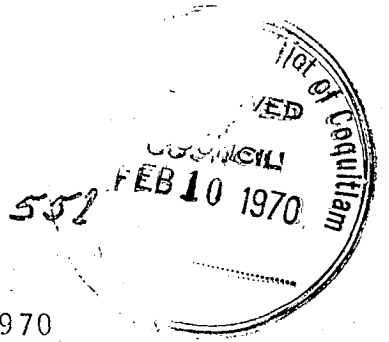


Coquitlam River Valley Com'te.

THE COQUITLAM RIVER VALLEY COMMITTEE

MINUTES



January 27, 1970

The eighteenth (18th.) meeting of the Coquitlam River Valley Committee was held in the offices of the Planning Department, 1013-C Brunette Avenue, on Tuesday, January 27th., 1970, at 7:30 p.m. with the following persons present:

- Mr. A. Munro, Chairman
- Mr. J. Culp, Port Coquitlam Hunting & Fishing Club
- Mr. W. Campbell, Northeast Coquitlam Ratepayers Assoc.
- Mr. A. Jenkins, Columbia Bitulithic
- Mr. W. Johnson, Jack Cewe Ltd.
- Mr. G. Jorgenson, Jack Cewe Ltd., (by invitation of Mr. Johnson)
- Mr. E. Tiessen, Assistant Planning Director, Acting as Secretary.

Since a quorum was not present, no business was transacted.

The Chairman notified the members present that the Committee's role, and particularly the matter of participation by municipal staff, was under review by the Mayor as part of a general review of committees related to Council.

Members present expressed the concensus that the Committee should continue to meet, and should produce a submission as quickly as possible. Some arguments were raised for continuing the Committee on a permanent basis.

It was agreed that members of the Hunting and Fishing Club would meet separately with representatives of the gravel industry to resolve as many differences as possible, and thus to expedite the progress of the Committee as a whole.

Mr. Johnson invited the Committee to view the model of part of the river valley which Jack Cewe Ltd. has had prepared. Mr. Johnson stated that he would send invitations to members, for a date in either the first or second week of February.

It was agreed that the Chairman would call the next meeting after hearing from the Mayor, and after members have had an opportunity to view the Cewe model.

.....
CHAIRMAN

M. J. Dew

B. J. Dew

THE COQUITLAM RIVER VALLEY COMMITTEE

MINUTES

March 2nd, 1970

The nineteenth (19th) meeting of the Coquitlam River Valley Committee was held in the Board Room of the J. Cewe Ltd. offices at 1850 Hillside Avenue, on Monday, March 2nd, 1970 at 7:30 p.m., with the following persons present:

- Mr. A. Munro, Chairman
- Mr. W.A. Campbell, Northeast Coquitlam Ratepayers' Assoc.
- Mr. J. Culp, Port Coquitlam Hunting & Fishing Club
- Mr. A. Jenkins, Columbia Bitulithic
- Mr. G. Jorgenson, J. Cewe Ltd.
- Mr. W. Johnson, J. Cewe Ltd.
- Mr. J. Gibson, Glen and East End Ratepayers' Assoc.
- Mr. M. Earl, Parks and Recreation Commission
- Mr. T. Robinson, Chamber of Commerce
- Mr. K.F. Aikenhead, Chamber of Commerce
- Mr. A. Saenger, Parks Superintendent
- Mr. E. Tiessen, Assistant Planning Director
Acting as Secretary

- 83. MOVED BY MR. GIBSON
SECONDED BY MR. CAMPBELL

That Mr. Jorgenson and further interested parties be allowed to sit at the Committee's meetings at the Chairman's discretion.

CARRIED.

- 84. MOVED BY MR. JOHNSON
SECONDED BY MR. EARL

That the minutes of the meeting of December 15th, 1969 be adopted as circulated.

CARRIED.

- 85. MOVED BY MR. GIBSON
SECONDED BY MR. CULP

That the Committee concur in principle with Proposal 1A of the J. Cewe Ltd. "Expansion and Reclamation Proposal".

CARRIED.

- 86. MOVED BY MR. CULP
SECONDED BY MR. CAMPBELL

That the Committee recommend that the boundaries of the gravel development area would extend from Glen Drive on the south, to the northerly extremity of Jack Cewe's present operation, and from Pipeline Road west to a point determined with co-operation of the present gravel companies, by the Municipality of Coquitlam; this westerly boundary would have to be determined by the accessibility of gravel reserves on the bench above the so called Coquitlam River Valley, as well as present use of the area by other developments.

TABLED.

March 2nd, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE
MINUTES

Page 2/

87. MOVED BY MR. EARL
SECONDED BY MR. CAMPBELL

That the Committee adopt items B-2,3,4,6,7,8 and 9 of Mr. Culp's notes, and that the preamble to Section B be amended by adding "and that these be administered within the context of a viable gravel industry".

CARRIED.

88. MOVED BY MR. EARL
SECONDED BY MR. CAMPBELL

That in place of item B-5 of Mr. Culp's notes, the Committee adopt the following:- "That a form of royalty be devised to cover the anticipated costs of rehabilitation, with provision for adjustment of the royalty over time as required, and with the accumulated funds to be held in a trust fund as a cash bond to guarantee rehabilitation".

CARRIED.

89. MOVED BY MR. CULP
SECONDED BY MR. AIKENHEAD

That the meeting adjourn.

CARRIED.

.....
CHAIRMAN

THE COQUITLAM RIVER VALLEY COMMITTEE

MINUTES

March 9th, 1970

The twentieth (20th) meeting of the Coquitlam River Valley Committee was held in the Board Room of the J. Cewe Ltd. offices at 1850 Hillside Avenue, on Monday, March 9th, 1970, at 7:30 p.m., with the following persons present:

- Mr. A. Munro, Chairman
- Mr. K.F. Aikenhead, Chamber of Commerce
- Mr. A. Saenger, Parks Superintendent
- Mr. J. Culp, Port Coquitlam Hunting & Fishing Club
- Mr. A. Jenkins, Columbia Bitulithic
- Mr. T. Robinson, Chamber of Commerce
- Mr. M. Earl, Parks and Recreation Commission
- Mr. W.A. Campbell, Northeast Coquitlam Ratepayers' Assoc.
- Mr. W. Johnson, J. Cewe Ltd.
- Mr. G. Jorgenson, J. Cewe Ltd.
- Mr. H. Bradley, by invitation of the Chairman
- Mr. E. Tiessen, Assistant Planning Director,
Acting as Secretary

90. MOVED BY MR. CAMPBELL
SECONDED BY MR. EARL

That the minutes of the meeting of March 2, 1970 be adopted as distributed.

CARRIED.

91. MOVED BY MR. CAMPBELL
SECONDED BY MR. EARL

That motion 65 as amended be lifted from the table to allow discussion of the proposed boundaries for gravel development.

CARRIED.

92. MOVED BY ALDERMAN BOILEAU
SECONDED BY MR. EARL

That the southern boundary of gravel development be the southern boundary as proposed by the Planning Director and as shown on the map entitled "Gravel Pit Development Plan".

CARRIED.

93. MOVED BY MR. CAMPBELL
SECONDED BY MR. CULP

That the easterly boundary of gravel development in the Coquitlam River Valley be Pipeline Road.

MOVED BY MR. JOHNSON
SECONDED BY MR. ROBINSON

That the motion be amended by adding "save and except for those matters set out in motions 66 and 67".

CARRIED.

March 9th, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE
MINUTES

Page 2/

94. MOVED BY MR. AIKENHEAD
 SECONDED BY MR. CAMPBELL

That the northerly boundary of gravel development be the northerly boundary of the area now zoned for gravel removal.

CARRIED.

Alderman Boileau abstaining.

95. MOVED BY MR. EARL
 SECONDED BY MR. CULP

That discussion of the westerly boundary for gravel development be tabled to the next meeting.

CARRIED.

96. MOVED BY MR. CULP
 SECONDED BY MR. CAMPBELL

That the Municipal Solicitor be requested to look into the legal implications of gravel permits being refused to operators who have not reclaimed pits in the Municipality resulting from their past operations, and also to look into the possibility of the Municipality entering onto the James property to rehabilitate the former Knight pit; and that the Solicitor report back to the Committee.

CARRIED.

97. MOVED BY MR. JOHNSON
 SECONDED BY MR. EARL

That consideration of section "C" of Mr. Culp's notes be tabled until the Municipal Solicitor has reported to the Committee.

CARRIED.

98. MOVED BY MR. ROBINSON
 SECONDED BY MR. EARL

That the Committee adopt section "E" of Mr. Culp's notes.

CARRIED.

99. MOVED BY MR. EARL
 SECONDED BY MR. ROBINSON

That the Committee adopt section "F" of Mr. Culp's notes.

CARRIED.

March 9th, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE
MINUTES

Page 3/

100. MOVED BY MR. CAMPBELL
 SECONDED BY MR. CULP

That the Committee adopt the section on "Residential Development" in Mr. Culp's notes, but that the word "eventually" be inserted before the words "take priority".

CARRIED.

101. MOVED BY MR. CAMPBELL
 SECONDED BY MR. CULP

That the Committee adopt the section on "Flood Control" in Mr. Culp's notes.

CARRIED.

102. MOVED BY MR. EARL
 SECONDED BY ALDERMAN BOILEAU

That the meeting adjourn.

CARRIED.

The Chairman called the next meeting for Monday, March 23, 1970 at 7:30 p.m., in the Board Room of the J. Cewe Ltd. offices at 1850 Hillside Avenue.

.....
CHAIRMAN

THE COQUITLAM RIVER VALLEY COMMITTEE 1970

MINUTES

March 23, 1970

The twenty-first (21st) meeting of the Coquitlam River Valley Committee was held in the Board Room of the J. Cewe Ltd. offices at 1850 Hillside Avenue, on Monday, March 23rd, 1970, at 7:30 p.m., with the following persons present:

Mr. A. Munro, Chairman
Mr. J. Culp, Port Coquitlam Hunting & Fishing Club
Mr. A. Saenger, Parks Superintendent
Mr. W. Campbell, Northeast Coquitlam Ratepayers' Assoc.
Mr. J. Jorgenson, J. Cewe Ltd.
Mr. H. Bradley, Port Coquitlam Hunting & Fishing Club
Mr. W. Johnson, J. Cewe Ltd.
Mr. M. Earl, Parks and Recreation Commission
Mr. K. Aikenhead, Chamber of Commerce
Mr. J.E. Robinson, Chamber of Commerce
Mr. E. Tiessen, Assistant Planning Director,
Acting as Secretary.

103. MOVED BY MR. EARL
SECONDED BY MR. SAENGER

That the minutes of the meeting of March 9, 1970 be adopted as circulated.

CARRIED.

104. MOVED BY MR. EARL
SECONDED BY MR. AIKENHEAD

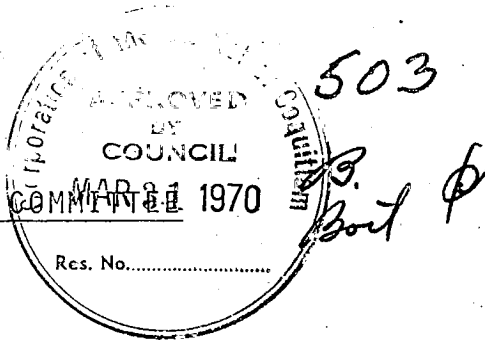
That the present westerly boundary of the area zoned for gravel removal be the westerly limit of gravel development, except that the area covered by Proposal 1A of the J. Cewe Ltd. "Expansion and Reclamation Proposal" should be included, whereas that part of the existing municipal gravel pit property west of Hoy Creek should be excluded; and that in order to clarify this boundary and other boundaries proposed by the Committee, that the Secretary be asked to prepare a map for the Committee's consideration.

CARRIED.

105. MOVED BY MR. CAMPBELL
SECONDED BY MR. EARL

That the Committee recommend approval of the section on "Parks" in Mr. Culp's notes.

CARRIED.



March 23, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE
MINUTES

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106. MOVED BY MR. EARL
SECONDED BY MR. CULP

That the Committee recommend approval of the section on "Pollution" in Mr. Culp's notes, amended by the insertion of the words "as far as possible" before the words "no silt", in Subsection 1.

107. MOVED BY MR. JOHNSON
SECONDED BY MR. CAMPBELL

That Subsection 1 of the section on "Pollution" be tabled for further study.

CARRIED.

108. MOVED BY MR. CAMPBELL
SECONDED BY MR. SAENGER

That the Committee recommend approval of Subsection 2 under "Pollution" of Mr. Culp's notes.

CARRIED.

109. MOVED BY MR. CULP
SECONDED BY MR. CAMPBELL

That Subsection 2 of the "Fisheries" portion of Mr. Culp's notes be tabled for further study.

CARRIED.

110. MOVED BY MR. CAMPBELL
SECONDED BY MR. EARL

That the Committee recommend approval of Subsection 1 of the "Fisheries" portion of Mr. Culp's notes, amended by the deletion of the words "etc. for flood control purposes", and by the addition of the words "or advisable" after the word "necessary".

111. MOVED BY MR. CULP
SECONDED BY MR. CAMPBELL

That Subsection 1 of "Fisheries" be tabled to the next meeting.

CARRIED.

March 23, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE
MINUTES

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112. MOVED BY MR. EARL
SECONDED BY MR. ROBINSON

That the Committee not recommend approval of Subsection 1 under "General Recommendations" of Mr. Culp's notes.

CARRIED.

113. MOVED BY MR. EARL
SECONDED BY MR. CAMPBELL

That the Committee recommend that Council seek the advice of knowledgeable persons and organizations when dealing with problems of conservation and reclamation in the Coquitlam River Valley.

CARRIED.

114. MOVED BY MR. EARL
SECONDED BY MR. CAMPBELL

That the Committee not recommend approval of Subsection 3 under "General Recommendations" of Mr. Culp's notes.

CARRIED.

115. MOVED BY MR. JOHNSON
SECONDED BY MR. EARL

That the Committee not recommend approval of Item 1 under the proposed Soil Removal By-law amendments in Mr. Culp's notes.

CARRIED.

116. MOVED BY MR. AIKENHEAD
SECONDED BY MR. CULP

That the Committee not recommend approval of Item 2 under the proposed Soil Removal By-law amendments in Mr. Culp's notes.

DEFEATED.

117. MOVED BY MR. JOHNSON
SECONDED BY MR. CAMPBELL

That the Committee recommend approval of item 2 under the proposed Soil Removal By-law amendments in Mr. Culp's notes.

118. MOVED BY MR. CAMPBELL
SECONDED BY MR. EARL

That motion no. 117 be tabled.

CARRIED.

March 23, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE
MINUTES

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119. MOVED BY MR. JOHNSON
 SECONDED BY MR. SAENGER

 That the meeting adjourn.

CARRIED.

The Chairman called the next meeting for Monday, April 6, 1970,
at 7:30 p.m., in the Board Room of the J. Cewe Ltd. offices at
1850 Hillside Avenue.

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CHAIRMAN



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B. B. C.

THE COQUITLAM RIVER VALLEY COMMITTEE

MINUTES

APRIL 6TH, 1970

The twenty-second (22nd) meeting of the Coquitlam River Valley Committee was held in the Board Room of the J. Cewe Ltd. offices at 1850 Hillside Avenue on Monday, April 6th, 1970, at 7:30 p.m., with the following persons present:

- Mr. A. Munro, Chairman
- Mr. A. Saenger, Parks Superintendent
- Mr. K. Aikenhead, Chamber of Commerce
- Mr. J. Jorgenson, J. Cewe Ltd.
- Mr. W. Campbell, Northeast Coquitlam Ratepayers' Assoc.
- Mr. J. Culp, Port Coquitlam Hunting and Fishing Club
- Mr. W. Johnson, J. Cewe Ltd.

Mr. E. Tiessen, Assistant Planning Director,
Acting as Secretary.

120. MOVED BY MR. SAENGER
SECONDED BY MR. CULP

That the minutes of the meeting of March 23, 1970 be adopted, with the amendment that Mr. Robinson and not Mr. Culp be recorded as the seconder of motion 116.

CARRIED.

121. MOVED BY MR. AIKENHEAD
SECONDED BY MR. CAMPBELL

That the matter of the westerly boundary of the gravel development area be raised again at a future meeting after members have had an opportunity to study the area in the field, and after the secretary has reported on the present zoning boundary.

CARRIED.

It was agreed that such a field trip would be held on Saturday, April 11th, 1970, and that members would meet at 10:00 a.m. on Pipeline Road near the offices of LaFarge Canada.

122. MOVED BY MR. CULP
SECONDED BY MR. SAENGER

That motion 107 be lifted from the table.

CARRIED.

APRIL 6TH, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE
MINUTES

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123. MOVED BY MR. CULP
SECONDED BY MR. SAENGER

That subsection 1 under pollution be adopted, subject to deleting those words following "it is also recommended that", and substituting therefor "that silt emissions be controlled under the sliding scale system now being used by the Engineering Department, subject to the actual quantitative standards used being satisfactory to the Federal Department of Fisheries and the Provincial Fish and Wildlife Research", and that the words "or industrial effluent" be added after the words "domestic sewage" in the first phrase.

CARRIED.

124. MOVED BY MR. CULP
SECONDED BY MR. SAENGER

That motion 109 be lifted from the table.

CARRIED.

125. MOVED BY MR. CAMPBELL
SECONDED BY MR. AIKENHEAD

That in place of subsection 2 under "Fisheries" and Mr. Culp's notes the Committee recommend that Council adopt a policy of acquiring a right-of-way on each side of the Coquitlam River and Hoy and Scott Creeks, as subdivision occurs and as other opportunities arise.

CARRIED.

126. MOVED BY MR. CULP
SECONDED BY MR. CAMPBELL

That motion 110 be lifted from the table.

CARRIED.

127. MOVED BY MR. SAENGER
SECONDED BY MR. CAMPBELL

That the Committee now adopt motion 110 with the further amendments that the words "and its tributaries" be replaced by the words "and Hoy Creek and Scott Creek", and adding the words "with the approval of the Federal Department of Fisheries and the Provincial Fish and Wildlife Branch."

CARRIED.

APRIL 6TH, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE
MINUTES

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128. MOVED BY MR. CULP
 SECONDED BY MR. CAMPBELL

That the Committee adopt item #3 under "Amendments and Changes to the Soil Removal By-law" of Mr. Culp's notes, with the amendment that subsection "C" be replaced by the words "The standard for silt emissions shall be as set out in motion 123".

CARRIED.

129. MOVED BY MR. CULP
 SECONDED BY MR. CAMPBELL

That subsection "A" under item #4 under "Amendments" in Mr. Culp's notes be replaced by "That where the land being worked is on a Provincial lease, that means be found of ensuring payment by the operators to the Municipality of some form of fee commensurate with the cost of municipal services".

DEFEATED.

130. MOVED BY MR. CAMPBELL
 SECONDED BY MR. JOHNSON

That the meeting adjourn.

CARRIED.

The Chairman called the next meeting for Monday, April 13th at 7:30 p.m. in the Board Room of the J. Cewe Ltd. offices.

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CHAIRMAN

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THE COQUITLAM RIVER VALLEY COMMITTEE

MINUTES



April 13th, 1970

The twenty-third (23rd) meeting of the Coquitlam River Valley Committee was held in the Board Room of the J. Cewe Ltd. offices at 1850 Hillside Avenue on Monday, April 13th, 1970, at 7:30 p.m., with the following persons present:

- Mr. A. Munro, Chairman
- Mr. K. Aikenhead, Chamber of Commerce
- Mr. M. Earl, Parks & Recreation Commission
- Mr. W. Johnson, J. Cewe Ltd.
- Mr. J. Jorgenson, J. Cewe Ltd.
- Mr. J. Gibson, Glen & East End Ratepayers' Assoc.
- Mr. J. Culp, Port Coquitlam Hunting & Fishing Club
- Mr. W. Campbell, Northeast Coquitlam Ratepayers' Assoc.

- Mr. E. Tiessen, Assistant Planning Director,
Acting as Secretary

131. MOVED BY MR. AIKENHEAD
SECONDED BY MR. EARL

That the minutes of the twenty-second (22nd) meeting, April 6th, 1970, be adopted as circulated.

CARRIED.

132. MOVED BY MR. AIKENHEAD
SECONDED BY MR. CULP

That the western boundary of the gravel pit development area as defined by the Committee's motion number 104 be amended to delete the westerly projection containing the southern portion of Westwood Track.

CARRIED.

133. MOVED BY MR. CAMPBELL
SECONDED BY MR. GIBSON

That the Secretary be requested to ask the Assistant Engineer whether the following aspects of the Allard operation north of the LaFarge property are in compliance with the Soil Removal By-law, and the permit, and annual and ultimate plans of development for this operation:

1. The hazardous unfenced banks adjacent to the roadway between the Allard and LaFarge properties;
2. The location of stockpiles apparently on a gazetted road allowance;
3. The location of buildings and gas pumps immediately adjacent to the road allowance, with apparently no setback;

and that he request the Assistant Engineer to report back to the Committee as soon as possible.

CARRIED.

April 13th, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE.
MINUTES

PAGE 2/

134. MOVED BY MR. CULP
SECONDED BY MR. CAMPBELL

That motion number 117 now be lifted from the table for discussion.

CARRIED.

135. MOVED BY MR. GIBSON
SECONDED BY MR. EARL

That in place of item 2 under "Amendments and Changes to the Soil Removal By-law" of Mr. Culp's notes, the Committee recommend that the Soil Removal By-law be amended to give the Municipal Engineer the discretion to decide upon the maximum allowable slopes in each situation, bearing in mind:

1. The stability of the materials involved and the possibility of erosion.
2. Any potential hazards.
3. The ultimate use of the particular area.
4. The economics of gravel excavation.
5. The necessity for vegetation on slopes.
6. The experience and best practice in other jurisdictions.

But that in no case should a slope exceed one to one, except on solid rock faces or where a lesser slope would in itself create a hazard.

CARRIED.

136. MOVED BY MR. CAMPBELL
SECONDED BY MR. EARL

That item 4b under "Amendments and Changes to the Soil Removal By-law" of Mr. Culp's notes be amended to read "the ultimate plan of development of gravel operations should include plans for reclamation, and reclamation should include revegetation where necessary to prevent erosion or where suitable for the proposed reuse of the area. A survival rate of 70 per cent of the revegetation should be achieved before bonds are released".

CARRIED.

137. MOVED BY MR. GIBSON
SECONDED BY MR. CAMPBELL

That item 4c under "Amendments and Changes to the Soil Removal By-law" of Mr. Culp's notes be adopted.

DEFEATED.

April 13th, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE
MINUTES

PAGE 3/

138. MOVED BY MR. CULP
SECONDED BY MR. CAMPBELL

That the Committee adopt item 4d under "Amendments and Changes to the Soil Removal By-law" in Mr. Culp's notes, amended to read; "no excavation should be allowed below the stream bed level adjacent to the Coquitlam River and Hoy and Scott Creeks, where in the opinion of the Municipal Engineer, such excavation will change or alter the course of these streams in any way".

CARRIED.

139. MOVED BY MR. CAMPBELL
SECONDED BY MR. AIKENHEAD

That item 4e under "Amendments and Changes to the Soil Removal By-law" in Mr. Culp's notes be deleted.

CARRIED.

140. MOVED BY MR. CAMPBELL
SECONDED BY MR. EARL

That the Soil Removal By-law be amended to allow the Municipal Engineer to require the immediate construction of additional drainage works, above those set out in annual and ultimate plans of development, where unexpected springs or ground seepage or other drainage problems are encountered in a gravel operation.

TABLED.

141. MOVED BY MR. EARL
SECONDED BY MR. AIKENHEAD

That the meeting adjourn.

CARRIED.

The Chairman called the next meeting of the Committee for 7:30 p.m. April 20th, 1970, at the offices of J. Cewe Ltd., 1850 Hillside Avenue, Coquitlam.

.....
CHAIRMAN

THE COQUITLAM RIVER VALLEY COMMITTEE

MINUTES



April 20th, 1970

The twenty-fourth (24th) meeting of the Coquitlam River Valley Committee was held in the Board Room of the J. Cewe Ltd. offices at 1850 Hillside Avenue on Monday, April 13th, 1970 at 7:30 p.m., with the following persons present:

Mr. A. Munro, Chairman
Mr. J.E. Robinson, Coquitlam Chamber of Commerce
Mr. K. Aikenhead, Coquitlam Chamber of Commerce
Mr. W. Johnson, J. Cewe Ltd.
Mr. W. Campbell, Northeast Coquitlam Ratepayers' Assoc.
Mr. M. Earl, Parks and Recreation Commission
Mr. J. Gibson, Glen and East End Ratepayers' Assoc.
Mr. J. Culp, Port Coquitlam Hunting and Fishing Club
Mr. A. Jenkins, Columbia Bitulithic
Mr. E. Tiessen, Assistant Planning Director
Acting as Secretary

142. MOVED BY MR. GIBSON
SECONDED BY MR. EARL

That the minutes of the meeting of April 13th, 1970 be adopted as circulated.

CARRIED.

143. MOVED BY MR. JOHNSON
SECONDED BY MR. GIBSON

That motion 140 be lifted from the table and be adopted.

CARRIED.

144. MOVED BY MR. GIBSON
SECONDED BY MR. CULP

That the Committee proceed seriatim through the compilation of motions prepared by the Secretary, to determine whether the compilation accurately reflects the Committee's deliberations.

CARRIED.

145. MOVED BY MR. JOHNSON
SECONDED BY MR. AIKENHEAD

That in regard to #1 of the compilation, the word "etc." be removed wherever it occurs, and be replaced by more acceptable wording.

DEFEATED.

April 20th, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE
MINUTES

PAGE 2/

146. MOVED BY MR. CAMPBELL
SECONDED BY MR. GIBSON

The Committee endorses industrial and commercial development within suitable locations in the watershed of the Coquitlam River, provided that such development is compatible with adjacent development, and with the Committee's concerns in regard to pollution.

CARRIED.

147. MOVED BY MR. JOHNSON
SECONDED BY MR. CAMPBELL

That the meeting adjourn.

CARRIED.

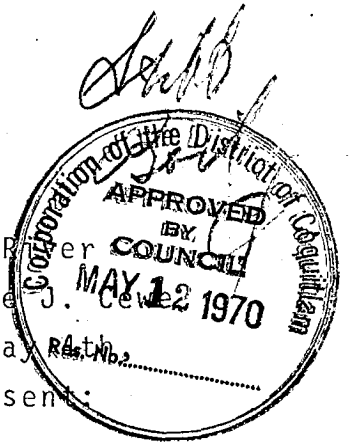
The Chairman called the next meeting for May 4th, 1970 at 7:30 p.m. at the Board Room of the J. Cewe Ltd. offices at 1850 Hillside Avenue.

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CHAIRMAN

502
May 4th, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE

MINUTES



The twenty-fifth (25th) meeting of the Coquitlam River Valley Committee was held in the Board Room of the J. Cewe Ltd. offices at 1850 Hillside Avenue on Monday, May 4th, 1970 at 7:30 p.m., with the following persons present:

- Mr. A. Munro, Chairman
- Mr. J.E. Robinson, Coquitlam Chamber of Commerce
- Mr. A. Saenger, Parks Superintendent
- Mr. W. Johnson, J. Cewe Ltd.
- Mr. J. Jorgenson, J. Cewe Ltd.
- Mr. J. Culp, Port Coquitlam Hunting & Fishing Club
- Mr. J. Gibson, Glen & East End Ratepayers' Assoc.

Mr. E. Tiessen, Secretary

- 148. MOVED BY MR. ROBINSON
SECONDED BY MR. GIBSON

That the minutes of the meeting of April 20th, 1970 be adopted as circulated.

CARRIED.

- 149. MOVED BY MR. GIBSON
SECONDED BY MR. CULP

That the draft report as now amended be transmitted to Council as the Committee's recommendations for the Coquitlam River Valley.

CARRIED.

- 150. MOVED BY MR. CAMPBELL
SECONDED BY MR. SAENGER

That the meeting adjourn.

CARRIED.

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CHAIRMAN

503
NOVEMBER 19, 1970

THE COQUITLAM RIVER VALLEY COMMITTEE

MINUTES

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The twenty-sixth (26th) meeting of the Coquitlam River Valley Committee was held in the Galt Room of the Social Recreation Centre on Poirier Street on November 19th, 1970 at 7:30 p.m. with the following persons present:

Mr. A. Munro, Chairman
Mr. A. Saenger, Parks Superintendent
Mr. M. Earl, Parks & Recreation Commission
Mr. J. Gibson, Glen & East End Ratepayers' Assoc.
Ald. L. Bewley
Mr. W. Campbell, Northeast Coquitlam Ratepayers' Assoc.
Mr. M. Robinson, Columbia Bitulithic
Mr. E. Tiessen, Secretary

Also present as delegations:

1. Mr. J. Allard
Mr. B. Allard
Mr. D. Keenan
2. Mr. H. Bradley

The Chairman convened the meeting at 7:30 p.m. and explained that the meeting had been called at Council's request to discuss a twenty-acre lease application by J. Allard that had been approved by Council on October 20th. Mr. Tiessen then provided some background to the lease application, and to recent rezoning proposals in the Coquitlam River Valley. The Chairman briefly mentioned two matters:

1. The commendable condition of the Cewe property;
2. The recent slide on the Johnson property;

and then asked the Committee's wishes in regard to procedure for hearing delegations. Following considerable discussion, it was:

151 MOVED BY MR. EARL
 SECONDED BY MR. CULP

That both parties, being Mr. Allard and Mr. Bradley, be allowed to hear the other's representations.

CARRIED.

Mr. Allard, assisted by Mr. Keenan, then explained his proposals for both short and long term development of the area in question. Following the presentation, members asked Mr. Keenan a number of questions dealing with dimensions of the proposed development and operating procedures in the small area presently zoned. Mr. Bradley next began his presentation, stressing the precedent this application would set and the need, in his opinion, for a natural buffer area, but due to questions during his presentation, was unable to conclude by the adjournment time set by the Chairman.

COQUITLAM RIVER VALLEY COMMITTEE
MINUTES

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It was therefore agreed that a further meeting would be held on November 30th, at which time Mr. Bradley could conclude his presentation with Mr. Allard attending, and that thereafter the Committee would go into "in camera" session to discuss a recommendation. It was also agreed that interested members would meet with Mr. Allard to view the subject property.

152 MOVED BY MR. EARL
 SECONDED BY ALD. BEWLEY

That the meeting adjourn.

.....
CHAIRMAN

- NOTICE:
1. The Monday, November 30th meeting will be held at 7:30 p.m. in the Provincial Courthouse adjacent to the RCMP Station on King Edward Street.
 2. Mr. Allard will be present to show members the subject property at 10:45 a.m., Sunday, November 29th. (Wear boots!)



E. Tiessen, Secretary

NOVEMBER 29, 1970

COQUITLAM RIVER VALLEY COMMITTEE MINUTES

DEC - 8 1970
Res. No. _____

The twenty-seventh (27th) meeting of the Coquitlam River Valley Committee was held in the Provincial Courtroom on King Edward Street on November 29, 1970 at 10:15 a.m., with the following persons present:

- Mr. A. Munro, Chairman
- Mr. M. Earl, Parks and Recreation Commission
- Mr. K. Aikenhead, Chamber of Commerce
- Mr. M. Robinson, Columbia Bitulithic
- Ald. L. Bewley
- Mr. J. Culp, Port Coquitlam Hunting & Fishing Club
- Mr. J. Gibson, Glen and East End Ratepayers' Assoc.
- Mr. W. Campbell, Northeast Coquitlam Ratepayers' Assoc.
- Mr. W. Johnson, J. Cewe Ltd.
- Mr. J.E. Robinson, Chamber of Commerce

Mr. E. Tiessen, Secretary

Also present as Delegations:

1. Mr. H. Bradley - Port Coquitlam Hunting & Fishing Club
Mr. W. Otway - Port Coquitlam Hunting & Fishing Club
2. Mr. J. Allard

The Chairman opened the meeting at 10:15 a.m. and gave Mr. Bradley the floor to continue his presentation from the last meeting. Mr. Bradley read a written brief dated November 26, 1970.

153 MOVED BY MR. JOHNSON
 SECONDED BY MR. CAMPBELL

That the November 26 brief of the Port Coquitlam Hunting and Fishing Club be considered paragraph by paragraph.

CARRIED.

Following some discussion of the quarter section line forming the present northerly boundary of the gravel excavation zone, which Mr. Allard claimed was considerably further north than indicated by the map distributed to members, it was:

154 MOVED BY MR. CAMPBELL
 SECONDED BY MR. CULP

That the Committee recommend to Council that the quarter section line forming the northerly boundary of the gravel excavation zone, and being the northerly boundary recommended by the Committee, be established precisely by actual survey, as there now appears to be some dispute as to where the line actually is located.

TABLED.

155 MOVED BY MR. JOHNSON
 SECONDED BY MR. AIKENHEAD

That motion 154 be tabled until the balance of the Port Coquitlam Hunting and Fishing Club's brief has been considered.

CARRIED.

MOTION 154 TABLED.

156 MOVED BY MR. EARL
 SECONDED BY MR. CAMPBELL

That the northerly boundary of the gravel removal area remain as previously recommended by the Committee.

CARRIED.

157 MOVED BY MR. JOHNSON
 SECONDED BY MR. J.E. ROBINSON

That motion 156 be tabled.

DEFEATED.

Following from the discussion of the northerly boundary, discussion turned to the 20 acre lease approved by Council. Some members felt that since most of the 20 acres were outside the area the Committee had previously recommended; since the lease had already been approved; and since Mr. Allard would not be presenting firm plans for development on most of the 20 acres until such time as he applied for rezoning, that there was little point in making recommendations now.

158 MOVED BY ALD. BEWLEY
 SECONDED BY MR. EARL

That the Committee censure Council for granting approval of the 20 acre lease without first having obtained firm plans for the development of the land, and secondly for not consulting the Coquitlam River Valley Committee first.

CARRIED.

Discussion then turned to that portion of the 20 acre area which is presently proposed for gravel excavation, and which had been proposed to be rezoned at the last public hearing. Mr. Allard stated his opposition to this proposal.

159 MOVED BY MR. GIBSON
 SECONDED BY MR. EARL

That the Committee recommend to Council that the portion of the proposed 20 acre lease which is presently zoned for gravel excavation be rezoned back to agricultural, to give Council control of the excavation and ultimate development of this portion through the rezoning process.

WITHDRAWN.

Mr. Tiessen explained that since this matter had been to public hearing, Council could not now give consideration to fresh evidence, and that motion 159 could be construed as fresh evidence. Mr. Gibson therefore withdrew the motion. In reply to questions by Mr. Earl, Mr. Allard stated that he would not object to paying a royalty per yard of gravel excavated, for the eventual rehabilitation and recreational development of the area. Mr. Allard also stated that he himself would be opposed to any further gravel operations to the north of the ultimate development of about 70 acres which he envisaged, and that his ultimate development would be terminated against a ravine which he felt would make a logical northerly boundary. Mr. Allard stated that it would be premature to present his plans now, but undertook to present a firm plan for the ultimate development to the Committee at such time as he made a rezoning application.

Since the balance of the Hunting and Fishing Club's brief had not been discussed, it was agreed that the Secretary would distribute copies to members for their consideration prior to a final report being made to Council. It was also agreed that those members who had not already done so would endeavour to inspect the subject site.

160 MOVED BY MR. J.E. ROBINSON
 SECONDED BY MR. EARL

That a further meeting be held at the Chairman's discretion, to give the Committee opportunity to study the Port Coquitlam Hunting and Fishing Club's brief, to inspect the site, and to consider any further evidence which may be forthcoming, before the Committee makes recommendations on the 20 acre lease area as a whole as requested by Council.

CARRIED.

161 MOVED BY MR. EARL
 SECONDED BY MR. SAENGER

That the meeting adjourn.

CARRIED.

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CHAIRMAN