo for excavation and backfilling to facilitate a single-family residential dwelling on Lot 21, Group 1, District Lot 361, Plan 60018, N.W.D., subject to strict adherence to the provisions of all restrictive covenants registered against these lands."

ITEM #501-8

NUMBER OF UNITS IN MOBILE HOME PARKS POTENTIALLY SUBJECT TO REDEVELOPMENT

The Committee received the Planning Director's report dated March 29, 1983 for information.

ITEM #501-9

PRELIMINARY REPORT ON REZONING APPLICATION Z-8-83 FOR REZONING OF PROPERTY AT 430 SCHOOLHOUSE STREET FROM RS-1 TO RS-3 - M. FARRELL

The Committee recommends:

"That application Z-8-83 be referred to Public Hearing."

ITEM #501-10

TOWN CENTRE PRESENTATION AT CHAMBER OF COMMERCE - MAY 19, 1983

The Committee reviewed this matter and concluded that the three Committee members and Mayor Tonn should attend the session if at all possible.

ITEM #501-11

EXTENSION TO REZONING APPLICATION Z-40-81 - 1001 RIDGEWAY AVENUE

The Committee recommends:

"That application Z-40-81 be given a six-month extension to October 11, 1983."

APP'D BY  
Co. RES  
# 339/83

APP'D BY  
Co. RES  
# 340/83

APP'D BY  
Co. RES  
# 341/83

APP'D BY  
Co. RES  
# 342/83

LAND USE COMMITTEE MEETING  
MINUTES OF APRIL 5, 1983

ITEM #501-12


CORRESPONDENCE FROM GVRD PLANNING COMMITTEE CHAIRMAN REGARDING 1982 OFFICIAL  
REGIONAL PLAN MONITORING REPORT

The Planning Director noted that GVRD Planning staff were willing to review their whole 1983 Program with the Committee or Council as a whole. By way of these minutes, the Committee asks if Council wish such a session with the GVRD.

TABLED ITEMS:

1. Design Committee Minutes of March 22, 1983
2. Subdivision Committee Minutes of March 29, 1983

\_\_\_\_\_  
Alderman L. Garrison  
Chairman

  
\_\_\_\_\_  
D.M. Buchanan  
Executive Secretary



LAND USE COMMITTEE MINUTES

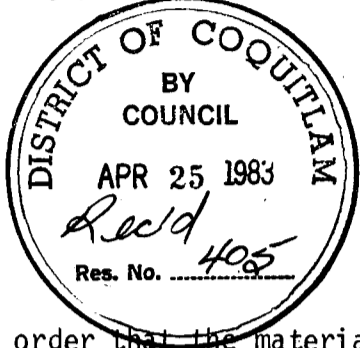
A meeting of the Land Use Committee was held on Monday, April 18, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Alderman L. Garrison, Chairman

STAFF:

N. Nyberg, Acting Municipal Manager  
D.M. Buchanan, Planning Director



The meeting went ahead without a quorum of two in order that the material could be reviewed by Council.

✓ ITEM #501-1

PROPOSED NEIGHBOURHOOD PUB - FALCON DRIVE - EAGLE RIDGE

The Planning Director reviewed Council's policies on neighbourhood pubs and noted that the site was not in a neighbourhood shopping area as called therefore. He also noted that the applicants were proceeding with the "referendum of residents" called for by the Liquor Control and Licensing Branch which could cost several thousand dollars to conduct. The conclusion was that subject to a favourable referendum tally being received and all by-law provisions being met, Council should approve the neighbourhood pub proposal.

SEE RES # 406/83

ITEM #501-2

PRELIMINARY REPORT ON REZONING APPLICATION Z-10-83 FOR REZONING OF PROPERTY AT 1295 SHERMAN STREET FROM RS-2 TO RS-4

This item was tabled and no action was considered necessary by Council.

ITEM #501-3

Z-33-81 - STATUS REPORT ON PROPOSED DEVELOPMENT AT 2918-2930 GLEN DRIVE

The Planning Director tabled a letter dated April 13, 1983 and suggested approving an extension to the rezoning application to October 25, 1983 which should be endorsed by Council.

SEE RES # 407/83

ITEM #501-4

PROPOSED EXTENSION TO REZONING APPLICATION Z-44-81 - 1219 JOHNSON STREET

The suggested extension of this rezoning application to October 25, 1983 was also suggested for Council endorsement.

SEE RES # 408/83

ITEM #501-5

EXTENSION TO REZONING APPLICATION Z-45-81 - LANSLOWNE STREET & GLEN DRIVE

The suggested extension of this rezoning application to October 25, 1983 was also suggested for Council endorsement.

SEE RES # 409/83

LAND USE COMMITTEE  
MINUTES OF APRIL 18, 1983

ITEM #501-6

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1192 - 959-1001 RIDGEWAY AVENUE

Subject to a signed and sealed development permit and bonding acceptable to the Municipal Treasurer being submitted on April 25, 1983, it was suggested that Council finally adopt By-law No. 1192 and pass the following:

"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same, and that all as the Act and Deed of the District of Coquitlam."

TABLED  
RES # 410/83

ITEM #501-7

DEVELOPMENT PERMIT - 615 NORTH ROAD

Mr. Jim Sheppard had approached the Chairman on or about April 15, 1983 re final approval of By-law No. 1196, 1981, and the development permit for the apartment project at this site. The Planning Director advised that:

- a) the bonding amounts for site development, including landscaping and for contiguous servicing, were still considered appropriate;
- b) the time limit within the draft permit of May 3, 1983 should be amended to at least a year hence;
- c) 'Whiteside Developments Ltd.' would likely have to be changed as 'Permittee';
- d) no approach had been made by Mr. Sheppard to the Planning Department in this regard.

RES # 412/83

It was concluded that the Planning Director should provide the material directly to Council if supplied by April 20, 1983, and that Alderman Garrison would contact Mr. Sheppard by telephone.

TABLED ITEM:

Design Committee Minutes of April 5, 1983.

Ald. L. Garrison, Chairman



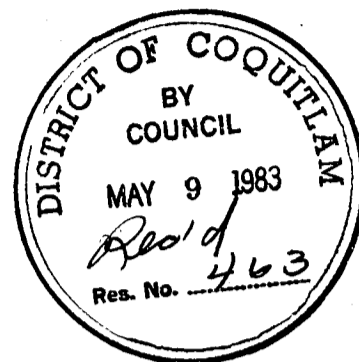
D.M. Buchanan  
Planning Director

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, May 2, 1983 at 7:30 p.m., with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. L. Bewley
- Ald. W. Henke



STAFF:

- Tomina de Jong, Long Range Planner
- A.J. Edwards, Assistant Municipal Engineer
- E. Tiessen, Deputy Planning Director
- D.M. Buchanan, Planning Director

ITEM #501-1

HIGHWAY 99 TASK FORCE PRESENTATION

Laverne Kindree, Slim Fouberg and Tony Tonkinson, representing the Highway Task Force from Squamish-Howe Sound, Chamber of Commerce and other groups, appeared before the Committee.

Mr. Tonkinson, Secretary of the Task Force, introduced his colleagues and himself and outlined their concerns with Highway No. 99 along Howe Sound. Dr. L. Kindree then showed slides to illustrate problems and route alternatives. The Capilano Valley was favoured by the group. West Vancouver, North Vancouver City, North Vancouver District, Surrey and now Coquitlam have also heard the presentation.

The Committee instructed the Planning Director to seek comments from the Ministry of Transportation and Highways and the staff of the Greater Vancouver Water District on this matter.

ITEM #501-2

PRELIMINARY REPORT ON REZONING APPLICATION Z-11-83 FOR REZONING OF PROPERTY AT 727 ROBINSON STREET FROM RS-1 TO RS-3

The Committee recommends:

"That application Z-11-83 be referred to Public Hearing."

*APP'D B  
Co. Res # 464/83*

ITEM #501-3

PROPANE TANKS

The Planning Director advised that the Chief Building Inspector had now determined that building permits should be required for structural safety reasons so that siting could be reviewed at the time of such applications. Thus, the issue now was one of aesthetics and whether limitations on height should be considered.

The Committee recommends:

"That no additional regulations be initiated regarding height limits for propane storage tanks."

*APP'D B  
Co. Res # 465/83*

LAND USE COMMITTEE  
MINUTES OF MAY 2, 1983

ITEM #501-4

ANIMAL HOSPITALS IN C-2 ZONE

The Committee reviewed the question as to the proposed use and decided that it was a reasonable proposal.

The Committee recommends:

"That Council refer the proposed amendment to allow animal hospitals in the C-2 zone to the June 23, 1983 Public Hearing."

*App'd B  
Co. Res # 464/83*

ITEM #501-5

The Committee heard from Mr. John Misura regarding his proposal.

The Committee recommends:

"That Mr. Misura make application for RT-1 zoning."

ITEM #501-6

8-2471 - PROPOSED SUBDIVISION AT 223 MARMONT STREET INTO SMALL LOTS

The Committee recommends:

"That a public information meeting be organized by the Planning Department for mid June or late September on the question of compact one-family lots (equivalent to RS-4 size) being introduced into the Maillardville Area."

*App'd B  
Co. Res # 467/83*

ITEM #501-7

LANDS SOUTH AND WEST OF CHRISTMAS WAY

Tomina de Jong summarized the Planning Department report and the recommendations. Mr. Keith White then briefly spoke regarding the report and indicated that he wished to make a presentation on mixed use development at the next meeting of the Committee. The Committee then tabled this item to May 16, 1983.

ITEM #501-8

Z-26-82 - CAMEX DEVELOPMENT - THIRD READING OF BY-LAW NO. 1315, 1983

The Planning Director summarized the issues to be considered and then the Assistant Municipal Engineer briefly discussed the Engineering Department report and answered questions.

The Committee reviewed the report and advises Council:

1. That the first stage of Option C should be selected in order to establish the proposed sanitary sewer, noting that the first stage of Option C does not require upgrading the River Springs Pump Station.
2. That the right-of-way for the David-Pathan connector has now been established by the consultants to the District.

*App'd B  
Co. Res # 468/83*

LAND USE COMMITTEE  
MINUTES OF MAY 2, 1983

ITEM #501-8 con't

3. That the specified area approach for financing off-site sanitary sewer services should be selected by Council if found feasible by the Municipal Solicitor and Municipal Treasurer.
4. That the first stage of System One should be selected in order to upgrade the water supply system.
5. That a specified area petition for areas west of Hyde Creek encompassing the Camex lands and lands to the south with approximately 202 potential lots be initiated if this approach is found feasible by the Municipal Solicitor and Municipal Treasurer.
6. That Council give third reading to By-law No. 1315, 1983.

APP'D B:  
Co. Res # 469/83

ITEM #501-9

APPLICATION UNDER BY-LAW NO. 1199 FOR A PERMIT FOR EXCAVATION IN SENSITIVE LANDS - 1089 CORONA CRESCENT

The Committee recommends:

"That authorization be granted to Mr. and Mrs. McQuilling for excavation and backfilling to facilitate a single-family residential dwelling on Lot 650, District Lot 371, Group 1, Plan 63734, N.W.D., subject to:

APP'D B:  
Co. Res # 470/83

- 1) Took Engineering Services Inc. of Surrey, B.C., or another professional engineer specializing in geotechnical matters, acceptable to the Chief Building Inspector, providing supervision of the excavation in accordance with the letter of April 27, 1983 to include directing persons doing the excavation and including the responsibility for the placement of the excavated materials in accordance with all restrictive covenants and good engineering practice.
- 2) No material being deposited in the northern 13 metres of the property, which is protected by restrictive covenant.
- 3) No building permit being issued prior to a favourable geotechnical report being received, to the satisfaction of the Chief Building Inspector, and compliance with this geotechnical report as a condition of the building permit issuance.
- 4) Removal of any excess backfill not specifically permitted to be left or placed on the property by the geotechnical report.
- 5) The applicants being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the earthworks to facilitate the construction of this single-family dwelling."

ITEM #501-10

GVRD PLANNING PROGRAM

The Planning Director advised that GVRD Planning Department staff wished to defer appearing before a joint meeting of the Park & Recreation and Land Use Committees until the fall, when there would possibly be a round

LAND USE COMMITTEE  
MINUTES OF MAY 2, 1983


ITEM #501-10 con't

of meetings. In the meantime, the May 19th meeting at the Chamber of Commerce would provide an opportunity to answer questions regarding their programs. All members of Council are invited to that meeting.

TABLED ITEMS:

1. Subdivision Committee Minutes of April 12, 1983
2. Design Committee Minutes of April 19, 1983
3. Subdivision Committee Minutes of April 26, 1983

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Ald. L. Garrison  
Chairman

  
.....  
D.M. Buchanan  
Executive Secretary

MAY 16, 1983

LAND USE COMMITTEE MINUTES

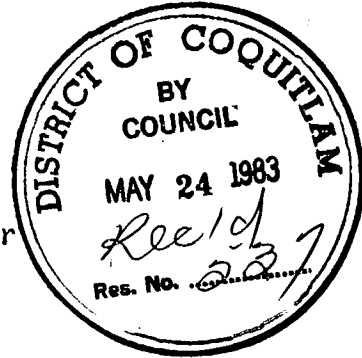
A meeting of the Land Use Committee was held on Monday, May 16, 1983 in the Council Chambers, with the following persons present:

COMMITTEE:

Alderman L. Garrison, Chairman  
Alderman L. Bewley  
Alderman W. Henke

STAFF:

E. Tiessen, Deputy Planning Director  
Tomina de Jong, Long Range Planner



ITEM #501-1

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1221 - COMMERCIAL DEVELOPMENT SOUTH SIDE OF 2918-2930 GLEN DRIVE

The Committee recommends:

"That if the applicants have deposited the required monies by May 24, 1983:

- 1) Council finally adopt By-law No. 1221, given three readings on December 8, 1981.
- 2) Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corp rate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*money*  
*APP'D #*  
*BY RES*  
*528/83*  
*APP'D #*  
*RES #*  
*539/83*

ITEM #501-2

PROPOSAL FOR A SMALL PRIVATE MARINA ON WEST BANK OF PITT RIVER

The Committee tabled this item for a further report from the Planning Department as to the specifics of the proposal.

ITEM #501-3

BY-LAW NO. 1328, 1983 to Amend the Zoning By-law

The Committee recommends:

"That Council refer By-law No. 1328, 1983 to Public Hearing."

*APP'D #*  
*RES #*  
*540/83*

ITEM #501-4

PROPOSAL TO ALLOW RS-4 ZONES IN THE MAILLARDVILLE AREA

The Committee requested that the Planning Department prepare a report on the implications of the proposal to allow RS-4 subdivision in the Maillardville area, if possible for the next Committee meeting.

LAND USE COMMITTEE  
MINUTES OF MAY 16/83

ITEM #501-5

WORK ON HOY AND SCOTT CREEKS AS PART OF THE MAKE WORK NEED PROGRAM IN CONJUNCTION WITH THE SALMONID ENHANCEMENT PROGRAM

The Committee recommends:

"That Council authorize staff to send a letter to Mr. Halden, noting that Council acknowledges the proposals for NEED program work in Scott and Hoy Creeks, but that this acknowledgement does not imply an undertaking to operate and maintain such works."

*App'd B's  
Co. Res  
# 541/83*

ITEM #501-6

Z-35-81 - OFF-STREET PARKING REQUIREMENTS FOR LICENSED PREMISES

Subject to the Municipal Solicitor first confirming that referral back to Public Hearing is not required, the Committee recommends:

"That Council give three readings to By-law No. 1304, 1983, as now modified."

*App'd #  
2-42  
2-43  
2-44/83*

ITEM #501-7

Z-12-83 - MINISTRY OF LANDS, PARKS & HOUSING - REZONING OF PROPERTY SOUTH OF HARBOUR VILLAGE & RANCH PARK FROM P-1 to RS-1, RS-3, RS-4 & RT-1, LEAVING SCHOOL & ANCILLARY PARK IN THEIR PRESENT P-1 CATEGORY

Mr. Tiessen reported that staff had met with Ministry staff on May 11, 1983 and that the Ministry is now proposing to conduct a survey to tie down specific zoning boundaries. The Committee therefore recommends:

"That Council table application Z-12-83 for the preparation of information in regard to specific zoning boundaries."

*See Res  
# 545/83*

ITEM #501-8

2907-2925 DEWDNEY TRUNK ROAD

The Committee recommends:

"That Council authorize the Planning Department to arrange a public meeting with area residents, in conjunction with a regular Committee meeting, to consider the proposal to amend the Community Plan for townhouse use on the three properties at the northwest corner of Dewdney Trunk Road and Lougheed Highway, and that notice of such meeting be sent to those properties that would normally be notified under Public Hearing procedures."

*App'd B's  
Co. Res  
# 544/83*

ITEM #501-9

LANDS SOUTH AND WEST OF CHRISTMAS WAY

The Committee requested the Planning Department to review the implications of Mr. White's latest proposal, i.e. for mixed use, in the area bounded by Christmas Way, the CPR, the Lougheed Highway and Westwood Street, and to report back to the Committee thereon.



LAND USE COMMITTEE  
MINUTES OF MAY 16/83

ITEM #501-10

817-821 COTTONWOOD AVENUE (8-1973 & 8-2135)

The Committee requested the Municipal Engineer to report to the next Committee meeting in regard to the drainage requirements being imposed in the case of subdivision applications 8-1973 and 8-2135 for the subdivision of property at 817-821 Cottonwood Avenue.

ITEM #501-11

952 COMO LAKE AVENUE RE MINOR BODY REPAIRS AT BLUE MTN. PETRO CANADA

The Committee advised the delegation that bodywork is not a permitted use under SS-2 zoning, and that to legalize such work, rezoning to SS-3 would be required. Rezoning would require a Public Hearing and notice to the neighbours. The delegation was also advised that self-serve operation is not permitted under the District's by-laws.

ITEM #501-12

Z-13-83 - PARK LANE VENTURES LTD. - REZONING OF PROPERTY AT 2955 WALTON AVENUE FROM RS-1 & RS-2 TO RS-4

The Committee recommends:

"That application Z-13-83 be referred to Public Hearing."

The applicants also raised a concern in regard to the subdivision scheme approved by the Subdivision Committee, and an alternative which the applicants feels is more equitable. The Committee noted that this matter is in the Approving Officer's discretion, and advised the applicants to discuss the matter with him.

ITEM #501-13

APPLICATION Z-10-83 FOR REZONING OF PROPERTY AT 1295 SHERMAN STREET FROM RS-1 TO RS-4

The Committee recommends:

"That application Z-10-83 be referred to Public Hearing."

ITEM #501-14

Z-14-83 - BENTALL INVESTMENTS LIMITED - REZONING OF PROPERTY AT 2635-2655 BARNET HIGHWAY FROM CS-1 TO CS-2

The Committee recommends:

1. That Council refer application Z-14-83 to Public Hearing, on the basis of CS-2 zoning applying only to the area actually to be developed, and the remainder of Parcel 235 remaining in CS-1 zoning.
2. That Council authorize staff to make arrangements for a special Public Hearing to deal with this matter, in conjunction with a regular Council meeting, once the applicants have supplied dimensions of the area now proposed for development."

*APP'D BY  
Co. Res  
# 547/83*

*APP'D BY  
Co. Res  
# 548/83*

*APP'D BY  
Co. Res  
# 549/83*

LAND USE COMMITTEE  
MINUTES OF MAY 16, 1983

TABLED ITEM:

Design Committee Minutes of May 3, 1983

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Alderman L. Garrison  
Chairman

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E. Tiessen  
Acting Secretary

MAY 30, 1983

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, May 30, 1983 in the Council Chambers, with the following persons present:

COMMITTEE:

- Alderman L. Garrison, Chairman
- Alderman L. Bewley
- Alderman W. Henke

STAFF:

- A. J. Edwards, Assistant Engineer
- D. M. Buchanan, Executive Secretary



ITEM #501-1

NEIGHBOURHOOD PUB AT FALCON AND RUNNEL

The Planning Director reported that a submission had been received from Mr. W. Canvin prepared by Watts Marketing Ltd. and dated May 30, 1983. He also advised that Mr. Canvin had agreed to supply the actual ballots to the Municipal Clerk in sealed envelopes on May 31 plus a map showing the area canvassed and a copy of the information supplied to each party.

The Committee recommends:

"That subject to the Municipal Clerk and Municipal Solicitor being satisfied with the tally or result of the poll, Council advise the Liquor Control and Licencing authorities that it is in favour of the proposed neighbourhood pub at Falcon Street and Runnel Drive as proposed by Mr. and Mrs. W. Canvin."

*Del 585/83*

ITEM #501-2

8-2135 - SUBDIVISIONS AND 817 AND 821 COTTONWOOD AVENUE

Mr. Edwards read a draft letter dated 1983 05 30 from the Engineering Department regarding storm sewer and lane improvements. Mr. W. Byrnell and Mr. W. Noton appeared before the Committee, questioning the need to contribute to any portion of financing of a storm sewer in the lane.

Alderman Bewley raised a concern that the cost of the future storm sewer on the lane should not be allocated one-half to each side of the lane but just to the lots which could be drained thereto. The Committee concluded that they wished to review the application of the homeowner exemption from subdivision requirements, with special reference to lane construction and drainage. An Engineering Department report was requested providing examples of previous subdivisions; this is expected to be available for the June 27, 1983 meeting of the Committee.

LAND USE COMMITTEE  
MINUTES OF MAY 30, 1983

ITEM #501-3

REVISIONS TO CONSERVATION BYLAW

This item was tabled for the Municipal Solicitor to review the amending Bylaw and proposed new Schedule C.

ITEM #501-4

EXTENSION TO REZONING APPLICATION Z-39-80

The Committee recommends:

"That rezoning application Z-39-80 be given a 6-month extension to November 22, 1983, and that this extension be granted on the understanding that no rezoning of all or any portion of this property will proceed without the registration of a restrictive covenant with relation to design control over the lands involved, or the rezoning is immediately followed up by a fully secured development permit issuance."

*APP'D B.Y.  
Co. Res  
# 586/83*

ITEM #501-5

SQUAMISH HIGHWAY ROUTES

The letter dated May 16, 1983, from Mr. E. E. Readshaw of the Ministry of Transportation and Highways was received for information.

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-16-83 AT 1516 COMO LAKE AVENUE

The Committee recommends:

"That Application Z-16-83 be referred to Public Hearing."

*APP'D B.Y.  
Co. Res  
# 587/83*

ITEM #501-7

2675 BARNET - PRE-CLEARANCE OF PROPOSED CABARET

The Committee recommends:

~~"That the proposed theatre complex be supported and that the cabaret proponent check with the Liquor Control and Licencing authorities on criteria for locating cabarets."~~

*See Res  
# 588/83*

ITEM #501-8

FILLING OF PROPERTY ON QUARRY ROAD - LS 7, SEC 21, S & E PLAN 32983, TWP 40

The Committee recommends:

"That the proponents for the major filling of property on LS 7, Sec 21, save and except Plan 32983, Twp. 40, be advised that Council does not encourage submission of a formal application for a conservation permit in regard to the filling of this property."

*APP'D B.Y.  
Co. Res  
# 590/83*

LAND USE COMMITTEE  
MINUTES OF MAY 30, 1983

ITEM #501-9

BEECAM SUBDIVISION Z-27-81 AND BYLAW NO. 1180

The Committee recommends:

App'd B  
Co. Ass  
# 591/83

"That application Z-27-81 be given a six-month extension to December 23, 1983, and the applicant be advised that final adoption of a rezoning bylaw on this application will not be considered by Council until such time as the Subdivision Committee is satisfied that the area being rezoned by the Zoning Bylaw Amendment is technically feasible to subdivide and the applicant has agreed to the conditions of the Subdivision Committee."

ITEM #501-10

PROPOSED DEVELOPMENT PERMIT AT 1210 FALCON DRIVE

Subject to the development permit being signed and sealed and the required site development security being found acceptable by the Municipal Treasurer on or before June 6, 1983, the Committee recommends:

App'd B  
Co. Ass  
# 592/83

"That Council approve signing and sealing of the development permit by the Mayor and Clerk and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk who are specifically authorized to sign the same and to affix the Corporate seal thereto and to deliver the same and that all is the act and deed of the District of Coquitlam."

ITEM #501-11

OFFICIAL REGIONAL PLAN AMENDMENTS AT GVRD BOARD - MAY 25, 1983

The Planning Director advised that the "Camex" and "Goodlands" urban redesignation applications were turned down on big majorities. He read from page 94 of the Official Regional Plan which is incorporated into the GVRD Board's Procedure Bylaw:

"An application for plan amendment that has not been approved shall not be reconsidered by the regional board within a period of twelve months following the board's decision unless in the opinion of the board circumstances pertinent to the proposed amendment have significantly changed since the application was not approved."

He also advised that s. 240 of the Municipal Act would pertain to the GVRD Board Chairman and it appeared that no other Director could ask for reconsideration. He also noted that Procedural Bylaws are "guideline" type bylaws and it was probably up to the Board whether to enforce said Bylaw. The Committee went on to discuss how to proceed.

The Committee recommends:

Sid Co.  
Ass # 592/83

"That the Chairman, Alderman L. Garrison, be authorized to discuss the two applications with the Chairman of the GVRD Board and its Planning Committee to determine if the applicant, District of Coquitlam, could be represented by Alderman Garrison at the next meeting of the full Board and that the Planning Director, if said approach fails, be instructed to examine each application to determine how they could be significantly altered to allow reconsideration."

LAND USE COMMITTEE  
MINUTES OF MAY 30, 1983

TABLED ITEMS:

1. Subdivision Committee Minutes of May 10, 1983
2. Design Committee Minutes of May 17, 1983
3. Letter re 2925 Dewdney Trunk Road of May 27, 1983 advising of invitation to area residents to Committee meeting of June 13, 1983.

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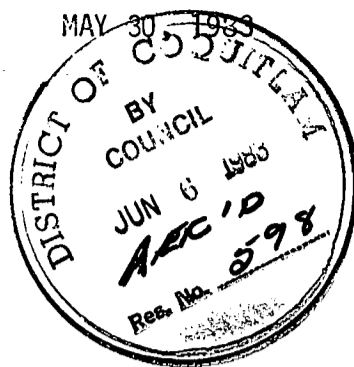
Attd. L. Garrison  
Chairman



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D. M. Buchanan  
Executive Secretary

MINUTES OF  
SPECIAL MEETING OF  
LAND USE COMMITTEE



304

A special meeting of the Land Use Committee was held on Monday, May 30, 1983 at 12 noon in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman  
Ald. L. Bewley  
Ald. W. Henke

STAFF:

E. Tiessen, Deputy Planning Director  
T. de Jong, Long Range Planner  
T. Murphy, Supervisor of Traffic & Transportation  
D. M. Buchanan, Executive Secretary

MIXED-USE PROPOSAL FOR LANDS SOUTH AND WEST OF CHRISTMAS WAY

The Deputy Planning Director presented the report dated May 30, 1983. The Supervisor of Traffic Operations reviewed existing and projected traffic generation, emphasizing the Christmas Way - Westwood intersection. The analysis indicated that the intersection would fail to accommodate projected traffic under either the 4-storey or 6-storey scenario.

An area about half the Coquitlam Centre site with about the same floor space, plus multi-family units is involved with very limited access and egress capacity. It was noted that CS-1 zoning would generate about one-quarter to one-third the commercial floor space.

The Committee reviewed the report and after considerable discussion recommended:

"THAT Council reconfirm the existing community plan designations in the study area, and advise Mr. White that CS-1 is the appropriate zoning category for the service commercial-designated lands,

and that Mr. K. White be advised that the Committee unanimously supports this recommendation."

APP'D - SIE  
Co. R:5  
# 599/83

Ald. L. Garrison  
Chairman



D. M. Buchanan  
Executive Secretary

501

JUNE 13, 1983

LAND USE COMMITTEE MEETING MINUTES

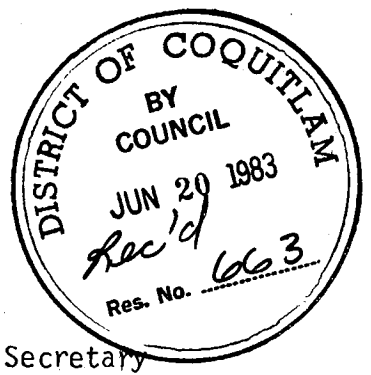
A meeting of the Land Use Committee was held on Monday, June 13, 1983 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. L. Bewley
- Ald. W. Henke

STAFF:

- N. Nyberg, Acting Municipal Manager
- A.J. Edwards, Assistant Municipal Engineer
- E. Tiessen, Deputy Planning Director
- T. de Jong, Long Range Planner
- D.M. Buchanan, Planning Director & Executive Secretary



ITEM #501-1

2907-2925 DEWDNEY TRUNK ROAD

Tomina de Jong outlined the background as to the land use change proposed for the lands in question. This was followed by questions related to:

- a) traffic and access directly to Dewdney Trunk Road and by way of Norman Avenue and the need for traffic signals at Norman and Dewdney Trunk;
- b) the number of units in the area and the lack of facilities for recreation and schools.

The Municipal Engineer responded as to the generation of traffic from the proposed townhousing.

The Planning Director noted that this was a question of Community Plan Map designation and not rezoning and that the designation would not necessarily lead to short-term rezoning and development. This was followed by further input from the public on traffic volumes in the area and the timing of the Mariner-Johnson crossing. Delay on the land use change was sought until the Mariner-Johnson crossing was certain.

The Committee discussed these issues and indicated it wanted further information on the impact on schools and traffic, as well as on the development potential of the whole area.

This item was therefore tabled for further reports from the Engineering and Planning Departments.

ITEM #501-2

EXTENDED HOURS - NEIGHBOURHOOD PUBS

The Committee heard from John Lepinski of the John B. Pub. The Planning Director then went over his report.

The Committee recommends:

"That the Liquor Control and Licensing authorities be advised that the hours of neighbourhood pubs should be extended to 1:00 a.m. Monday through Saturday in the District of Coquitlam."

*APP'D B  
RES # 667/83*



LAND USE COMMITTEE  
MINUTES OF JUNE 13, 1983

ITEM #501-3

Z-18-83 - REZONING OF PROPERTY AT SHARPE STREET AND DEWDNEY TRUNK ROAD FROM RS-1 TO RS-3 - PROJECT REALTY LTD.

A letter was given to Committee members by Mr. and Mrs. W.A. Nowe regarding the road allowance and land to the north of the subject land. This was received for reference to the Engineering Department and to Public Hearing. The Planning Director advised other members of the public as to change in advance street plans to the north.

The Committee recommends:

"That application Z-18-83 be referred to Public Hearing."

*App'd By  
Co. Res # 664/83*

ITEM #501-4

COMMUTER RAIL - LETTER FROM CITY OF PORT MOODY

The Committee recommends:

"That a letter be drafted by the Planning Department supporting Port Moody, but also stressing the importance of an ALRT extension into Coquitlam and updating Port Moody on geotechnical studies of the ALRT route down the Miller Ravine, this letter to be available for the Council meeting."

*App'd By  
Co. Res # 665/83*

ITEM #501-5

PINE TREE VILLAGE SHOPPING CENTRE - AMENDMENT TO DEVELOPMENT PERMIT DP-14-82

The Committee recommends:

"That Council approve signing and sealing of the amendment to Development Permit DP-14-82 by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*App'd By  
Co. Res # 664/83*

ITEM #501-6

FINANCING OF CERTAIN SANITARY SEWER EXTENSIONS AND WATER UTILITY EXTENSIONS BY SPECIFIED AREA, DEVELOPMENT COST CHARGES (Z-6-83, Z-26-82)

The Planning Director advised that the recommendation should be amended since the \$270,000 may well be insufficient in the Annual Budget. Possible modification would be reported on to Council when the draft by-law came forward.

The Committee recommends:

"That the Municipal Engineer be instructed to include the proposed sanitary sewer extension west of Irvine Street and south of Dewdney Trunk Road in the intended debenture package anticipated in a Loan Authorization By-law."

*App'd By  
Co. Res # 668/83*

LAND USE COMMITTEE  
MINUTES OF JUNE 13, 1983

ITEM #501-7

CONSERVATION BY-LAW FILL PERMIT - FRASER MILLS SOUTH & FRASER MILLS NORTH

The Committee recommends:

"That authorization be granted to Crown Zellerbach Properties Limited for filling of Area B and the amended Fill Area D, as indicated on the attached map dated June 1983, in accordance with their original application, a letter dated May 7, 1981 signed by Susan E. Graham of Crown Zellerbach Properties Limited and reports of Golder Associates attached thereto, and the additional report from Gold Associates dated July 13, 1981, a letter from Crown Zellerbach Properties Limited dated December 5, 1980 and reports of Golder Associates attached thereto, and the following further requirements:

*Approved By  
Co. Res  
#669/83*

1. Any hauling to the site which is not to be by way of provincial highways or over private property owned by the applicant must be approved by the Municipal Engineer in terms of the route to be taken prior to the commencement of any deposit of soil.
2. No filling within 15 metres of watercourses, as defined by Section 405 of the District of Coquitlam Zoning By-law No. 1928, 1971, as amended.
3. The duration of the permit to be six months, noting that under Clause 28, Number 1 of By-law No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permit holder violates any of the provisions of the by-law or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not been or are not being fulfilled.
4. Approval of this filling operation in no way being taken as to imply approval of the method of construction of any proposed building foundations since foundations will be subject to the approval of the District's Building Inspector upon application for a building permit.
5. Submission of written certification confirming the competency of the fill site by Golder Associates being submitted by the applicant upon completion of the filling.
6. Compliance with the requirements of the Provincial Ministry of Environment, the Provincial Water Rights Branch, and the Provincial Pollution Control Branch, and Federal Fisheries and Oceans, including:
  - a) the requirements of the Provincial Ministry of Environment, Fish and Wildlife Branch, contained in their letter dated January 26, 1981;
  - b) compliance with the requirements of the Federal Department of Fisheries and Oceans, contained in their letter dated January 19, 1981;
  - c) compliance with the requirements of the Water Rights Branch, contained in their letter dated January 26, 1981."

LAND USE COMMITTEE  
MINUTES OF JUNE 13, 1983

ITEM #501-8

APPLICATION UNDER BY-LAW NO. 1199 FOR PERMIT FOR EXCAVATION IN SENSITIVE LANDS & ISSUANCE OF DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION ON LOTS WHICH HAVE SLOPES IN EXCESS OF 20 DEGREES - 1081, 1092, 1093 & 1096 CORONA CRESCENT

The Committee recommends:

- "1) That authorization be granted for excavation and backfilling to facilitate single-family residential dwellings on Lots 648, 651, 652 and 653, District Lot 371, Plan 63734, subject to:
  - a) Took Structural Laboratory Inc. of Surrey, B.C., or another professional engineer specializing in geotechnical matters, acceptable to the Chief Building Inspector, providing supervision of the excavation, and including the responsibility for the placement of the excavated materials in accordance with all requirements of this permit.
  - b) Compliance with the reports by Took Structural Laboratory Inc., listed under Clause B of Schedule A to Development Permit DP-6-83, as they pertain to the sub-surface soil investigation and individual reports on each lot.
  - c) Compliance with any and all restrictive covenants registered against the lands.
  - d) No excavation taking place within any area covered by a right-of-way in favour of the District of Coquitlam, and no deposit of soil being made on any right-of-way in favour of the District of Coquitlam without the prior consent of the Municipal Engineer of the District.
  - e) All buildings and structures being in compliance with the requirements of the District of Coquitlam Zoning By-law No. 1928, 1971, as amended, notwithstanding the recommended building envelopes contained in the Took Engineering reports listed under Clause B of Schedule A to Development Permit DP-6-83.
  - f) Removal of any excess backfill not specifically permitted to be left or placed on the property by the geotechnical report.
- 2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*App'd B.Y.  
Co. Res  
# 670/83*

*App'd B.Y.  
Co. Res  
# 671/83  
Suss Also Co.  
Res # 671/83*

ITEM #501-9

CONSERVATION BY-LAW

The Committee recommends:

"That three readings be given to By-law No. 1341, 1983."

*App'd. Suss  
Co. Res  
# 673, 674  
# 675*

LAND USE COMMITTEE  
MINUTES OF JUNE 13, 1983

ITEM #501-10


SUBDIVISION AND SERVICING ON LANES

Ald. Bewley raised the question of the servicing of the lane between Cottonwood and Runnymede to the members of the Engineering Department. He was advised that a report will be coming to the next Committee meeting on the subject.

TABLED ITEMS:

1. Subdivision Committee Minutes of May 24, 1983
2. Design Committee Minutes of May 31, 1983

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Ald. L. Garrison  
Chairman

  
D.M. Buchanan  
Executive Secretary

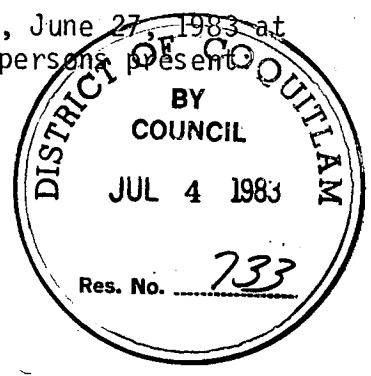
JUNE 27, 1983

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, June 27, 1983 at 8:25 p.m. in the Council Chambers, with the following persons present

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. L. Bewley
- Ald. W. Henke



STAFF:

- N. Nyberg, Acting Municipal Manager
- A.J. Edwards, Assistant Municipal Engineer
- E. Tiessen, Deputy Planning Director
- D.M. Buchanan, Planning Director

ITEM #501-1

CORRESPONDENCE FROM KEITH WHITE RE 2968 CHRISTMAS WAY

Mr. Manhas appeared before the Committee and raised concern that at the end of the process, his consultant and he were not involved. The Committee advised him as to their conclusions and the review process during 1983.

ITEM #501-2

PRELIMINARY REPORT ON REZONING APPLICATION Z-20-83 FOR REZONING OF PROPERTY AT 2729 BARNET HIGHWAY FROM CS-1 TO CS-2

The Committee tabled this report to hear from the applicants on July 11, 1983.

ITEM #501-3

2907-2925 DEWDNEY TRUNK ROAD

The Committee tabled this report until July 11, 1983 when a report on traffic implications would be available.

ITEM #501-4

PROPOSED NEIGHBOURHOOD PUB AT 3030 LINCOLN AVENUE

The Committee recommends:

*Tabled -  
See  
Res. 735*

"That the applicants be advised that their application for a neighbourhood pub at 3030 Lincoln Avenue does not appear to meet provincial regulations and would therefore not comply with Council policy."

ITEM #501-5

SUBDIVISIONS AND SERVICING - HOMEOWNER'S EXEMPTION AND LANES

Mr. A.J. Edwards, Assistant Municipal Engineer, presented the report of the Engineering Department dated June 23, 1983. This led to discussion by the Committee. The Municipal Engineer emphasized that the question before the Committee was one of interpretation of By-law No. 1023, 1981, as to the extent of the exemption on construction of lanes adjacent homeowner lots in general.

LAND USE COMMITTEE  
MINUTES OF JUNE 27, 1983

ITEM #501-5 con't

The Committee recommends:

"That staff be directed to apply the homeowner exemption to 50% of the cost of upgrading a newly dedicated lane from the interim gravel standard to the By-law standard."

*Res. 736  
App'd*

ITEM #501-6

PRELIMINARY REPORT ON REZONING APPLICATION Z-21-83 FOR REZONING OF PROPERTY AT DEWDNEY TRUNK ROAD AND SHARPE STREET FROM RS-1 TO RS-3

The Committee recommends:

"That application Z-21-83 be referred to Public Hearing."

*Res. 737  
App'd*

ITEM #501-7

PRELIMINARY REPORT ON REZONING APPLICATION Z-19-83 FOR REZONING OF PROPERTY AT 2818 GLEN DRIVE FROM RS-2 TO RS-4

The Committee recommends:

"That application Z-19-83 be referred to Public Hearing."

*Res. 738  
App'd*

ITEM #501-8

CORRESPONDENCE FROM CITY OF VANCOUVER, ECONOMIC DEVELOPMENT OFFICE, RE BRIEF RESPECTING FEDERAL GOVERNMENT'S POLICY INITIATIVE ON "OFFSHORE JURISDICTION AND ONSHORE BENEFITS"

The Committee received the correspondence from the City of Vancouver Economic Development Office dated June 7, 1983 for information.

ITEM #501-9

AMENDMENT TO DEVELOPMENT PERMIT DP-7-82 - 1015 AUSTIN AVENUE

The Committee recommends:

"That Council approve signing and sealing of the amendment to Development Permit DP-7-82 by the Mayor and Clerk, and such amendment shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*Res. 739  
App'd*

LAND USE COMMITTEE  
MINUTES OF JUNE 27, 1983

ITEM #501-10

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED ADDITION TO MCDONALD'S RESTAURANT AT 515 NORTH ROAD

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If the development permit has been signed and sealed and the required monies deposited prior to the Council meeting of July 4, 1983, the Committee recommends:

*Res. 740  
App'd*

"That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

TABLED ITEMS:

1. Subdivision Committee Minutes of June 7, 1983
2. Design Committee Minutes of June 14, 1983

\_\_\_\_\_  
Ald. L. Garrison  
Chairman

*D.M. Buchanan*  
\_\_\_\_\_  
D.M. Buchanan  
Executive Secretary