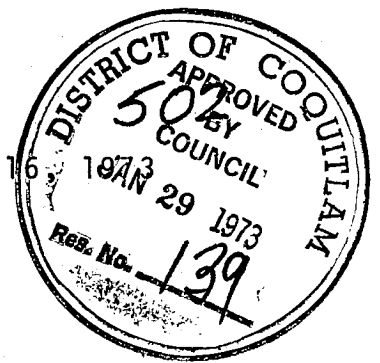


SUBDIVISION COMMITTEE

JANUARY 16 1973



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, January 16, 1973 at 2:00 p.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. J.L. Hiebert, Public Health Inspector
Mr. L.T. Scott, Engineering Assistant
Mr. S. Jackson, Current Planner

8-3151

R.E. PIERCE, OWNER
1435 HOCKADAY STREET
Lot 3, L.S. 11, Sec. 13, Twp. 39, Pt. 12413

Tabled for the Planning Department to:

- 1) Check on whether or not this subdivision can be approved in light of recent Provincial Government directives regarding subdivisions in floodplains.
- 2) Resolve the advance street plans for the area.

8-1678A

G.A. & S.O. SCHWINGENSCHLOEGL, OWNERS
1516 AUSTIN AVENUE
Lot 62, Btk. 10, D.L. 110, Pt. 25132

Declined since this application does not have a truncation at Austin Avenue and Decaire Street.

8-1678B

G.A. & S.O. SCHWINGENSCHLOEGL, OWNERS
1516 AUSTIN AVENUE
Lot 62, Btk. 10, D.L. 110, Pt. 25132

Approved subject to the registration in the Land Registry Office of the 10'x10' road truncation at the north-east corner of the property.

8-2989D

ALLEY ESTATES LTD., OWNERS
824 INGERSOLL AVENUE
Lot 249, D.L. 367, Pt. 42352

Tabled for:

- 1) Evidence supplied by the developer that this property can be serviced with sanitary sewers to an adequate depth.
- 2) A report from a professional soils engineer, hired by the applicant, on the foundation conditions for the proposed house on the new lot being proposed on Catherine Avenue.

JANUARY 16, 1973

8-1875B MRS. H. SHUTTLEWORTH, OWNER
2050 HILLSIDE AVENUE
Lot 89, D.L. 63, Pl. 36066

Approved subject to:

- 1) Board of Variance approval of the 5 feet plus or minus sideyard setback prior to final approval of plans by the Approving Officer.
- 2) The requirements of Subdivision By-law No. 1930, including:
 - a) The payment of a flat rate fee for the frontage on Hillside Avenue.
 - b) The physical construction of storm sewers for all lots, including the existing Lots 87 and 88, for Concord Avenue, and the construction of pavement, sidewalks, underground wiring and ornamental street lighting on Concord Avenue.
- 3) Water-main charges.
- 4) The parkland acquisition fee of \$100 per lot.

8-2435D R.J. & B.C. MUTTER, OWNERS
659 LAKESHORE DRIVE
Lot B, Blk. 1, D.L. 364, Pl. 14655

In view of the Engineering Department report on this application, which included a review of the situation following Council's decision not to close Lakeshore Drive, and an Engineering Department decision not to leave Lakeshore Drive a one-half width road, this alternative scheme must be declined since it does not dedicate Lakeshore Drive to a full width through to Foster Avenue.

8-2435E R.J. & B.C. MUTTER, OWNERS
659 LAKESHORE DRIVE
Lot B, Blk. 1, D.L. 364, Pl. 14655

In view of the Engineering Department report on this application, which included a review of the situation following Council's decision not to close Lakeshore Drive, and an Engineering Department decision not to leave Lakeshore Drive a one-half width road, this alternative scheme must be declined since it does not dedicate Lakeshore Drive to a full width through to Foster Avenue.

8-2435F R.J. & B.C. MUTTER, OWNERS
659 LAKESHORE DRIVE
Lot B, Blk. 1, D.L. 364, Pl. 14655

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including the physical construction of storm sewers through to a natural watercourse, pavement and pavement widening, sidewalk and curb, and sanitary sewers.

JANUARY 16, 1973

8-2435F cont'd

- 2) Flat rate payment for underground wiring and ornamental street lighting.
- 3) Water-main charges.
- 4) The parkland acquisition fee of \$100 per lot.

The meeting reconvened Wednesday, January 17, 1973 at 9:30 a.m., with Mr. L.T. Scott and Mr. S. Jackson present.

8-2320E

D. & J. MALACORD, OWNERS
919 ROBINSON STREET
Rem. Lot 6, Blk. 9, D.L. 367, Pl. 8620

Approved subject to:

- 1) The provisions of Subdivision By-law No. 1930, including:
 - a) By physical construction, the installation of storm sewers, paving, curbs and sidewalks for Covina Court.
 - b) By cash deposit for underground wiring and ornamental street lighting for Covina Court and Robinson Street.
 - c) By cash deposit for storm sewers, pavement widening and curbs for Robinson Street.
- 2) Water-main charges.
- 3) The parkland acquisition fee of \$100 per lot.
- 4) The registration in the Land Registry Office of any necessary or outstanding easements.
- 5) Relocating the dwelling prior to final approval of the subdivision.

The meeting reconvened Thursday, January 18, 1973 at 9:30 a.m., with Mr. L.T. Scott, Mr. D.M. Buchanan and Mr. S. Jackson present.

8-3152A

PORT MOODY COQUITLAM DEVELOPMENT CO. LTD., OWNERS
CORONA DRIVE AND ONEIDA DRIVE
Lots 400-402; Rem. Lots 401-403, D.L. 371, Pl. 34335

Tabled for the Planning Department to review the future proposed subdivision in the north-west area of the property, the walkway system, and the existing and future streets adjoining this property in Port Moody, for example, Fraser Street.

JANUARY 16, 1973

8-368C

J.R. & E. SANDERSON, OWNERS
541 LINTON STREET
Rem. Pct. A, D.L. 358, Pt. 10268

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including:
 - a) Completion of the construction of King Albert Avenue.
 - b) The flat rate payment for underground wiring and ornamental street lighting for King Albert Avenue.
- 2) Water-main charges.
- 3) The parkland acquisition fee of \$100 per lot.
- 4) A retaining wall designed by a professional engineer being constructed at the north-east corner of the property for driveway purposes.
- 5) A report from a professional soils engineer hired by the applicant on conditions of building on the site east of the ravine, these conditions to be met prior to final approval of the subdivision.

8-2936EC

ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot J, Pt. 39454 & Lot 6, Pt. 1258, both of
Blk. 10, D.L. 373

Declined since this subdivision would create a lot in an RS-1 zone of less than 7,000 square feet, contrary to the Subdivision By-law.

8-2936EE

ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot J, Pt. 39454 & Lot 6, Pt. 1258, both of
Blk. 10, D.L. 373

Approved subject to:

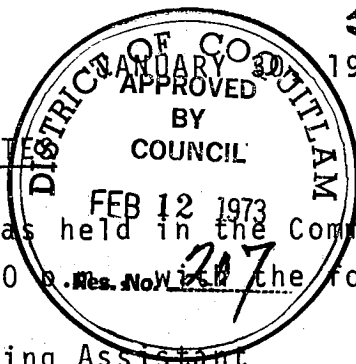
- 1) The requirements of Subdivision By-law No. 1930, including:
 - a) For Lots 1-10 inclusive, the physical construction of sanitary and storm sewers, pavement, curbs, sidewalks, underground wiring and ornamental street lighting.
 - b) Four lots 11-13 inclusive, by way of flat rate payment for storm sewers, pavement, curbs, sidewalks, underground wiring and ornamental street lighting.
- 2) Water-main charges.
- 3) Registration of a 33 foot wide easement for the water-main and temporary road along the northern boundary of the subdivision at this time, which

JANUARY 16, 1973

8-2936EE cont'd

would permit the physical use of the road through this area until such time as the major road is completed from Mariner Way to Dacre Avenue and Dewdney Trunk Road, this easement to be in favour of the Municipality, and to allow for cancellation at the time of road closure, dedication of a 10 foot walkway and consolidation of the northerly 12.8 feet with property to the north.

- 4) The clearing, rough grading and ditching of that portion of Norman Avenue to be dedicated.
- 5) The dedication and construction of the walkway, including paving, lighting and fencing on that section of Norman Avenue which is to be cancelled, noting that this should take place following physical closure of the road to vehicular traffic.



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, January 30, 1973 at 2:00 p.m. Res. No. 217 the following persons present:

- Mr. L.T. Scott, Engineering Assistant
- Mr. S. Jackson, Current Planner

8-3128 ENGINEERED HOMES LTD., OWNERS
CONSOLIDATED PROPERTIES IN D.L. 238, 372 & 373,
KNOWN AS HARBOUR VILLAGE SUBDIVISION - STAGE V

The Committee received a report from the Engineering Department stating that road centre line designs for this subdivision were received January 29, 1973 and that following review by the Engineering Department, will be brought to the Subdivision Committee at its next scheduled meeting.

8-2800A C.W. & I.D. THORNTON AND H.W. & B. KAISER, OWNERS
2300 GALE AVENUE
Lot 282, D.L. 112, Pl. 39960

Tabled for reports from the Planning and Engineering Departments.

8-3122 A. PROKOPCHUK, W. HOLONKO, P. HOLONKO,
R.A. MCINTOSH, L.L.M. WRIGHT, OWNERS
MATHEWSON AVENUE
Lots 1 & 2, Pl. 13082, Lot A, Sk. 25370F and
Lot E, Sk. 2532, D.L. 19, etc.

- Tabled for the applicant to supply:
- 1) Road centre line designs prepared by a professional engineer for the proposed roads within the subdivision.
 - 2) Plot plans showing the locations of the existing dwellings which are to remain on site after subdivision.

8-3039M NU-WEST DEVELOPMENT CORPORATION LTD., OWNERS
2545 MATHEWSON AVENUE
Pct. 1 (Ex. Pl. 11721) of Lot 16, D.L. 113, Pl. 1002

The Committee reviewed sketch 8-3039M, as submitted to the Planning Department January 11, 1973, and with the exception of proposed Lots 191, 197 & 198, approves this subdivision, subject to:

- 1) The carrying out of the nine points mentioned in the Planning Director's letter of November 6, 1972 for subdivision sketch 8-3039K, noting that the land to be deeded to the Municipality in exchange for Lots 234-240 is to be registered by a separate subdivision plan and deeded to the Municipality as required by the Municipal Solicitor prior to or at the same time as registration of 8-3039M, as modified by this preliminary approval.

JANUARY 30, 1973

8-3039M cont'd

- 2) The parkland acquisition fee of \$100 per lot.

Noting that:

- a) That portion of Lot 191 lying north of Lot 1, Ex. Pl. 16595, together with the lane which also lies north of said Lot 1 and north of Lot 189, must be attached to the remainder of Lot 188.
- b) The property line between Lots 197 and 198 is to be eliminated from this plan until the matter of the resubdivision of Lot 33 and Lot 197 is resolved.
- c) The star-shaped ravine area in the south-west corner of the subdivision, formerly designated as Lot 285, is not to be designated as park, but deeded to the Municipality.

8-3160

K. CHETNEY, OWNER
SW CORNER HAZEL DR. & COAST MERIDIAN RD.
Rem. N $\frac{1}{2}$ 16, Sec. 13, Twp. 39

Tabled for a report from the Simon Fraser Health Unit.

8-2056B

H. & A. TULLIS, OWNERS
628 GATENSBURY STREET
Lot 4, B1k. 21, D.L. 356, Pt. 24108

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 by way of physical construction for storm and sanitary sewers, paving, sidewalks, curbs, underground wiring and ornamental street lighting for Kerwan Avenue.
- 2) Water-main charges.
- 3) Registration in the Land Registry Office of any necessary easements.
- 4) Adequate drainage being provided for the existing dwelling.
- 5) The parkland acquisition fee of \$100 per lot.

8-3130A

L. COTE, OWNER
1203 HAMMOND AVENUE
Lot 2, B1k. 33, D.L. 109, Pt. 10653

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including:
 - a) Flat rate payment for storm sewers, pavement, sidewalks, curbs, underground wiring and ornamental street lighting on Vanier Avenue.

JANUARY 30, 1973

8-3130A cont'd

- b) An easement extending from Hammond Avenue through to the low point on Vanier Avenue.
- 2) Water-main charges.
- 3) A storm drain being provided to the northerly lot.
- 4) The parkland acquisition fee of \$100 per lot.

8-3158

W.M. SOROKA, OWNER
COAST MERIDIAN ROAD
N. 165' of S $\frac{1}{2}$ of L.S. 12, Sec. 18, Twp. 40

Tabled for a report from the Simon Fraser Health Unit and the Engineering Department.

8-3159

DISTRICT OF COQUITLAM, OWNERS
VICTORIA DR. AT SOBALL ST.
Lots 1-18 & 28-36, Sec. 7, Twp. 40, Pt. 2264

Approved, noting that there will be no servicing requirements since the number of lots is being reduced.

8-3094

G.O. & C.M. BOIRE & DISTRICT OF COQUITLAM, OWNERS
211 BEGIN STREET
N. 50' of 1, D.L. 46, Pt. 2624

Approved subject to Council adopting a Lane Closing By-law and petition to the Lieutenant-Governor in Council through the Department of Municipal Affairs, to be prepared by the Legal Department; noting that all costs of this lane closure are to be borne by the applicant.

8-3037A

A. SAUNDERS, OWNER
710 COMO LAKE AVENUE
Lot 55, D.L. 107, Pt. 30386

Approved subject to:

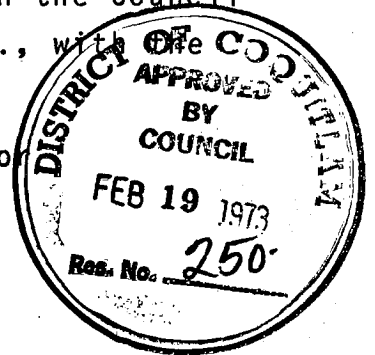
- 1) An easement being registered for storm and sanitary sewers along the southerly lot in favour of the northerly lot to be registered in the name of the owners of the northerly lot.
- 2) Flat rate payment for the service requirements of Subdivision By-law No. 1930, including storm sewers, pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting for the approximately 68 feet on Como Lake Avenue and the approximately 68 feet on Grover Avenue for the easterly lots of the subdivision, noting that the existing lot will not require service charges since it is considered uneconomic to move the house in order to further subdivide the lot.
- 3) Water-main charges.
- 4) The parkland acquisition fee of \$100 per lot.

501
FEBRUARY 6, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Chambers on Tuesday, February 6, 1973 at 2:00 p.m., with the following persons present:

Mr. J.L. Hiebert, Public Health Inspector
Mr. L.T. Scott, Engineering Assistant
Mr. S. Jackson, Current Planner



8-1775A

F. & P. HUNT, OWNERS
1951 AUSTIN AVENUE
Pct. B of Lot 1, D.L. 358, (Ex. Pl. 9552) Pl. 1729

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including by way of flat rate payment for storm sewers, pavement widening, curbs and gutter, sidewalks, underground wiring and ornamental street lighting for the 16 foot frontage along Austin Avenue.
- 2) The parkland acquisition fee of \$100 per lot.
- 3) The registration in the Land Registry Office of a document guaranteeing mutual access to the two lots from the single access on Austin Avenue.

8-3161

DISTRICT OF COQUITLAM, OWNERS
SOUTH SIDE AUSTIN AVENUE
Ptn. of Rem. of D.L. 113

Tabled for a report from the Engineering Department.

8-2591A

R.C. WRIGHT, OWNER
605 CHAPMAN AVENUE
Lot 135, D.L. 106, Pl. 34410

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 by flat rate payment for storm sewers, pavement widening, sidewalks and curb, underground wiring and ornamental street lighting for the approximately 58 foot frontage of the western lot.
- 2) The parkland acquisition fee of \$100 per lot.

The Committee notes that this subdivision is entitled to the homeowner's service exemption since the owner of the property lives in a home existing on the property.

FEBRUARY 6, 1973

8-3162

PORT MOODY COQUITLAM DEV. CO. LTD., OWNERS
THERMAL DRIVE
Lots 309 & 317, D.L. 371, Pt. 30218

Approved subject to a sanitary sewer connection being extended by the owners to the easterly lot.

8-3145

D. & I. ELLIS, OWNERS
610 SMITH AVENUE
W $\frac{1}{2}$ Lot 4, D.L. 7, Pt. 3967

Declined since the proposed subdivision is not feasible, due to the lot size regulations of Zoning By-law No. 1928, which requires a minimum of 8,000 square feet for duplex lots. The Committee suggests that a new application be made for one duplex and one single-family lot, which will comply with the Zoning By-law.

8-2782C

AUSTIN DEVELOPMENTS LTD., OWNERS
COMO LAKE AVENUE
Lot 48, Pt. 25416 & W $\frac{1}{2}$ Lot B, Pt. 7804
both of D.L. 368

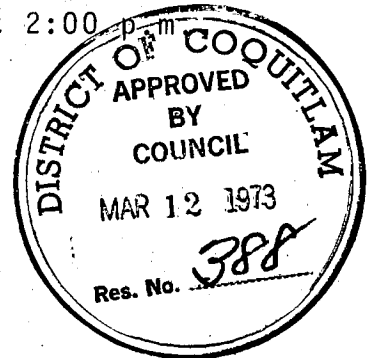
Approved subject to the parkland acquisition fee for the lot being created at the south-west corner. The Committee notes that this lot is entitled to the homeowner's service exemption since the owner of the property lives in a home existing on the property.

FEBRUARY 20, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, February 20, 1973 at 2:00 p.m. with the following persons present:

Mr. D.M. Buchanan, Planning Director
 Mr. J.L. Hiebert, Public Health Inspector
 Mr. H.F. Hockey, Engineering Director
 Mr. L.T. Scott, Engineering Assistant
 Mr. S. Jackson, Current Planner



The Subdivision Committee reviewed the parkland acquisition fee procedure in relation to subdivisions which are actively proceeding from an earlier preliminary approval, and the tasks of the Approving Officer in such cases, and amended the last paragraph of the December 19, 1972 procedural statement to read: "The Committee, recognizing that there may be a possibility of certain subdivisions which are actively proceeding from an earlier preliminary approval, and which, for legitimate reasons, have not yet secured final approval, will now be subject to this charge; and further recognizing that imposing this cost on such subdivisions may adversely affect the economics of the said development, suggests that in such cases the Subdivision Committee receive a written submission from the applicant stating the reasons the parkland acquisition fee should not be paid. The Subdivision Committee would then review and consider subsequent recommendations to the Approving Officer regarding this matter."

8-3160A

K. CHETNEY, OWNER
 SW CORNER HAZEL DR. & COAST MERIDIAN RD.
Rem. N $\frac{1}{2}$ L.S. 16, Sec. 13, Twp. 39

Tabled for a report from the Simon Fraser Health Unit stating that the Medical Health Officer has received satisfactory evidence that there is an adequate potable and safe supply of water available to the parcels being created.

8-2914

C.N. & D.L. BEAVON AND O.E. HORTON, OWNERS
 1467 & 1471 PIPELINE ROAD
Lots A & B, Sec. 12-14, Pt. 14303

The Committee approves this application noting that:

- 1) No service costs will be required since the number of lots remains the same.
- 2) The Simon Fraser Health Unit report of August 17, 1970 is still valid.

FEBRUARY 20, 1973

8-3039N

NU-WEST DEVELOPMENT CORP. LTD., OWNERS
2545 MATHEWSON AVENUE
Pc1. 1 (Ex. Pl. 11721) of Lot 16, D.L. 113, Pl. 1002

Approved subject to:

- 1) The extreme north-westerly triangle and the 41,851 square foot or 0.961 acre parcel as shown on subdivision sketch 8-3039K, being consolidated with municipal land to the north.
- 2) The submission of a surveyor's certificate:
 - a) stating that all lots are over 7,000 square feet.
 - b) showing the existing structures to be retained.
- 3) Municipal title to Lots 285 & 286 being registered at the time of the registration of the subdivision.
- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage ruling.
- 5) The requirements of Subdivision By-law No. 1930.
- 6) The paving, fencing and adequate lighting of all walkways.
- 7) Paving of the lane allowance paralleling Mathewson Avenue.

The Committee notes that:

- a) The applicant indicates that he has acquired Lot 33 and will be submitting a further subdivision plan showing the subdivision of Lots 197 & 33.
- b) It recommends that the parkland acquisition fee not be applied to this subdivision since the reasons stated in the applicant's letter dated February 6, 1973 are acceptable.

8-3149A

CROWN ZELLERBACH CANADA LTD., OWNERS
SOUTH OF CPR TRACKS
Pc1. B, Pl. 445; Pc1. H, Pl. 513; easterly Ptn. D.L. 16 & 17; Pt. of W $\frac{1}{2}$ & E $\frac{1}{2}$ D.L. 18; Lots 32, 33 & 34, Pl. 1002; Pt. of D.L. 48

Declined since this subdivision does not provide for:

- 1) The east-west road with a 100 foot right-of-way.
- 2) Access to the Fraser River as required by Section 86(b)(iii) of the Land Registry Act.

The Committee would be willing to consider a subdivision which shows the dedication and construction of a roadway through the site by the applicant, and reviewing further the question of access to the River.

FEBRUARY 20, 1973

8-3149A cont'd

The Committee notes that construction is required since these costs would be excessive for the Municipality, but that this road would be required to service any development of the lands.

The Subdivision Committee discussed the letter from the Minister of Municipal Affairs dated January 19, 1973 to all Approving Officers in Municipalities and Regional Districts, enclosing a copy of Order-in-Council No. 157/73 under the Environment and Land Use Act.

The Subdivision Committee recommends that the Planning Department review each application to determine whether or not it is classed as farmland, this review to be made on the basis of the information available at the time of application.

8-3128B

ENGINEERED HOMES LIMITED, OWNERS
Consolidated Properties in D.L. 238, 372 & 373,
known as Harbour Village Subdivision - Stage V

Declined because of the proposed lane change north of Mariner Way and east of Buoy Drive.

8-3128C

ENGINEERED HOMES LIMITED, OWNERS
Consolidated Properties in D.L. 238, 372 & 373,
known as Harbour Village Subdivision - Stage V

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930.
- 2) Dedication of the area shown on sketch 8-3128C and marked "shaded lands intended for public use", within the Phase I area, this dedication to be in lieu of the parkland acquisition fee of \$100 per lot being created.

At this point in the meeting, Mr. Hockey and Mr. Hiebert left.

- 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet municipal by-laws.
- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage ruling.
- 5) The paving and curbing of all lanes.
- 6) The walkways being adequately fenced, paved and lighted to the satisfaction of the Engineering Director.

8-3128C cont'd

- 7) The registration in the Land Registry Office of the Plans Cancellation Plan consolidating lands in the Stage V area, as submitted to the Planning Department December 21, 1972.

The Committee endorses the applicant's attempt to safeguard as much of the natural growth in the areas as possible. The Committee requests the applicant to submit dimensioned plans showing the overall development at a 1:200 scale.

The meeting adjourned at this point.

The meeting reconvened Thursday, February 22, 1973 at 11:00 a.m. in the Current Planner's office, with Mr. D.M. Buchanan, Mr. L.T. Scott and Mr. S. Jackson present.

8-3150A

HOHN, KARRAS & GALL CONSTRUCTION, OWNERS
1051-1067 HOWIE AVENUE
Lots 179-183, D.L. 356, Pl. 1714

Approved. The Engineering Department servicing requirements will be included as part of the development agreement between the Municipality and the applicant.

The Committee notes that, by Resolution No. 15, Council, on January 9, 1973, accepted the Planning Director's recommendation that the \$100 parkland acquisition fee for dwelling units not be imposed under the development agreement since the development has been actively proceeding from the date of the three by-law readings.

The meeting adjourned at this point.

The meeting reconvened Monday, February 26, 1973 at 2:00 p.m. in the Current Planner's office, with Mr. D.M. Buchanan, Mr. L.T. Scott and Mr. S. Jackson present.

8-3153

E. UNGER AND B. VOTH, OWNERS
NW CORNER AUSTIN AND MARMONT
Lots 284 & 1, D.L. 356, Pl. 14679

The Committee approves this application, noting that no servicing costs will be required since this application involves cancellation of a lot line.

8-2977

J.M. AND F. GILLESPIE, OWNERS
AUSTIN AVENUE
Lot 1, Blk. 7, D.L. 109, Pl. 20407

Tabled for a soils engineering report with regard to the construction of buildings on this site, to be provided at the cost of the applicant.

8-3098C

MARSON ENTERPRISES, OWNERS
DEWDNEY TRUNK ROAD AND IRVINE STREET
Lots A & B, D.L. 378, Pt. 4403

Tabled pending clarification on whether or not the Department of Highways is going to reconstruct the existing Loughheed Highway for the proposed Sharpe Street alignment.

The Committee notes that the reconstruction of the old alignment involved the diversion of Dewdney Trunk Road down to Greene Street, along the eastern side of the lands being subdivided.

8-3152B

PORT MOODY COQUITLAM DEV. CO. LTD., OWNERS
CORONA CRESC. AND ONEIDA DRIVE
Lots 400 & 402; Rem. Lots 401 & 403,
D.L. 371, Pt. 34335

Tabled for the applicant to:

- 1) Show how the walkway will be constructed from Corona Crescent westward to Park Crescent.
- 2) Discuss with the City of Port Moody the possibilities of opening Fraser Street south of Viewmont Drive to provide access to the north-westerly corner of the lands being subdivided.

The Committee notes that if access is not available for Fraser Street, the applicant should consider redesigning the subdivision so that there is access from Corona Crescent.

8-1037J

J.E. WALKER, OWNER
1000 BLUE MOUNTAIN STREET
Rem. Lot 9, Pt. 12999 & Lot A, Pt. 15195,
both in D.L. 367

Tabled for a report from the Building Department.

8-1953A

THE H.A. ROBERTS GRP. LTD., OWNERS
CORNER OF DRAYCOTT, AUSTIN & HILLCREST
Lot 59, D.L. 358, Pt. 28384

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including:
 - a) The physical construction of storm sewers for Austin, Draycott and Hillcrest.
 - b) The physical construction of pavement widening, curbs and sidewalks for Draycott and Hillcrest.
 - c) The payment of a flat rate fee for pavement widening, curb and sidewalk for Austin Avenue.
 - d) The payment of a flat rate fee for underground wiring and ornamental street lighting for Austin, Draycott and Hillcrest.

8-1953A

- 2) The parkland acquisition fee of \$100 per lot being created.
- 3) The registration in the Land Registry office of any necessary easements.

8-3127B

F.J. CRINGAN, OWNER
NE CORNER COMO LAKE AVE. & CUSTER CRT.
Lot 43, Sec. 2, Twp. 39, Pl. 25773

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including:
 - a) The physical construction of storm sewers, pavement widening and sidewalks for Custer Crt.
 - b) A flat rate deposit for storm sewers, pavement widening and sidewalks on Como Lake Avenue.
 - c) A flat rate deposit for underground wiring and ornamental street lighting for Custer Crt. and Como Lake Avenue.
- 2) Registration in the Land Registry Office of any required easements.
- 3) Water-main charges.
- 4) The applicant submitting plans by a B.C. land surveyor or a professional engineer proving out that adequate building sites exist for all lots.
- 5) The parkland acquisition fee of \$100 per lot being created.

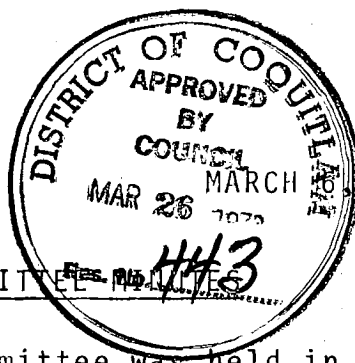
8-3163

G. & D. RONDEAU, OWNERS
2156 BROOKMOUNT AVENUE
Lot 1, Btk. 1, D.L. 371, Pl. 17521

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including a flat rate fee for:
 - a) Storm sewers, pavement widening, curb and sidewalk, underground wiring and ornamental street lighting on Brookmount Avenue.
 - b) Underground wiring and ornamental street lighting on Moray Street.
- 2) Board of Variance approval for the rear yard setback.
- 3) The parkland acquisition fee of \$100 per lot being created.

At this point the meeting adjourned.



1973

501

SUBDIVISION COMMITTEE

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, March 6, 1973 at 2:00 p.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. J.L. Hiebert, Public Health Inspector
Mr. L.T. Scott, Engineering Assistant
Mr. S. Jackson, Current Planner

8-1037J

J.E. WALKER, OWNER
1000 BLUE MOUNTAIN STREET
Rem. Lot 9, Pl. 12999 and Lot A, Pl. 15195,
both in D.L. 367

Approved subject to the submission of a report by a professional soils engineer proving out the feasibility of constructing a house on the proposed lot.

The Committee notes that:

- 1) At the time of building, an engineer's design and supervision of the foundation will be required.
- 2) No services will be required since the number of lots remains the same.

8-3160A

K. CHETNEY, OWNER
SW CORNER HAZEL DRIVE & COAST MERIDIAN ROAD
Rem. N $\frac{1}{2}$ L.S. 16, Sec. 13, Twp. 39

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by way of cash deposit, including storm sewers, pavement, curbs, gutters and sidewalks for Coast Meridian Road for the approximately 331 feet on the southern lot and for the approximately 163 feet on the northerly lot being created, noting that this road will require servicing to arterial standards.
- 2) The parkland acquisition fee of \$100 for the new lot being created to the north.

The Committee notes that the Simon Fraser Health Unit has reported that no difficulty in obtaining water is anticipated.

8-3165

J. GRIFFITHS, OWNER
101 SCHOOLHOUSE STREET
Lot 2, Blk. A, D.L. 47, Pl. 9286 and Lot B, Pl. 5076
Lying North of Highway, Pl. 8027

Tabled for the Planning Department to review the proposed extension of Myrnam Street and the road connections thereto.

MARCH 6, 1973

8-1472A

MRS. D.H. TOMIYE, OWNER
DEWDNEY TRUNK ROAD
Lot N, D.L. 238, Plan 3565

Tabled for the Planning Department to prepare a lotting arrangement for Parcel N.

8-2989D

ALLEY ESTATES LTD., OWNERS
824 INGERSOLL AVENUE
Lot 249, D.L. 367, Pl. 42352

Approved subject to:

- 1) The subdivision requirements of By-law No. 1930.
- 2) The recommendations of the report of Mr. J.E. Peters, professional engineer.
- 3) Mr. Peters being responsible for the design of the foundation and supervising the preparation of the land prior to construction of the house, and the placing of any steel.
- 4) Mr. Peters providing a signed and sealed letter to the Building Department assuring that the house is constructed in a manner which is adequate, before an occupancy permit is issued.
- 5) The parkland acquisition fee of \$100 for the lot being created.

8-3134

MRS. H. CATTERMOLLE, OWNER
TOLMIE AVENUE
Pct. A of Lot 12, D.L. 112 & 113, Pl. Sk. 12205

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including:
 - a) By flat rate payment for storm sewer, pavement, sidewalk, underground wiring and ornamental street lighting for the approximately 66 feet along Tolmie Avenue.
 - b) By physical construction, extension of the sewer to provide drainage for the new lot.
- 2) Registration in the Land Registry Office of any necessary easements.
- 3) Water-main charges for Tolmie Avenue.
- 4) The parkland acquisition fee of \$100 for the lot being created on Tolmie.

MARCH 6, 1973

8-3151

ROSALIE E. PIERCE, OWNER
1435 HOCKADAY STREET
Lot 3, L.S. 11, Sec. 13, Twp. 39, Pl. 12413

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by flat rate fee, including storm sewers, pavement and curb for the frontage of the proposed lot on Hockaday Street, and for 10% of the perimeter of the remainder of the property.
- 2) Water-main charges.
- 3) The parkland acquisition fee of \$100 for the lot being created.

8-826A

ALLEY ESTATES LTD., OWNERS
BETWEEN FOSTER & STAFFORD AVENUES
Rem. Lot 322, D.L. 356, Pl. 31848

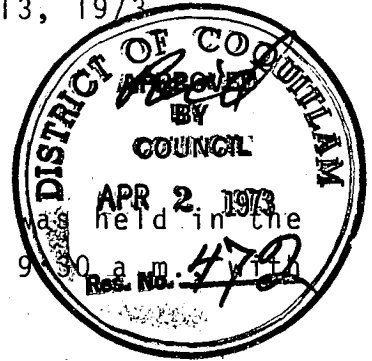
Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including:
 - a) The physical construction of storm sewers through to the existing trunk storm sewer, pavement widening, curb and sidewalk on MacIntosh Street and Stafford Avenue.
 - b) Flat rate payment for underground wiring and ornamental street lighting on Foster Avenue, MacIntosh Street and Stafford Avenue.
 - c) The construction of any necessary sanitary sewer extensions.
- 2) Registration of any necessary easements required or existing.
- 3) Water-main charges.
- 4) The parkland acquisition fee of \$100 per lot for the six lots being created.

At this point, the meeting adjourned, to be reconvened at a special meeting of Subdivision Committee on Tuesday, March 13, 1973.

MARCH 13, 1973

SUBDIVISION COMMITTEE MINUTES



A special meeting of the Subdivision Committee Council Chambers on Tuesday, March 13, 1973 at 9:30 a.m. the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. L.T. Scott, Engineering Assistant
- Mr. S. Jackson, Current Planner

8-3169

I.T. ROWELL, OWNER
708 AUSTIN AVENUE
Rem. Lot 52, Blk. 10, D.L. 3, Pl. 24529

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, by way of cash deposit for sidewalk, underground wiring and ornamental street lighting.
- 2) Storm sewer connections to the Sydney Avenue lot.
- 3) Water-main charges.
- 4) Registration of easements for drainage and sanitary sewer from the existing house to Sydney Avenue.
- 5) The parkland acquisition fee of \$100 for the lot being created.

The Committee notes that 1973 municipal taxes must be paid before final approval.

8-2782D

AUSTIN DEV. LTD. & E.R. & A.E. PEARSON, OWNERS
COMO LAKE AVENUE
E½ Lot B, Pl. 7804 & Lot 277, Pl. _____
both of D.L. 368

Approved subject to:

- 1) The dedication of the lane on the east side, including clearing, rough grading, ditching and gravelling charges.
- 2) Relocation or removal of existing garage to comply with municipal by-laws.

The Committee notes that:

- a) The homeowner's service exemption applies since the owner of the property being subdivided lives on this lot.
- b) 1973 municipal taxes must be paid before final approval.

MARCH 13, 1973

8-2883

MARY MURRAY AND J. & A. NYSCHUK, OWNERS
DAWES HILL ROAD & MUNDY STREET
Rem. Lot 3, Blk. 30, D.L. 64 & 111, Pt. 7913

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930:
 - a) By physical construction of storm sewers for the drainage of the three proposed lots.
 - b) By flat rate deposit for underground wiring and ornamental street lighting.
 - c) The submission of engineering plans to determine whether the other service requirements should be by physical construction or by a flat rate fee.

Noting that these other services include pavement widening, sidewalks and curbs.

- 2) Water-main charges on Mundy Street.
- 3) Registration of any necessary easements.
- 4) The parkland acquisition fee for the three lots being created.

The Committee notes that 1973 municipal taxes must be paid before final approval.

8-3164A

MRS. A. MCLEAN, OWNER
MARMONT STREET
Lot 5 of 3, E $\frac{1}{2}$ Blk. 10, D.L. 108, Pt. 13915

Declined since the proposed southerly lot does not meet the frontage requirements of Subdivision By-law No. 1930.

8-3164B

MRS. A. MCLEAN, OWNER
MARMONT STREET
Lot 5 of 3, E $\frac{1}{2}$ Blk. 10, D.L. 108, Pt. 13915

Approved subject to:

- 1) A successful appeal to the Board of Variance permitting a side yard setback of 1.2 feet.
- 2) The requirements of Subdivision By-law No. 1930 by flat rate fee for storm sewer, pavement widening, curb and gutter, sidewalk, underground wiring and ornamental street lighting on Marmont Street, and underground wiring and ornamental street lighting on Madore Avenue.

MARCH 13, 1973

8-3164B cont'd

- 3) The parkland acquisition fee of \$100 for the lot being created.

The Committee notes that:

- a) Access for the corner lot will be from Madore Avenue.
- b) 1973 municipal taxes must be paid before final approval.

8-2710A

E.M. ANDERSON, OWNER
975 BLUE MOUNTAIN STREET
Rem. Lot 5, Blk. 1 & 2, D.L. 368, Pt. 1374

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 by a flat rate fee of \$37.50 per front foot for the 130 feet on Leland Avenue for the future installation of storm sewers, pavement widening, sidewalks, curbs, underground wiring and ornamental street lighting, and at the rate of \$1.50 per flankage foot for the 130 feet on Kelvin Street for the future installation of underground wiring and ornamental street lighting.
- 2) Water-main charges of \$3.75 per foot for the 130 feet on Leland Avenue.
- 3) The parkland acquisition fee of \$100 per lot for the two new lots being created.
- 4) The registration of any easements for a sanitary sewer connection to the middle lot, the costs of which are to be borne by the applicant.

8-3167

C.W. & M.E. RUSSELL, OWNERS
COTTONWOOD AVENUE
W $\frac{1}{2}$ Lot 9, D.L. 366, Pt. 6908

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by flat rate fee for storm sewer, pavement widening, sidewalk and curb, underground wiring and ornamental street lighting on Runnymede Avenue.
- 2) Clearing, rough grading, ditching and gravelling of the road and lane to be dedicated.
- 3) Water-main charges.
- 4) The extension of the sanitary sewer to service the new lot being created.
- 5) The parkland acquisition fee of \$100 for the new lot being created.

The Committee notes that this application requires the Approving Officer's acceptance of the 4.6 foot side yard setback.

MARCH 13, 1973

8-1449A

G.J. & A.C. VANDERGULIK, OWNERS
943 DELESTRE AVENUE
Rem. Lot 6, Blk. 103, D.L. 3 etc., Pl. 1648

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including, by way of flat rate fee for storm sewer, pavement widening, sidewalk and curb, underground wiring and ornamental street lighting for the new lot being created.
- 2) The parkland acquisition fee of \$100 for the new lot being created.
- 3) A driveway culvert being provided to the new lot.

The Committee notes that 1973 municipal taxes must be paid before final approval.

8-1940B

H.B. & J.E. HANCOCK, OWNERS
COMO LAKE AVENUE
Rem. N. 273' of Lot 1, Blk. 4, D.L. 366, Pl. 8619

Approved subject to:

- 1) A successful appeal to the Board of Variance permitting the rear and side yard setbacks of the carport.
- 2) The requirements of Subdivision By-law No. 1930 including the following, by flat rate fee for storm sewers, pavement widening, curb and gutter, underground wiring and ornamental street lighting for the westerly lot being created.
- 3) The parkland acquisition fee of \$100 for the westerly lot being created.

The Committee notes that:

- a) The 1973 municipal taxes must be paid before final approval.
- b) The extension of the lane would create an undesirable situation for the house.
- c) It does not appear practical to restrict the access from Como Lake Avenue in this case.

8-2800A

C.W. & I.D. THORNTON & H.W. & B. KAISER, OWNERS
2300 GALE AVENUE
Lots 282 & 287, D.L. 112, Pl. 39960

This application was lifted from the table for a report from the Engineering Department, which states that the collector link between Lorraine Avenue and Hickey Street will not be designed until approximately June, 1973.

This application was then tabled again. The Planning Department will be proceeding with road cancellation of the north-south road south of Kugler Avenue.

MARCH 13, 1973

8-2800B

C.W. & I.D. THORNTON & H.W. & B. KAISER, OWNERS
2300 GALE AVENUE
Lots 282 & 287, D.L. 112, Pt. 39960

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) By flat rate fee for the approximately 101 feet on Gale Avenue and approximately 59 feet on Kugler Avenue, including storm sewer, pavement, sidewalk and gutter, underground wiring and ornamental street lighting.
 - b) By flat rate fee for the flankage on the presently dedicated north-south road for underground wiring and ornamental street lighting.
 - c) Clearing, rough grading, ditching and gravelling the lane allowance, Kugler Avenue, and the existing north-south road.
- 2) Water-main charges on Kugler Avenue, and the dedicated north-south road allowance.
- 3) The parkland acquisition fee for the three lots being created out of Lot 287.

The Committee notes that:

- a) Since the owner of Lot 282 is resident on this property, he is entitled to the homeowner's service exemption and is not required to pay the parkland acquisition fee.
- b) The 1973 municipal taxes must be paid before final approval.
- c) When the remainder of the property is subdivided, it will not be entitled to the homeowner's service exemption since it was part of the parcel with a potential of more than a three lot subdivision.

8-297B

PELTWELL SERVICES LTD., OWNERS
725 & 735 NORTH RD. & 733-735 & 728 FARFOW ST.
Lots 1-14, Blk. 14, D.L. 54 & 55, Pt. 16295

Approved subject to the removal of the existing buildings.

8-1719A

GAIL A. CANTY, OWNER
SHAW AVENUE
Lot 84, Blk. 42, D.L. 3, Pt. 25745

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Storm sewer, pavement widening, curb and sidewalk, underground wiring and ornamental street lighting by flat rate payment.

MARCH 13, 1973

8-1719A cont'd

- b) An exemption by the Approving Officer to the minimum frontage requirement.
- 2) Registration of the sanitary sewer easement along the west side of the property.
- 3) The parkland acquisition fee of \$100 per lot for the two lots being created.

The Committee notes that:

- a) The 1973 municipal taxes must be paid before final approval.
- b) This property is not entitled to the homeowner's service exemption because the owner does not live in a dwelling on the site.
- c) The Building Inspector may require a foundation report for the houses to be erected on the property.

8-3165A

JIVAC HOLDINGS LTD., OWNERS
101 SCHOOLHOUSE STREET
Lot 2, Blk. A, D.L. 47, Pl. 9286 & Lot B,
Pl. 5076, lying North of Highway, Pl. 8027

Approved subject to:

- 1) Department of Highways approval under the Controlled Access Highways Act.
- 2) A Road Reservation Agreement being signed by the applicant for that portion of road shown on sketch 8-3165A.

8-2980B

CROWN PROVINCIAL, R.J. & A.A. GAMACHE, OWNERS
EAST OF HARPER ROAD
Lot 2, Pl. 34286; L.S. 2 & 3, Sec. 19, Twp. 40

District Lot 3233 is being created by a land act survey as required under the Land Act for Crown grant purposes. The Subdivision Committee is approving a plan providing for the consolidation of Lot 2, Section 18, Township 40, Plan 34286, with the said District Lot 3233.

Since no additional lots are being created, services for the road being dedicated will not be required.

8-3168

O.W. STACEY & E. PHILLIPS, OWNERS
BLUE MOUNTAIN STREET
Pct. D, Pl. 874 & Lot F, Pl. 13630 (amended by
Pl. 31700), both of Blk. 47, D.L. 1

Approved. The Committee notes that in the event that the duplex is approved, any additional access required for the property will be off the lane and not off Blue Mountain Street.

MARCH 20, 1973

SUBDIVISION COMMITTEE MINUTES



A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, March 20, 1973 at 9:30 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. L.T. Scott, Engineering Assistant
- Mr. S. Jackson, Current Planner

8-3165B

JIVAC HOLDINGS LTD., OWNERS
 101 SCHOOLHOUSE STREET
 Lot 2, Btk. A, D.L. 47, Pl. 9286 & Lot B,
 Pl. 5076 lying north of Hwy., Pl. 8027

A detailed examination of the proposed east-west road, as shown on sketch 8-3165A, showed that the road was not practical at this time. Thus, subdivision plan 8-3165B is approved subject to:

- 1) A Road Reservation Agreement being signed by the applicant for a 33 foot strip along the east property line.
- 2) Department of Highways approval as required by the Controlled Access Highways Act.
- 3) 1973 municipal taxes must be paid before final approval.

8-3152C

PORT MOODY COQUITLAM DEV. CO. LTD., OWNERS
 CORONA CRESCENT & ONEIDA DRIVE
 Lots 400 & 402; Rem. Lots 401 & 403, D.L. 371,
 Plan 34335

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including storm sewer, sanitary sewer, sidewalk, paving, underground wiring and ornamental street lighting by physical construction.
- 2) A surveyor's certificate stating that all lots are 7,000 square feet or more.
- 3) The parkland acquisition fee of \$100 for each lot being created.
- 4) Registration of any necessary easements.
- 5) Construction of the walkway from Oneida to Corona, with paving, lighting and fencing.

The Committee notes that:

- a) Sidewalks are required only on the uphill side of Corona and Oneida as a result of Council Resolution No. 1253, 1972.
- b) 1973 municipal taxes must be paid before final approval.

MARCH 20, 1973

8-3170

R.R. & R.F. BURLEY, OWNERS
3545 BAYCREST AVENUE
Lot 14, SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 7, Twp. 40, Pt. 22154

Tabled for the Planning Department to look into future roads in this area.

8-2365C

D. & E. RATCLIFFE, OWNERS
POLLARD AND CROUCH
L.S. 6, Sec. 17, Twp. 40

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including:
 - a) Storm sewers, paving and curb by flat rate fee.
 - b) The clearing, rough grading, ditching and gravelling of road to be dedicated, this to be done by physical construction.
- 2) The registration of any necessary easements.
- 3) Confirmation from the Simon Fraser Health Unit that this is a suitable site.
- 4) The parkland acquisition fee of \$100 for the lot being created.

The Committee notes that:

- a) Construction of the storm sewer will be to the natural watercourse from the cul-de-sac.
- b) 1973 municipal taxes must be paid before final approval.

8-1885A

D.L. BAILLIE, OWNER
HAVERSLEY AVENUE
Lot 104, Blk. 1, D.L. 359, Pt. 36128

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 for storm sewer, pavement widening, sidewalk and curb, underground wiring and ornamental street lighting for King Albert Avenue by flat rate deposit.
- 2) Water-main charges.
- 3) The registration of a sanitary sewer easement.
- 4) The parkland acquisition fee of \$100 for the one lot being created.

The Committee notes that 1973 municipal taxes must be paid before final approval.

MARCH 20, 1973

8-2535D

W. & L. STRAYSKI, OWNERS
NORTH & SOUTH OF VANIER AVE., REAR OF ROCHESTER
Rem. Lot 6, Blk. 33, D.L. 109, Pl. 5753

Tabled for a report on the servicing requirements by the Engineering Department.

The Committee notes that this application will require Board of Variance approval and suggests that an appeal to the Board be initiated by the applicant to permit the 11.1 rear yard setback.

8-1921

W. & C. NICOLL, OWNERS
1337 CORNELL AVENUE
Lot C, Blk. 3, D.L. 364, Pl. 17494

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 by flat rate deposit for the 53 foot frontage on Cornell Avenue for storm sewer, pavement widening, sidewalk and curb, underground wiring and ornamental street lighting.
- 2) Water-main charges.
- 3) The parkland acquisition fee of \$100 for the easterly lot being created.

The Committee notes that 1973 municipal taxes must be paid before final approval.

8-1459C

LEO PALFREYMAN, OWNER
COTTONWOOD AVE. & SPRICE AVE.
Lot 8, Pl. 1604 & Lot 61, Pl. 26626,
both of Blk. 4, D.L. 365

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 for storm sewer, pavement and pavement widening, curb and sidewalk, underground wiring, ornamental street lighting and culverts for Cottonwood and Sprice Avenues, by flat rate fee.
- 2) Construction to a gravel standard by rough grading, ditching and gravelling of Sprice Avenue and the lane allowance.
- 3) Water-main charges.
- 4) The parkland acquisition fee of \$100 per lot for the 7 lots being created.

The Committee notes that the 1973 municipal taxes must be paid before final approval.

MARCH 20, 1973

8-3168

O.W. STACEY & E. PHILLIPS, OWNERS
BLUE MOUNTAIN STREET
Pct. D, Pl. 874 & Lot F, Pl. 13630 (amended
by Pl. 31700), both of Blk. 47, D.L. 1

Approved, noting that a building permit will be required before the building is altered.

8-368D

J.R. & E. SANDERSON, OWNERS
541 LINTON STREET
Rem. Pct. A, D.L. 358, Pl. 10268

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Completion of the construction of King Albert Avenue.
 - b) The flat rate payment for underground wiring and ornamental street lighting for King Albert Avenue.
- 2) Water-main charges.
- 3) The parkland acquisition fee of \$100 for the lot being created.
- 4) A retaining wall designed by a professional engineer being constructed at the north-east corner of the property for driveway purposes.
- 5) The recommendations of the consulting engineer being carried out at the time of house construction.

The Committee notes that the 1973 municipal taxes must be paid before final approval.

8-2056C

W.R. FORSYTH & A. & H. TULLIS, OWNERS
1210 FOSTER AVENUE
Lot 4, Pl. 24108 & Lot 61, Pl. 25526,
both of D.L. 356

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 by way of physical construction for storm and sanitary sewers, paving, sidewalks, curbs, underground wiring and ornamental street lighting for Kerwan Avenue.
- 2) Water-main charges.
- 3) Registration in the Land Registry Office of any necessary easements.
- 4) Adequate drainage being provided for the existing dwelling.
- 5) The parkland acquisition fee of \$100 per lot being created.

The Committee notes that the 1973 municipal taxes must be paid before final approval.

MARCH 20, 1973

8-1846A L.A.S. & J. VANDEVOORD, OWNERS
DAWES HILL ROAD
Rem. Pcl. A, Blk. 9, D.L. 65, Ref. Pl. 931

Tabled for reports from the Engineering Department and the Planning Department.

8-3171 I.I. DUSSAULT, OWNER
LORRAINE AVE. & MUNDY ST.
Lots 16 & 17, D.L. 111, Pl. 16099

Tabled for a Building Department report on:

- 1) The view of the house from Lorraine Avenue.
- 2) The drainage to the northerly lot.

The Committee notes that:

- a) An application to the Board of Variance should be initiated by the applicant for the 18.5 foot front yard setback.
- b) The applicant has stated that a portion of the porch will be removed to allow for a 6 foot side yard setback as required by the Zoning By-law.

8-1842F W.F. & M.E. JOBB, OWNERS
568 CHAPMAN AVENUE
Lot A of 3, Blk. 1, D.L. 54 & 55, Pl. 21796

The Committee finds the road and lot layout of the subdivision acceptable.

The Committee notes that the property owners of Lot 1 have not replied to the letter dated November 24, 1972 and the registered letter mailed March 8, 1973, sent by the Planning Department and requesting their comments regarding this subdivision.

At this point, the meeting adjourned.

The meeting reconvened Thursday, March 22, 1973 at 2:30 p.m. in the Conference Room in the East Wing, with Mr. D.M. Buchanan, Mr. H.F. Hockey, Mr. L.T. Scott and Mr. S. Jackson present.

8-3068B MR. & MRS. J.D. VALLANCE, OWNERS
434 WALKER STREET
Lot 105, D.L. 3, Pl. 27054

The Approving Officer reported to the Subdivision Committee that he reviewed this subdivision application, using as his terms of reference Section 96 of the Land Registry Act. As a result of his examination of all the relevant factors, including the objections from interested persons at the hearing of January 10, 1973, the Approving Officer recommends that this application for subdivision be rejected, since it may injuriously affect the established amenities of the area.

MARCH 20, 1973

8-3068B cont'd

In addition, in the Approving Officer's view, neither this proposed 8 lot subdivision nor a 6 lot subdivision would be permitted in the layouts being considered since there is only a 20 foot lane access for a short distance at the south-west corner of the property.

8-1953A

H.A. ROBERTS GROUP LTD., OWNERS
CORNER OF DRAYCOTT, AUSTIN & HILLCREST
Lot 59, D.L. 358, Blk. 4, Pl. 28384

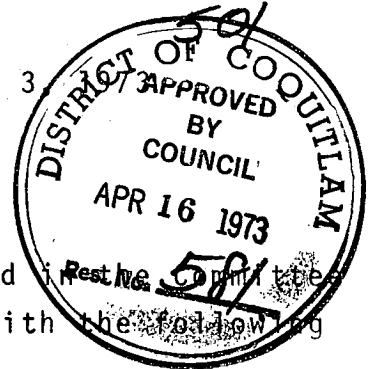
The Subdivision Committee has given further consideration to the subdivision layout shown in sketch 8-1953A, as well as sketch 8-1953B. The Committee approves sketch 8-1953B which does not include dedication of the 12 foot widening strip along Austin Avenue.

This approval is subject to:

- 1) The requirements of Subdivision By-law No. 1930 including storm sewer, pavement widening, curb and sidewalk, underground wiring and ornamental street lighting for the frontages and flankages of all lots abutting the roads by a flat rate fee.
- 2) The parkland acquisition fee of \$100 per lot being created.
- 3) The registration in the Land Registry Office of any necessary easements.
- 4) All lots being provided with adequate drainage.

The Committee notes that 1973 municipal taxes must be paid before final approval.

APRIL 3



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in Room on Tuesday, April 3, 1973 at 9:30 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. L.T. Scott, Engineering Assistant
- Mr. S. Jackson, Current Planner

8-2881C

DISTRICT OF COQUITLAM, OWNERS
POIRIER STREET AND FOSTER AVENUE
Lot 174, D.L. 363, Pt. 28925

Tabled for the Planning Department to look into the lane and walkway system.

8-2593B

D. FITZGERALD & R. & V. FROST, OWNERS
DAWES HILL ROAD & MONTGOMERY STREET
Lots 153 & 154, Pt. 42724 & Lots 28 & 29,
Pt. 2734, all in D.L. 64

Approved subject to:

- 1) The cancellation of the 33 foot segment of road west of Montgomery Street and north of existing Lot 29.
- 2) The servicing requirements of Subdivision By-law No. 1930 for the proposed northerly and southerly lots on Montgomery Street by flat rate fee, including storm sewer, pavement widening, curbs and sidewalk, underground wiring and ornamental street lighting.
- 3) Adequate drainage being provided to the new lots being created.
- 4) Relocation of the existing house on Montgomery Street to conform with the setback requirements of the Zoning By-law.

The Committee notes:

- a) That this subdivision has been ongoing for some period of time and therefore recommends to the Approving Officer that the applicant not be required to pay the parkland acquisition fee.
- b) That the homeowner's service exemption applies for the middle lot on Montgomery Street.
- c) That the 1973 municipal taxes must be paid before final approval.

8-3166

8-3166A

JAMES A. BERKELEY, OWNER
2959 DEWDNEY TRUNK ROAD
Rem. E½ of SW¼, D.L. 381, Pt. 2682

Tabled for comments from B.C. Hydro, Department of Highways, and the applicants. The Committee notes that detailed engineering information has not been required by the Committee at this point in time.

APRIL 3, 1973

8-3093B

ROBERT M. HUTTON, OWNER
2021 CAPE HORN AVENUE
Lot 4 of Lots 4-6, D.L. 63, Pt. 20624

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by flat rate payment, including storm sewers, pavement widening, curbs, gutter, sidewalk, underground wiring and ornamental street lighting.
- 2) Water-main charges on Cape Horn Avenue.
- 3) The parkland acquisition fee of \$100 for the new lot being created.

The Committee notes that:

- a) Access is to be provided through the panhandle to Mundy Street.
- b) 1973 municipal taxes must be paid before final approval.

8-1842G

W.F. JOBB, OWNER
568 CHAPMAN AVENUE
Lot A of 3, Blk. 1, D.L. 54 & 55, Pt. 21796

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by flat rate for Chapman Avenue, including storm sewer, pavement widening, sidewalk and curbs, underground wiring and ornamental street lighting.
- 2) Water-main charges.
- 3) The parkland acquisition fee for the two lots being created on Chapman Avenue.

The Committee notes that:

- a) 1973 municipal taxes must be paid before final approval.
- b) The depth of sanitary sewer connection will be limited on Chapman Avenue.
- c) A perimeter ruling by the Approving Officer is required.

8-409B

K.J. & L. MCCARTNEY, OWNER
433 MARMONT STREET
Lot 35, Blk. 1, D.L. 109, Pt. 25189

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 by flat rate for storm sewers, pavement widening and curbs, underground wiring and ornamental street lighting.
- 2) Access being taken from the lane allowance and not from Marmont Street.

APRIL 3, 1973

8-409B cont'd

- 3) The parkland acquisition fee of \$100 for the new lot being created.
- 4) Board of Variance approval of the 7.3 side yard setback for the existing house instead of the required 12½ feet, since this is an exterior side lot line.

The Committee notes that 1973 municipal taxes must be paid before final approval.

8-2695A

BURQUITLAM CO-OP HOUSING ASSOC., OWNERS
530, 534, 536 SMITH AVENUE
Lots D & E, Pl. 16925 & Lot 33, Pl. 24723,
both of D.L. 7

Approved subject to the requirements of the Municipal Legal Department.

8-2979A

E. & B.J. STEPHENS, OWNERS
3459 GALLOWAY AVENUE
Lot 40 of SW¼, Sec. 18, Twp. 40, Pl. 42994

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including storm sewer, pavement and curb by physical construction.
- 2) Simon Fraser Health Unit approval of the water supply and the sewerage systems.
- 3) The parkland acquisition fee for the two parcels being created.

The Committee notes that 1973 municipal taxes must be paid before final approval.

8-3172

J.L.R. & J.L. SCHWAB, OWNERS
637 LINTON STREET
Lot 127, D.L. 358, Pl. 29326

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including storm sewers, pavement widening, sidewalk, curb, underground wiring and ornamental street lighting by flat rate fee.
- 2) The parkland acquisition fee of \$100 for the lot being created.

The Committee notes that:

- a) Adequate drainage would have to be provided to the new lot being created.
- b) 1973 municipal taxes must be paid before final approval.

APRIL 3, 1973

8-3171

ISABELLE I. DUSSAULT, OWNER
LORRAINE AVENUE AND MUNDY STREET
Lots 16 & 17, D.L. 111, Pl. 16099

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) Storm sewers, pavement widening, sidewalk, curb, underground wiring and ornamental street lighting for the two lots fronting on Mundy Street, by flat rate fee.
 - b) Underground wiring and ornamental street lighting for the flankage of the corner lot on Lorraine Avenue, by flat rate fee.
- 2) Storm drainage being provided to the north-easterly lot from Lorraine Avenue.
- 3) Registration of an easement for the storm drainage over the south-easterly lot in favour of the north-easterly lot.
- 4) Parkland acquisition fee of \$100 per lot for the two lots being created.
- 5) The payment for any additional driveway culverts required.
- 6) The removal of a portion of the porch to assure a 6 foot side yard setback, as required by the Zoning By-law.
- 7) Board of Variance approval of the 18.5 foot front yard setback in place of the 25 foot setback required by the Zoning By-law.

The Committee notes that:

- a) The appearance of the house from Lorraine Avenue may injuriously affect the established amenities of the area, and encourages the owner of the house to consider altering the structure so that it appears to front on Lorraine Avenue.
- b) 1973 municipal taxes must be paid before final approval.



502

, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, April 17, 1973 at 9:30 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. N. Clarkson, Public Health Inspector
Mr. L.T. Scott, Engineering Assistant
Mr. S. Jackson, Current Planner

8-3177

DISTRICT OF COQUITLAM, OWNERS
GUILTNER STREET

Cancellation of 3' Portion of Giltner St.
at Como Lake Avenue

Tabled for reports from the various public and private authorities regarding this proposed road closure.

8-1487F

R.B. CALLENDER, OWNER
QUEENSTON AVE. EAST OF COAST MERIDIAN RD.
Rem. L.S. 6, Sec. 18, Twp. 40, Pl. 33451

Declined, since this application does not appear to comply with the farmland preservation policy of the Provincial Government, as stated in Orders-in-Council #4483/72 and #157/73.

8-1487E

R.B. CALLENDER, OWNER
QUEENSTON AVE. EAST OF COAST MERIDIAN RD.
Rem. L.S. 6, Sec. 18, Twp. 40, Pl. 33451

Approved subject to:

- 1) Storm sewer connections being provided to all lots.
- 2) The parkland acquisition fee of \$100 per lot for the four lots being created.
- 3) 1973 municipal taxes being paid before final approval.

The Committee notes that this development appeared to substantially commence before December 21, 1972, and therefore appears to comply with the farmland preservation policy of the Provincial Government, as stated in orders-in-Council #4483/72 and #157/73.

The Committee further notes that the Simon Fraser Health Unit has no objection to the granting of this application.

APRIL 17, 1973

8-3160A

K. CHETNEY, OWNER
SW CORNER HAZEL DR. & COAST MERIDIAN RD.
Rem. N $\frac{1}{2}$ L.S. 16, Sec. 13, Twp. 39

The Subdivision Committee received information showing the soil capability classification of the land in question, and notes that the property appears to be designated as a class with a soil capability for agriculture according to the Canada Land Inventory. The Committee therefore wishes to notify the applicant that if he decides that he wishes to get final approval of the subdivision, it may not be possible, due to the farmland preservation policy of the Provincial Government, as expressed in the Orders-in-Council #4483/72 and #157/73.

The Committee notes that the preliminary approval granted March 15, 1973 was based on the information available to the Committee at that time.

If final approval is denied because of the Orders-in-Council, the applicant will be notified in writing. Following this, an appeal in writing may be made to the Environment and Land Use Committee, Parliament Buildings, Victoria, B.C. Confirmation that appeals may be made to the above-mentioned Committee and not to any Ministry of the Crown is contained in a letter from the Minister of Agriculture dated February 16, 1973 to Approving Officers in municipalities where he states that "there is no appeal to any Ministry of the Crown and all prospective appellants should be so advised".

8-2961A

DISTRICT OF COQUITLAM AND LEUNG MUIR, OWNERS
BRUNETTE AVENUE

Lots A & B of 4, Pt. 13560; Lot 3, Pt. 2624;
Pt. 0.095 Ac., Lot 3, Sk. 11768; E. 50' Lot 3,
Pt. 2624; Lots 1 & 2, Pt. 2624; all Blk. 2, D.L. 46

Approved. The Committee notes its concern regarding the traffic situation at Therrien Street and Brunette Avenue and recommends that the Engineering Department review this matter.

8-1842G

W.F. & M.E. JOBB, OWNERS
568 CHAPMAN AVENUE

Lot A of 3, Blk. 1, D.L. 54 & 55, Pt. 21796

The Committee received a letter from Mr. and Mrs. Austin and son dated April 7, 1973, received in the Planning Department April 16, 1973. The Committee authorized the Current Planner to reply, providing further information to the Austin family.

APRIL 17, 1973

8-3174

W.W. & H.R. MACKIE, OWNERS
KAPTEY AVENUE
Lots 11 & 12, D.L. 64, Pl. 20780

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including storm sewer, pavement widening, curb and sidewalk, underground wiring and ornamental street lighting by flat rate fee for the approximately 60 foot frontage of the lot being created.
- 2) The parkland acquisition fee of \$100 for the lot being created.
- 3) 1973 municipal taxes being paid before final approval.
- 4) The existing sanitary sewer easement being extended westward to the new lot line.

8-3178

P.J. & M.J. MCDONALD, OWNERS
1123 REGAN AVENUE
Rem. Lot 48, D.L. 365, Pl. 27279

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) Storm sewer, pavement widening, curb and sidewalk, underground wiring and ornamental street lighting by flat rate fee for the approximately 63 foot frontage of the lot on Grover Avenue.
 - b) A flat rate payment for the construction of the lane.
- 2) The parkland acquisition fee for the lot being created on Grover Avenue.
- 3) 1973 municipal taxes being paid before final approval.

8-3173

M.M. COAST, OWNER
2627 MATHEWSON AVENUE
Lot 1, D.L. 113, Pl. 16595

Tabled for:

- 1) The applicant to contact the owner of Lot 191, with a view to acquiring a portion of that lot, thus permitting the extension northward to the lane of the two lots being proposed for this subdivision.
- 2) A reply from the applicant regarding the Committee's request that the applicant consider the dedication of a 12 foot widening strip along Mathewson Avenue.

APRIL 17, 1973

8-3176 HOPE HOTELS LTD., SILVERSTONE HOLDINGS LTD.
AND LOUGHEED HOTEL LTD., OWNERS
LOUGHEED HIGHWAY AND ROCHESTER AVENUE
Cancellation of Lane North off Rochester and
East of North Road Involving Lot 2, Blk. 4,
D.L. 1 and 16, Plan 12780

Tabled for:

- 1) The Engineering Department to study the services existing within the lane allowance being proposed for cancellation.
- 2) Comments from the applicants regarding the proposed future uses for this property.

8-3175 MABEL THIESEN, OWNER
COMO LAKE AVENUE
Lot 176, D.L. 367, Pl. 33712

Tabled for the applicant to provide suitable evidence to the Engineering Department showing how the property will be drained since the area is a very wet site.

8-2936EE ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot J, Pl. 39454 & Lot 6, Pl. 1258, both of
Blk. 10, D.L. 373

The Committee received a memo from the Deputy Engineer regarding the Norman Avenue-Hawser Avenue interconnector.

This subdivision application is approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) For Lots 1-10 inclusive, the physical construction of sanitary and storm sewers, pavement, curbs, sidewalks, underground wiring and ornamental street lighting.
 - b) For Lots 11-13 inclusive, by way of flat rate payment for storm sewers, pavement, curbs, sidewalks, underground wiring and ornamental street lighting.
- 2) Water-main charges.
- 3) Receipt from the applicant of a written undertaking to dedicate the walkway shown in sketch 8-3128, at the time of the registration of the subdivision to the north.
- 4) The clearing, rough grading and ditching of that portion of Norman Avenue to be dedicated.
- 5) The dedication and construction of the walkway, including paving, lighting and fencing on that section of Norman Avenue which is to be cancelled.

The Committee notes its concern that Lot 13 should not be sold to a third party before the walkway is

APRIL 17, 1973

8-3032A

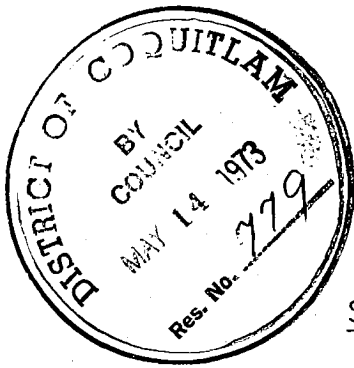
R.A. & C.L. ENGLUND, OWNERS
970 ROCHESTER AVENUE
N. Part of Lot 1, Blk. 110, D.L. 3 etc., Pl. 5450

Approved subject to:

- 1) An easement over the watercourse to assure retention of the creek bed and to prevent the placing of buildings or fill on the rear 74 feet of the lots.
- 2) The servicing requirements of Subdivision By-law No. 1930, including storm sewers, pavement widening, sidewalk, curb, underground wiring and ornamental street lighting for the approximately 49 feet of the southerly lot on LeBleu Street, by flat rate fee.
- 3) The parkland acquisition fee of \$100 for the lot being created.
- 4) Board of Variance approval of the approximately 22 foot front yard setback on LeBleu Street in place of the 25 foot setback required by the Zoning By-law.

The Committee notes that:

- a) The appearance of the house from LeBleu Street may injuriously affect the established amenities of the area, and encourages the owner of the house to consider altering the structure so that it appears to front on LeBleu Street.
- b) 1973 municipal taxes must be paid before final approval.



501

MAY 1, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, May 1, 1973 at 2:00 p.m., with the following persons present:

Mr. H.F. Hockey, Engineering Director
Mr. L.T. Scott, Engineering Assistant
Mr. S. Jackson, Current Planner

8-509A

MRS. MAY NORMAN, OWNER
DEWDNEY TRUNK ROAD
Lot A, Blk. 8, D.L. 373, Pl. 6703

Tabled for Engineering and Planning Department reports.

8-3068C

BEE-JAY RESOURCES LTD., OWNERS
434 WALKER STREET
Lot 105, D.L. 3, Pl. 27054

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including:
 - a) Storm sewers, pavement, sidewalk and curb, underground wiring and ornamental street lighting by physical construction for the new road.
 - b) Underground wiring and ornamental street lighting by flat rate payment for Walker Street.
- 2) Water-main charges for the new road.
- 3) The parkland acquisition fee of \$100 per lot.
- 4) The payment of 1973 municipal taxes before final approval.
- 5) The house being altered so that it appears to front on the newly created street along the west property line.
- 6) The acquisition of an 18 foot strip off the west side of Lot 9, or alternatively, evidence in the form of written confirmation from the applicant, showing that efforts to secure this road allowance at a fair market price have been made, but have proven to be unsuccessful.

Mr. Don Buchanan, Planning Director, arrived at the meeting at this point.

MAY 1, 1973

8-3173

M.M. COAST, OWNERS
2627 MATHEWSON AVENUE
Lot 1, D.L. 113, Pl. 16595

The letter dated May 1, 1973 from the applicant was discussed by the Committee. The Committee requests the applicant to provide:

- 1) Plans showing the access to the lane, as well as the grades, in order to provide evidence as to its feasibility for physical use.
- 2) Information as to whether this is to be an easement or an acquisition of that portion of Lot 191, which lies between the applicant's property and the dedicated lane.

The Committee notes that a 12 foot widening strip along Mathewson Avenue is required for future road improvements along the total length of approximately 123 feet, and the payment of a flat rate fee to cover the costs of future improvements for the approximately 71 feet of the new lot being created.

8-2435G

R.J. & B.C. MUTTER, OWNERS
659 LAKESHORE DRIVE
Rem. Lot B, Blk. 1, D.L. 364, Pl. 14655

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including payment of a flat rate fee for storm sewers, sanitary sewers, pavement, pavement widening, sidewalk and curb, underground wiring and ornamental street lighting for the approximately 400 feet on Lakeshore Drive, and the approximately 156 feet on Gatensbury Street.
- 2) The submission, before final approval, of a professional land surveyor's certificate, showing the location of the house, as well as evidence that all lots are 7,000 square feet or more in size.
- 3) Water-main charges.
- 4) The parkland acquisition fee for the lots being created.
- 5) The payment of 1973 municipal taxes before final approval.
- 6) The provision of a plan prepared by a professional engineer, hired by the applicant, proving that adequate drainage can be provided to all lots being created.

At this point in the meeting, Mr. Hockey left.

MAY 1, 1973

8-3152D

PORT MOODY COQUITLAM DEV. CO. LTD., OWNERS
CORONA CRESCENT AND ONEIDA DRIVE
Lots 400 & 402; Rem. Lots 401 & 403, D.L. 371,
Pl. 34335

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including storm sewer, sanitary sewer, sidewalk, pavement, underground wiring and ornamental street lighting by physical construction.
- 2) A surveyor's certificate stating that all lots are 7,000 square feet or more.
- 3) The parkland acquisition fee of \$100 for each lot being created.
- 4) Registration of any necessary easements.
- 5) Construction of the walkway from Oneida to Corona with paving, lighting and fencing.
- 6) Construction of the driveways to Lots 554 and 582 to a paved standard before final approval.

The Committee notes that:

- a) Condition #6 results from the difficulties involved in the driveway access to Lot 173, D.L. 370, Pl. 31036 at the west end of Harbour Drive.
- b) Sidewalks are required only on the uphill side of Corona and Oneida, as a result of Council Resolution No. 1253, 1972.
- c) 1973 municipal taxes must be paid before final approval.

8-2481C

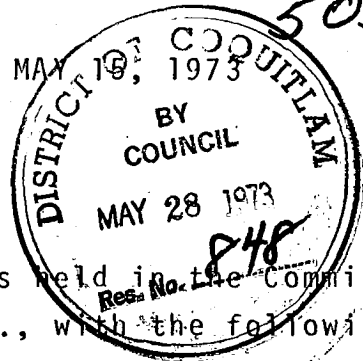
T.L. & M.L. CLEASE, OWNERS
676 PORTER STREET
Lot 215, D.L. 365, Pl. 31797

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Storm sewers, pavement widening, curbs and sidewalks by physical construction.
 - b) Underground wiring and ornamental street lighting for Porter and Folsom Streets by flat rate fee.
- 2) Water-main charges.
- 3) The parkland acquisition fee of \$100 per lot being created.
- 4) The payment of 1973 municipal taxes before final approval.

The Committee notes that the Approving Officer may wish to use his discretionary powers in approving this subdivision, with a side yard deficiency of .55 feet for the carport, which is located less than 5 feet from the principal building.

SUBDIVISION COMMITTEE MINUTES



A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, May 15, 1973 at 9:00 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. N. Clarkson, Public Health Inspector
Mr. H.F. Hockey, Engineering Supervisor
Mr. L.T. Scott, Engineering Assistant
Mr. S. Jackson, Current Planner

The Simon Fraser Health Unit reported that problems are occurring as a result of the installation of temporary septic tanks which have not functioned well.

The problem apparently arises in areas where lots are already in existence, and houses have been built before they can be connected to sanitary sewers. It was decided that the Public Health Inspector will discuss with the Building Inspector a procedure for handling permits for houses in this category.

The Subdivision Committee recommends to the Approving Officer that in areas to be sewered by the Municipality, final approval for these subdivisions be withheld until the sewers are installed and functioning.

8-509C

MRS. MAY NORMAN, OWNER
DEWDNEY TRUNK ROAD
Lot A, Btk. 8, D.L. 373, Pl. 6703

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including storm sewers, pavement widening, curb and sidewalk, underground wiring and ornamental street lighting for Ranch Park Way, Norman Avenue and Dewdney Trunk Road by cash deposit.
- 2) Water-main charges on Ranch Park Way.
- 3) Facilities for adequate drainage being provided to all lots being created.
- 4) The parkland acquisition fee for all lots being created.
- 5) 1973 municipal taxes being paid before final approval.
- 6) The physical construction of the 20 foot driveway off Norman Avenue prior to final approval.
- 7) Moving of the existing dwelling prior to final approval.
- 8) Provision of a surveyor's certificate indicating that all lots are over 7,000 square feet in area prior to final approval.

MAY 15, 1973

8-3182

KILLARNEY INVESTMENTS LTD., OWNERS
BETWEEN WOOLRIDGE & BLUE MOUNTAIN STREETS
Lot A, D.L. 16, Pl. 1531 (Pl. 35591),
Blk. A, D.L. 16, Pl. 1531

Tabled for:

- 1) Planning Department report on the road and traffic implications for the area west of Woolridge Street and south of Lougheed Highway.
- 2) Report from the Simon Fraser Health Unit regarding sanitary disposal in the area.
- 3) Comment from the applicants to determine whether or not they intend to purchase Lot 1 on Blue Mountain Street south of Railway Avenue for consolidation with this site.

8-3030C

WOODRISE SECURITIES LTD., OWNERS
HART & GIRARD STREETS
Rem. Lot 1, Blk. 67, Pl. 5909 & Rem. Blk. 67,
Pl. 874, both of D.L. Pts 1 & 16

Tabled pending approval by Council of an Engineering Department report regarding the award of the contract for the trunk storm sewer being installed through this area. The Committee notes that Council is expected to deal with this matter on May 28, 1973.

8-3176

HOPE HOTELS LTD., SILVERSTONE HOLDINGS LTD.,
LOUGHEED HOTEL LTD., OWNERS
Cancellation of Lane North Off Rochester and East of
North Rd. Involving Lot 2, Blk. 4, D.L. 1 & 16, Pl. 12780

This item was lifted from the table to review the letter of May 8, 1973 from Mr. G.N. Wilshire and his later verbal comments. This application was then tabled for the Engineering Department report regarding services within the lane allowance, which will be presented following receipt of information from the various utility authorities.

The Committee notes that the Engineering Department is also reviewing the dimensions of the road widening which will be required for Rochester Avenue.

8-3177

DISTRICT OF COQUITLAM, OWNERS
GUILTNER STREET
Cancellation of a 3' Portion of Guiltner Street at
Como Lake Avenue

The Committee lifted this item from the table. The application was again tabled following a request that the Engineering Department report dealing with the proposed road closure include information on whether or not B.C. Hydro would require an easement if a road is being closed but not abandoned.

MAY 15, 1973

The Subdivision Committee discussed a number of questions dealing with strata titles as they relate to the Committee. A decision was made to invite the Acting Municipal Solicitor, the Building Inspector and the Municipal Assessor to the next Subdivision Committee meeting of May 29, 1973 to discuss the matter of Council approval of strata plans.

At this point, the meeting adjourned.

The meeting reconvened at 1:15 p.m. in the Committee Room, with Mr. D.M. Buchanan, Mr. H.F. Hockey, Mr. L.T. Scott and Mr. S. Jackson present.

8-3180 NU-WEST DEVELOPMENT CORP. LTD., OWNERS
MATHEWSON AVENUE
Lot 33, Pt. 28591 & Lot 197, Pt. 43582,
all of D.L. 113

Tabled for Building and Engineering Department reports.

8-3122A P. HOLONKO, W. HOLONKO, A PROKOPCHUK,
R.A. MCINTOSH & LUCILLE WRIGHT, OWNERS
MATHEWSON AVENUE
Lot A, Sk. 25370F; Lot E, Sk. 2532; Lots 1 & 2,
Pt. 13082 & Lot C, Pt. 22650, all of D.L. 113

Tabled for the applicant to supply road centre line designs prepared by a professional engineer for the proposed roads within the subdivision.

8-2681D VAGAR CONSTRUCTION LTD., OWNERS
ROCHESTER AVENUE
Lot 20, D.L. 109, Pt. 23975

Tabled for a report from the Engineering Department regarding costs of that section of storm sewer north of the cul-de-sac.

8-1575B V.W. & C.M. KROSS, OWNERS
705 DANSEY AVENUE
Lot 53, Btk. 10, D.L. 3, Pt. 24529

Tabled for a report from the Engineering Department regarding the status of the local improvement.

8-3181 JOYCE TOEWS, OWNER
SCHOOLHOUSE STREET
Lot B, Btk. 5, D.L. 357, Pt. 7075

Tabled for a report from the Planning Department on lot layout and a report from the Engineering Department on sewer and drainage requirements.

MAY 15, 1973

8-2120A

K.E. FORSELL, OWNER
843 MCINTOSH STREET
Lot 55, Blk. 5, D.L. 368, Pl. 1374

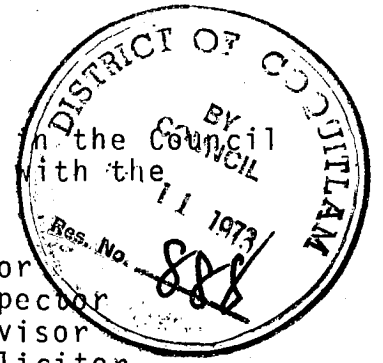
Tabled until a plot plan is supplied by the
applicant.

MAY 29, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Chambers on Tuesday, May 29, 1973 at 9:00 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
 Mr. N. Clarkson, Public Health Inspector
 Mr. H.F. Hockey, Engineering Supervisor
 Mr. D.C. Simm, Acting Municipal Solicitor
 Mr. L.T. Scott, Engineering Assistant
 Mr. A.R.C. Wyatt, Municipal Assessor
 Mr. S. Jackson, Current Planner



The Subdivision Committee, the Municipal Assessor and the Acting Municipal Solicitor discussed in detail the Committee's role as it relates to Council approval of strata plans.

The Planning Department was requested to draft a report to Council reflecting the discussion held at this meeting.

At this point, the Municipal Assessor and the Acting Municipal Solicitor left the meeting.

8-2365C

D. & E. RATCLIFFE, OWNERS
 POLLARD AND CROUCH
L.S. 6, Sec. 17, Twp. 40

The Committee notes that the preliminary approval granted March 15, 1973 was based on the information available to the Committee at that time. The Subdivision Committee has received further information showing the soil capability classification of the land in question, and notes that the property appears to be designated as a class, with a soil capability for agriculture according to the Canada Land Inventory.

The Committee further notes that it has sufficient evidence to indicate that this development appeared to substantially commence before December 21, 1972, and therefore the preliminary approval granted March 27, 1973 appears to comply with the farmland preservation policy of the Provincial Government, as stated in Orders-in-Council No. 4483/72 and No. 157/73.

8-3039

NU-WEST DEVELOPMENT CORP. LTD., OWNERS
 2545 MATHEWSON AVENUE
Pct. 1 (Ex. Pl. 11721) of Lot 16, D.L. 113, Pt. 1002

The Committee read a letter regarding the Hickey Street storm sewer and the walkway system in the Dartmoor Highlands Subdivision on Mathewson Avenue, dated May 16, 1973 from Mr. D. Bigelow. The Committee noted that the walkway system discussed in the letter is a part of Stage 1, which is already registered.

This matter was tabled for an on-site inspection, following which a report will be made to the Subdivision Committee.

MAY 29, 1973

8-3186

L.H. OLSON, N. HOLOBOFF, A. PAPOVE, OWNERS
SE CORNER SCHOOLHOUSE & LOUGHEED
Lot B, D.L. 61, Pl. 5076 lying south of
Lougheed Hwy., Pl. 8027

Tabled for further comment from the Department of Highways. The Committee understands that the applicant will be contacting the Department of Highways regarding alternative accesses to Lot 2 to the east.

If and when this application is approved, the servicing requirements will be covered by the development agreement, which is expected to be signed between the Municipality and the applicant. The servicing requirements will include:

- 1) Storm sewers, paving, curbs, sidewalks, underground wiring and ornamental street lighting for the east half of Schoolhouse Street, plus the clearing and gravelling of the west half of Schoolhouse Street. The Committee notes that the requirement of sidewalks and underground wiring may be deleted only by Council resolution.
- 2) The Lougheed Highway frontage will require the payment of 50% of the cost of the storm sewers, curbs and gutter, and 100% of the cost of ornamental street lighting.
- 3) The cost of water-mains to service the Schoolhouse Street frontage.

8-2150A

D. GERMANI, OWNER
754 COMO LAKE AVENUE
Lot 4, Blk. 3, D.L. 366, Pl. 15484

Tabled for a report from the Engineering Department.

8-3185

J. & I. WUNDERLOCK, OWNERS
DAWES HILL ROAD
Lot 44, Blk. 8, D.L. 64 & 111, Pl. 24867

Tabled for an Engineering Department report.

8-3045

MRS. ELIZABETH BAIN, OWNER
514 MENTMORE STREET
Lot 10, D.L. 355, Pl. 27230

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of the roads, lanes, storm sewers, sidewalks, pavement widening and curbs.
 - b) A cash deposit for underground wiring and ornamental street lighting.

MAY 29, 1973

8-3045 cont'd

- 2) Water-main charges.
- 3) The parkland acquisition fee of \$100 per lot being created.
- 4) The payment of 1973 municipal taxes before final approval.
- 5) Removal of the house and carport prior to final approval of the plans by the Approving Officer.

The Committee notes that the sanitary sewer connections may have a restricted depth.

8-3030C

WOODRISE SECURITIES LTD., OWNERS
HART STREET AND GIRARD AVENUE
Rem. Lot 1, Blk. 67, Pl. 5909 & Rem. Blk. 67,
Pl. 874, both of D.L. Pts. 1 & 16

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including:
 - a) Sanitary and storm sewers, paving, curbs, sidewalks, underground wiring and ornamental street lighting by way of physical construction for the cul-de-sac road and Girard Avenue.
 - b) Storm sewers, paving, curbs, sidewalk, underground wiring and ornamental street lighting by way of flat rate deposit for Hart Street.
- 2) Water-main charges.
- 3) The registration of all necessary easements.
- 4) The parkland acquisition fee of \$100 per lot being created.
- 5) The 1973 municipal taxes being paid before final approval.
- 6) The paving, fencing and adequate lighting of the walkway on the westerly side of the subdivision.

The Committee notes that a surveyor's certificate will be required showing any existing dwellings. If the applicant's intent is to have two-family residential uses for all lots, a surveyor's certificate showing that all lots are 8,000 square feet minimum will be required. One-family dwelling unit lots require a minimum of 7,000 square feet.

MAY 29, 1973

8-2326A

HARMON INVESTMENTS LTD., ELGON INVESTMENTS LTD.,
NKOKONJERU DEVELOPMENTS LTD., OWNERS
SMITH AVENUE
Lot 210, Pt. 29444 and Rem. Lot 1, Pt. 5366,
both of D.L. 9

Tabled for a report from the various utility authorities. The Committee notes that the owners have undertaken to supply the Municipality with a copy of a letter from adjacent property owners, indicating that they do not oppose the cancellation of the 33 feet of roadway along the westerly side of their properties.

8-3181

JOYCE TOEWS, OWNER
SCHOOLHOUSE STREET
Lot B, Blk. 5, D.L. 357, Pt. 7075

Tabled for the Planning Department to request adjacent property owners for written comment regarding this proposed subdivision layout.

The Committee notes that it cannot rule on duplex zoning for this property, however, the Planning Department would appreciate comment regarding this possible alternative.

8-2120A

K.E. FORSSELL, OWNER
843 MCINTOSH STREET
Lot 55, Blk. 5, D.L. 368, Pt. 1374

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930:
 - a) By way of flat rate deposit for the future construction of storm sewer, pavement, curb, sidewalk, underground wiring and ornamental street lighting for Jarvis Street.
 - b) The clearing, rough grading and gravelling for that portion of road to be dedicated.
- 2) Water-main charges.
- 3) The provision of adequate drainage facilities to each lot on Jarvis Street.
- 4) The parkland acquisition fee of \$100 per lot being created.
- 5) 1973 municipal taxes being paid before final approval.

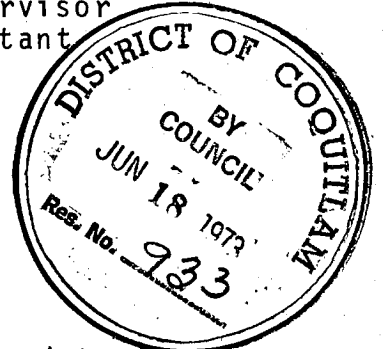
The Committee notes that it would like to initiate lane cancellation procedures for the dedicated portion of the north-south lane south of Lot 55, and therefore requests the owner of the property to agree in writing that he is not opposed to this lane cancellation.

JUNE 5, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, June 5, 1973 at 9:00 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. J.L. Hiebert, Public Health Inspector
- Mr. H.F. Hockey, Engineering Supervisor
- Mr. L.T. Scott, Engineering Assistant
- Mr. S. Jackson, Current Planner



8-973C

C.G. & A.E. WARREN, OWNERS
 2038 HILLSIDE AVENUE
Rem. Lot A, Blk. 2, D.L. 63, Pt. 8825

The Committee reviewed a letter addressed to the Mayor and Council, and received June 1, 1973 from Mr. J. Hoekstra of 1967 Cape Horn Avenue. The Committee requested the Planning Department to write to Mr. Hoekstra requesting more information and comment regarding his objections to this subdivision. The Committee noted that it has not received any application for subdivision since August 22, 1972, when this application was given preliminary approval with conditions.

8-3128D

ENGINEERED HOMES LIMITED, OWNERS
 NORMAN AVENUE
Lot J, Pt. 39454 & Lot 6, Pt. 1258, both of Blk. 10, D.L. 373

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 for all roads bounding or within the subdivision.
- 2) Dedication of the area shown on sketch 8-3128D and marked "shaded lands intended for public use", this dedication to be in lieu of the parkland acquisition fee of \$100 per lot being created.
- 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet municipal by-laws, and provision on a plan at 1" to 200' of the dimensions of all lots, streets, lanes and walkways.
- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
- 5) The paving and curbing of all lanes.
- 6) The walkways being adequately fenced, paved and lighted to the satisfaction of the Engineering Supervisor.
- 7) The registration in the Land Registry Office of the Plans Cancellation Plan, consolidating lands in the Stage V area, as submitted to the Planning Department December 21, 1972.

The Committee endorses the applicant's attempt to safeguard as much of the natural growth in the area as possible.

JUNE 5, 1973

8-3128D cont'd

The Committee notes, in response to the letter from the applicant dated May 1, 1973 that:

- 1) Subdivision By-law No. 1930 authorizes the Subdivision Committee to grant preliminary approval, which is effective only for a period of 90 days.
- 2) In the past, where subdivisions have been given preliminary approval, and the subdivision has been ongoing, preliminary re-approval of the subdivision has been generally granted, unless some drastic change has occurred which would require that this approval be nullified.
- 3) Where new requirements come into force following initial preliminary approval, ongoing projects are generally exempt from these requirements.

8-3030C

WOODRISE SECURITIES LTD., OWNERS
HART STREET AND GIRARD AVENUE
Rem. Lot 1, Blk. 67, Pl. 5909 & Rem. Blk. 67, Pl. 874,
both of D.L. Pts. 1 & 16

This application was given preliminary approval with conditions on May 29, 1973. The Committee further notes that:

- 1) Provincial Government approval is required for this subdivision since it abuts a Controlled Access Highway.
- 2) The applicants would be well advised to provide adequate protection for the future residents of the subdivision from excessive noise, emanating particularly from the freeway which the subdivision will abut. The applicants may wish to consult the draft Greater Vancouver Regional District Noise Control By-law for criteria in this regard.

8-3129

ALLEY ESTATES LTD., OWNERS
PARK CRESCENT
Rem. Lot 2, D.L. 371, Pl. 12744

Approved subject to:

- 1) Submission of a soils engineering report by a professional engineer hired by the applicant, proving out the drainage, bank stability, foundation conditions, and the buildable area for both proposed lots.
- 2) Registration in the Land Registry Office of any required easements.
- 3) Completion of the road and sidewalk construction.
- 4) Sanitary and storm sewer connections being provided.
- 5) Construction of the existing dedicated walkway, including paving, fencing and lighting.

Noting that the Committee would not be prepared to recommend further subdivision of this parcel.

JUNE 5, 1973

8-3182

KILLARNEY INVESTMENTS LTD., OWNERS
BETWEEN WOOLRIDGE & BLUE MOUNTAIN STREETS
Lot A, D.L. 16, Pl. 1531 (Pl. 35591) & Blk. A,
D.L. 16, Pl. 1531

The Committee is still awaiting written comment from the applicants regarding the possible purchase of Lot 1 for consolidation with this site. The Committee notes:

- 1) That the Simon Fraser Health Unit reported that they are not permitting septic tanks in the area, whether the request be a result of proposed subdivision or development of any kind.
- 2) The Building Department reported that they will require an engineer's design for the foundations of any structure being proposed for the area.
- 3) The Planning Department reported that an east-west road would be desirable to connect Blue Mountain, Woolridge, and lands to the east, and that consideration be given by the Subdivision Committee to requiring a road reservation agreement.
- 4) The applicants should discuss this proposed subdivision with the Department of Highways since it abuts a Controlled Access Highway.

8-3180

NU-WEST DEVELOPMENT CORP. LTD., OWNERS
MATHEWSON AVENUE
Lot 33, Pl. 28591 & Lot 197, Pl. 43582, all of D.L. 113

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including by way of flat rate fee for services not presently existing on the frontage along Mathewson Avenue, including pavement widening, curb, gutter and sidewalk, ornamental street lighting and underground wiring.
- 2) Water-main charges on Mathewson Avenue.
- 3) The parkland acquisition fee for the three lots being created.
- 4) 1973 municipal taxes being paid before final approval.

The Committee notes that the access for all lots will be from the cul-de-sac road, and that the existing access to Mathewson Avenue will be discontinued.

8-3039N

NU-WEST DEVELOPMENT CORP. LTD., OWNERS
MATHEWSON AVENUE
Pct. 1 (Ex.Pl.11721) of Lot 16, D.L. 113, Pl. 1002

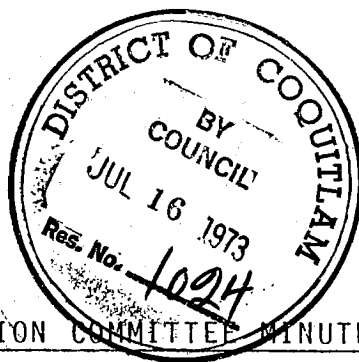
The Committee, in response to the letter from Mr. D. Bigelow dated May 16, 1973, recommends to the Approving Officer that the walkways joining Cornwall Place and Penhurst Court be retained. The Committee notes that the original grades along the walkways were quite suitable for the purpose, and recommends removal of some of the fill material which has been placed in the area of the walkway to facilitate the construction of the walkways.

JUNE 5, 1973

8-2881D

DISTRICT OF COQUITLAM, OWNERS
POIRIER STREET AND FOSTER AVENUE
Lot 174, D.L. 363, Pl. 28925

Approved subject to the physical construction of the servicing requirements of Subdivision By-law No. 1930, noting the changes as to the lane and walkway north of Foster Avenue.



JUNE 19, 1973

501

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, June 19, 1973 at 9:00 a.m., with the following persons present:

Miss Marjorie Greene, Student Planner
Mr. L.T. Scott, Subdivision Co-ordinator
Mr. S. Jackson, Current Planner

8-2435H

RUTHERFORD MCRAE LTD., OWNERS
659 LAKESHORE DRIVE
Lot Rem. B, Blk. 1, D.L. 364, Pt. 14655

Tabled for Engineering and Planning Department reports.

8-2120A

K.E. FORSELL, OWNER
843 MCINTOSH STREET
Lot 55, Blk. 5, D.L. 368, Pt. 1374

The Committee requested the Planning Department to write to the owner of Lot 73, asking if they are interested in purchasing the dedicated portion of the north-south lane, south of Lot 55. Since it is desirable to cancel this portion of lane, comment from the adjacent property owner appears to be appropriate at this time.

8-3187

I.E. & E.G. SHORTER, OWNERS
VICTORIA DRIVE
Lot 15, Pt. 1369 & Bal. Lot D, Pt. 4518, both of E $\frac{1}{2}$ of SE $\frac{1}{4}$, Sec. 17, Twp. 40

Approved subject to the payment of 1973 municipal taxes before final approval.

The Committee notes that this is a minor adjustment of a lot line, and there will be no servicing charges since the number of lots remains the same.

8-3170A

R.R. & R.F. BURLEY, OWNERS
3545 BAYCREST AVENUE
Lot 14, SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 7, Twp. 40, Pt. 22154

The Committee finds the road and lot layout acceptable.

8-3181

J. TOEWS, OWNER
SCHOOLHOUSE STREET
Lot B, Blk. 5, D.L. 357, Pt. 7075

The Committee recommends that the Approving Officer decline this application under the provisions of Section 96 of the Land Registry Act. The Committee notes that the owners of seven neighbouring properties have written to the Committee, stating their strong opposition to the proposed subdivision, and there were no letters received in favour of the proposal.

JUNE 19, 1973

8-3189

W.E. & D.K. ZORN, OWNERS
GAUTHIER AVENUE
Lot 81, Blk. 64, D.L. 1, Pt. 27274

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including:
 - a) Storm sewer, pavement widening, sidewalk, curb, underground wiring and ornamental street lighting by flat rate fee for the approximately 50 foot frontage of the new lot being created.
 - b) The clearing, rough grading and gravelling of the lane for the whole distance of approximately 100 feet.
- 2) Submission of a plot plan showing the location of the house.
- 3) The parkland acquisition fee for the one new lot being created.
- 4) Payment of 1973 municipal taxes before final approval.

8-3184

JOHN KACZAN, OWNER
677 GATENSBURY STREET
Lot 5, Blk. B, D.L. 364, Pt. 22529

Approved subject to:

- 1) Council adopting a Lane Closing By-law and petition to the Lieutenant-Governor-in Council to the Department of Municipal Affairs, to be prepared by the Legal Department.
- 2) The granting of an easement in favour of the Municipality of sufficient width to accommodate the services in the area, as required by the Approving Officer.
- 3) All survey and legal costs being borne by the applicant.
- 4) Compensation being received by the Municipality before the property is conveyed.

8-3185

J. & I. WUNDERLICK, OWNERS
DAWES HILL ROAD
Lot 44, Blk. 8, D.L. 64 & 111, Pt. 24867

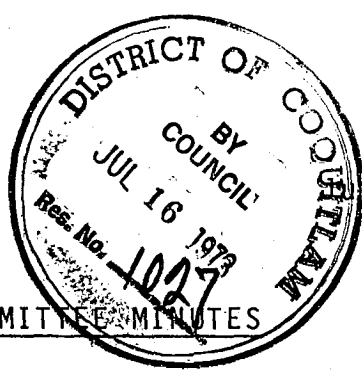
Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Storm sewer, pavement widening, curb and sidewalk, underground wiring and ornamental street lighting by flat rate fee for Chester Court and Dawes Hill Road.

JUNE 19, 1973

8-3185 cont'd

- b) Driveway culverts where required.
 - c) The physical construction to a paved standard of the 20 foot access to the north-westerly lot prior to final approval, noting that this may not be bonded for.
- 2) a) The construction of a sanitary sewer and drainage connection for the north-westerly lot.
 - b) An easement to be provided for the sanitary sewer and drainage connections.
 - 3) Payment of the parkland acquisition fee for the four lots being created.
 - 4) Payment of 1973 municipal taxes before final approval.



504

July 3, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, July 3, 1973 at 9:00 a.m., with the following persons present:

Mr. L. T. Scott, Subdivision Coordinator
Mr. S. Jackson, Current Planner

8-2592A

G. H. BEAUCHAMP
633 CHAPMAN AVENUE
Lot 136, Btk. 3, D.L. 106, Plan 34464

Approved subject to:

- 1) The requirements of Subdivision By-Law No. 1930, including storm sewers, pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting for the full frontage of the property, unless the owner of the property resides at 633 Chapman Avenue.
- 2) Submission of a surveyor's certificate before final approval, showing the location of the house.
- 3) The payment of the parkland acquisition fee before final approval.
- 4) Payment of 1973 taxes before final approval.

8-3190

C. G. BRADLEY
1544 COMO LAKE AVENUE
Lot A, Btk. 2, D.L. 364, Plan 19460

Approved subject to:

- 1) The requirements of Subdivision By-Law No. 1930, including:
 - a) Storm sewers, pavement widening, curbs, sidewalks, underground wiring and ornamental street lighting by a flat rate deposit for the approximately 126 feet along Como Lake Avenue.
 - b) The clearing, rough grading and gravelling of the lane allowance.
- 2) Payment for a driveway culvert.
- 3) Payment of the parkland acquisition fee for the two lots being created.
- 4) The payment of 1973 taxes before final approval.
- 5) Board of Variance approval of the 27 foot front yard setback in place of the 37 feet required by the Zoning By-Law.

The Subdivision Committee notes that the access to the new lot must come from the lane which is to be dedicated and not from Como Lake Avenue.

8-3182 KILLARNEY INVESTMENTS LTD.
BETWEEN WOOLRIDGE & BLUE MOUNTAIN STREETS
Lot A, D.L. 16, Pl. 1531 (Pl. 35591) & Btk. A,
D.L. 16, Pl. 1531

Declined due to the letter received from the applicants, stating that their option to purchase the land had expired, and that they are not interested in pursuing further this subdivision application.

8-2976A T.J. AND W.G. TRAPP
321 NORTH ROAD
Lot 109 & Rem. Lot 110, D.L. 3, Pl. 29398

Tabled for Engineering and Planning Department reports.

8-3122B P. HOLONKO, W. HOLONKO, A PROKOPCHUK, R.A. McINTOSH
AND L.L.M. WRIGHT, OWNERS
MATHEWSON AVENUE
Lot A, Sk. 25370F; Lot E, Sk. 2532; Lots 1 & 2,
Pl. 13082 and Lot C, Plan 22650, All of D.L. 113

Approved subject to:

- 1) The requirements of Subdivision By-Law No. 1930 including pavement widening, curbs and gutters, sidewalks, underground wiring and ornamental street lighting by flat rate deposit for Mathewson Avenue.
- 2) Accesses for the new lots being from the lane allowance, noting that there will be no new access provided from Mathewson Avenue.
- 3) The physical construction of pavement, curb, sidewalks, underground wiring and ornamental street lighting on Bristol Boulevard, Dartmoor Drive and Rogate Avenue; and the physical construction of storm sewers on these roads, Mathewson Avenue and the lane.
- 4) The paving and curbing of the lane allowance by physical construction.
- 5) The clearing and construction to a gravel standard of the proposed north 33 feet of Bristol Boulevard.
- 6) Board of Variance approval for the 3.5 foot rear yard clearance of the carport on present Lot C; noting that the B.C. Hydro right-of-way will likely remain open space and undeveloped in the foreseeable future.
- 7) Removal of the more northerly dwelling unit on the present Lot A.
- 8) The payment of the parkland acquisition fee before final approval.

8-3122B cont'd

- 9) The payment of 1973 taxes before final approval.
- 10) The construction of sanitary sewers with connections to all lots being created.
- 11) The payment of water-main charges to the District of Coquitlam.
- 12) Dedication of a 20 foot access from the lane allowance through to the B.C. Hydro right-of-way, and the construction of a paved walkway.

The Committee notes that:

- a) The road centre line grades are acceptable as presented, except that Dartmoor Drive pavement widths must be constructed to the standards of a 36 foot curb to curb width.
- b) The Planning Department will look at the feasibility of a revised layout for these properties, showing an additional panhandle lot in the vicinity of proposed Lot Nos. 26 and 27.

At this point the meeting adjourned.

The meeting reconvened at 2:00 p.m. in the Committee Room, with Mr. H.F. Hockey, Engineering Supervisor, Mr. L.T. Scott and Mr. S. Jackson present.

8-3180

NU-WEST DEVELOPMENT CORP. LTD., OWNERS
MATHEWSON AVENUE

Lot 33, Pt. 28591 & Lot 197, Pt. 43582, all of D.L. 113

The Committee discussed the applicant's June 13, 1973 letter to the Approving Officer, stating his objections to the service requirements which the Committee included with its preliminary approval dated June 11, 1973.

The applicant's letter of August 11, 1972 reflecting the agreement reached at the meeting with Acting Mayor Hofseth on August 9, 1972 stated:

"Those outstanding properties along Mathewson Avenue, which were discussed . . . [including Mr.] Throssel's, may be brought into our plan of subdivision without the necessity of the road widening dedication or the payment of frontage costs on Mathewson as there is, in fact, no subdivision in this case but simply minor realignment of property boundaries."

The Committee submits that this proposal, incorporating Lot 33 into the Nu-West subdivision to make three parcels, is a major change and realignment of boundaries, and is, in fact, a subdivision which is totally unrelated to the circumstances discussed at the meeting with Acting Mayor Hofseth. The charges outlined in the Planning Director's letter of June 11, 1973 therefore are valid.

8-3180 cont'd

With regard to the water-main charges, there is no evidence in the District of Coquitlam that water-main charges were ever paid by the owner of Lot 33, thus the Committee notes that the charge is valid. Regarding the parkland acquisition fee, the Committee believes that since this subdivision has been ongoing and part of Phase 1, it recommends that the parkland acquisition fee not be applied to this subdivision of three parcels.

The Committee notes that the applicant's letter states that 1973 municipal taxes have been paid.

8-3039N NU-WEST DEVELOPMENT CORP. LTD., OWNERS
MATHEWSON AVENUE
Pct. 1 (Ex. Pt. 11721) of Lot 16, D.L. 113, Pt. 1002

The Committee discussed the applicant's June 13, 1973 letter to the Approving Officer regarding walkways in the Dartmoor Highlands residential development, Stage 1. The Committee notes that the Planning Department saw the need for a walkway system in this area of the subdivision, and is not aware of any change in conditions which would alter this need. The Committee further noted that this walkway system is incorporated into the engineering plan which has been approved.

After an on-site inspection by the Subdivision Committee and the Engineering Department, the walkway was considered feasible to construct. The Committee reiterates its recommendation to the Approving Officer that the walkway joining Cornwall Place and Penhurst Court be retained as a condition of approval of this subdivision.

8-1575B V.W. & C.M. KROSS, OWNERS
705 DANSEY AVENUE
Lot 53, Blk. 10, D.L. 3 etc., Pt. 24529

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including sidewalks, underground wiring and ornamental street lighting for Sydney Avenue.
- 2) Water-main charges for Sydney Avenue.
- 3) The payment of the parkland acquisition fee for the one new lot being created.
- 4) The payment of 1973 taxes before final approval.
- 5) The submission of a surveyor's certificate showing the location of the existing house before the granting of final approval.

The Committee notes that the District of Coquitlam will supply, at its expense, a connection from the storm sewer on Sydney Avenue to the new lot, but the depth of this connection may restrict the house elevation.

8-2535D

W. & L. STRAYSKI, OWNERS
1134 ROCHESTER AVENUE
Rem. Lot 6, Btk. 33, D.L. 109, Pt. 5753

Declined since the applicant has not appealed to the Board of Variance for permission to have an 11 foot rear yard setback.

8-2435H

RUTHERFORD MCRAE LTD., OWNERS
659 LAKESHORE DRIVE
Lot Rem. B, Btk. 1, D.L. 364, Pt. 14655

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Payment of a flat rate deposit for the clearing, rough grading, storm sewers, pavement, sidewalk and curb, underground wiring and ornamental street lighting for the approximately 200 feet of Lakeshore Drive from the south line of Spruce Avenue to Foster Avenue, and the approximately 161 feet on Gatensbury Street.
 - b) The physical construction of clearing, rough grading, storm sewers, pavement, sidewalk and curb, underground wiring and ornamental street lighting for the approximately 204 feet of Lakeshore Drive, from the south line of Spruce Avenue to the northerly property line.
 - c) Construction of a sanitary sewer line to service all the lots being created.
- 2) The payment of water-main charges.
- 3) The parkland acquisition fee for the lots being created.
- 4) The payment of 1973 municipal taxes before final approval.
- 5) The provision of a plan prepared by a professional engineer hired by the applicant proving that adequate drainage can be provided to all lots being created.

8-3158

W.M. SOROKA, OWNER
COAST MERIDIAN ROAD
N. 165' of S $\frac{1}{2}$ of L.S. 12, Sec. 18, Twp. 40

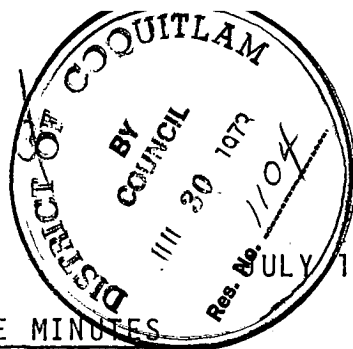
Declined, since this application does not appear to comply with the farmland preservation policy of the Provincial Government, as stated in Orders-in-Council No. 4483/72 and No. 157/73. The Committee notes that the property appears to be designated as a class with a soil capability for agriculture according to the Canada Land Inventory. An extract of this minute will serve to act as notification in writing that this subdivision application has been refused.

An appeal in writing may be made to the Environment and Land Use Committee, Parliament Buildings, Victoria, B.C. Confirmation that appeals may be made to the

8-3158 cont'd

above-mentioned Committee and not to any Ministry of the Crown is contained in a letter from the Minister of Agriculture dated February 16, 1973 to Approving Officers in municipalities, where he states that "there is no appeal to any Ministry of the Crown and all prospective appellants should be so advised".

John Gibb



501

JULY 17, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, July 17, 1973 at 1:30 p.m., with the following persons present:

Mr. John Gibb, Public Health Inspector
Mr. L.T. Scott, Subdivision Co-ordinator
Mr. R. Stoelting, Project Technologist (Subdivision)
Mr. S. Jackson, Current Planner

8-509D

MRS. MAY NORMAN, OWNER
2886 DEWDNEY TRUNK ROAD
Lot A, Bk. 8, D.L. 373, Pt. 6703

Declined, since the applicant apparently does not wish to proceed with this application.

8-2326A

HARMON INVESTMENTS LTD., ELGON INVESTMENTS LTD.,
AND NKOKONJERU DEVELOPMENTS LTD., OWNERS
SMITH AVENUE
Lot 210, Pt. 29444 & Rem. Lot T, Pt. 5366,
both of D.L. 9

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including the physical construction of storm sewers, pavement, curb and sidewalk, ornamental street lighting and underground wiring on the north half of Smith Avenue and on both sides of Emerson Street.
- 2) Current taxes being paid before final approval.
- 3) The cancellation of the 33 foot road allowance on the west side of the property, and the registration of a 20 foot wide easement for the existing utility poles.
- 4) Council adopting a Road Closing By-law and Petition to the Lieutenant-Governor-in-Council through the Department of Municipal Affairs, to be prepared by the Legal Department; noting that all costs of this road closure are to be borne by the applicant.

8-2593B

D. FITZGERALD AND R. & D. FROST, OWNERS
DAWES HILL ROAD AND MONTGOMERY STREET
Lots 153 & 154, Pt. 42724 & Lots 28 & 29,
Pt. 2734, all of D.L. 64

The Committee heard the letter from Mr. Fitzgerald dated July 6, 1973 and noted its contents.

JULY 17, 1973

8-3175

B.C. ARNOLD, OWNER
COMO LAKE AVENUE
Lot 176, D.L. 367, Pl. 33712

Tabled for the applicant to provide suitable evidence to the Engineering Department showing how the property will be drained, since the area is a very wet site.

8-3122C

A. PROKOPCHUK, W. HOLONKO, P. HOLONKO,
R.A. MCINTOSH, L.L.M. WRIGHT, W.J. RINGROSE, OWNERS
MATHEWSON AVENUE
Lot A, Sk. 25370F; Lot E, Sk. 2532; Lots 1 & 2,
Pl. 13082 & Lot C, Pl. 22650, all of D.L. 113

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including pavement widening, curbs and gutters, sidewalks, underground wiring and ornamental street lighting by flat rate deposit for Mathewson Avenue.
- 2) Accesses for the new lots being from the lane allowance, noting that there will be no new access provided from Mathewson Avenue.
- 3) The physical construction of pavement, curb, sidewalks, underground wiring and ornamental street lighting on Bristol Boulevard, Dartmoor Drive and Rogate Avenue; and the physical construction of storm sewers on these roads, Mathewson Avenue and the lane.
- 4) The paving and curbing of the lane allowance by physical construction.
- 5) The clearing and construction to a gravel standard of the proposed north 33 feet of Bristol Boulevard.
- 6) Board of Variance approval for the 3.5 foot rear yard clearance of the carport on present Lot C; noting that the B.C. Hydro right-of-way will likely remain open space and undeveloped in the foreseeable future.
- 7) Removal of the more northerly dwelling unit on the present Lot A.
- 8) The payment of the parkland acquisition fee before final approval.
- 9) The payment of 1973 taxes before final approval.
- 10) The construction of sanitary sewers with connections to all lots being created.
- 11) The payment of water-main charges to the District of Coquitlam.
- 12) Dedication of a 20 foot access from the lane allowance through to the B.C. Hydro right-of-way, and the construction of a paved walkway.

JULY 17, 1973

8-3122C cont'd

- 13) Paving of the 15 foot access on the panhandle lot.

The Committee:

- a) notes that the road centre line grades are acceptable as presented, except that Dartmoor Drive pavement widths must be constructed to the standards of a 36 foot curb to curb width;
- b) requests the applicant to consider dedicating 12 feet of road allowance along Mathewson Avenue for the frontage of this subdivision.

8-3122D

A. PROKOPCHUK, W. HOLONKO, P. HOLONKO, R.A. MCINTOSH,
L.L.M. WRIGHT, W.J. RINGROSE, OWNERS
MATHEWSON AVENUE

Lot A, Sk. 25370F; Lot E, Sk. 2532; Lots 1 & 2,
Pl. 13082 & Lot C, Pl. 22650, all of D.L. 113

Declined since this sketch shows:

- 1) a lane which does not act as an open space buffer for the panhandle portion of Lot 27A.
- 2) a dead end lane, the length of which is undesirable.

The Committee notes that the purpose of a lane going out to the B.C. Hydro right-of-way was to provide a walkway for pedestrian access, and not vehicular access.

8-1860D

E. & A. SYMONDS, OWNERS
COMO LAKE AVENUE

Rem. Lot B of 19 & 20, Btks. 1 & 2, D.L. 368, Pl. 16005

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) by flat rate fee, storm sewers, pavement, curb and sidewalk, underground wiring and ornamental street lighting for the approximately 46 feet remaining on Como Lake Avenue, which was not paid for when Lot 276 was created.
 - b) by flat rate fee for the approximately 45 foot frontage of the new lot on Kelvin Street and the future 15 foot access to the existing lot.
 - c) by physical construction of Kelvin Street to a gravel standard.
- 2) Water-main charges on Kelvin Street.
- 3) The registration in the Land Registry Office of any necessary easements.

JULY 17, 1973

8-1860D cont'd

- 4) Payment of current taxes before final approval.
- 5) The parkland acquisition fee for the new lot being created.

8-3128E

ENGINEERED HOMES LIMITED, OWNERS
NORMAN AVENUE
Lot J, Pl. 39454 & Lot 6, Pl. 1258, both of
Blk. 10, D.L. 373

Approved subject to:

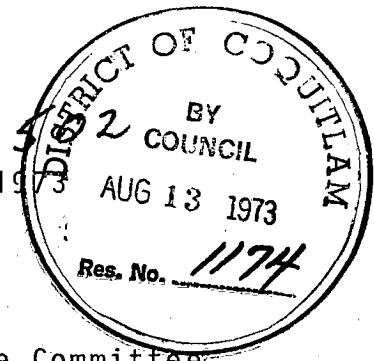
- 1) The servicing requirements of Subdivision By-law No. 1930 for all roads bounding or within the subdivision.
- 2) Dedication of the area shown in sketch 8-3128D and marked "shaded lands intended for public use", this dedication to be in lieu of the parkland acquisition fee of \$100 per lot being created.
- 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet municipal by-laws, and provision on a plan at 1" to 200' of the dimensions of all lots, streets, lanes and walkways.
- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
- 5) The paving and curbing of all lanes.
- 6) The walkways being adequately fenced, paved and lighted to the satisfaction of the Engineering Supervisor.
- 7) The registration in the Land Registry Office of the Plans Cancellation Plan, consolidating lands in the Stage V area, as submitted to the Planning Department December 21, 1972.

The Committee endorses the applicant's attempt to safeguard as much of the natural growth in the area as possible.

8-2120A

K.E. FORSELL, OWNER
843 MCINTOSH STREET
Lot 55, Blk. 5, D.L. 368, Pl. 1374

The Committee decided not to pursue the cancellation of the north-south lane, south of Lot 55, at this time. At some future time, if Lot 74 is proposed for subdivision, the Committee may consider cancellation of the lane at that time.



JULY 31, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, July 31, 1973 at 9:00 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. R. Stoelting, Project Technologist (Subdivision)
Mr. S. Jackson, Current Planner

8-3175

B.C. ARNOLD, OWNER
COMO LAKE AVENUE
Lot 176, D.L. 367, Pl. 33712

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including the payment of a flat rate fee for the approximately 110 feet on Como Lake Avenue, for the construction of storm sewers, pavement widening, sidewalks and curbs, underground wiring and ornamental street lighting.
- 2) Basement elevations of the new house on the easterly lot being constructed in a manner which assures proper drainage into the ditch along the walkway.
- 3) Payment of a flat rate fee for the construction of the easterly half of the walkway.
- 4) Current taxes being paid before final approval.
- 5) The payment of the parkland acquisition fee for the two lots being created.
- 6) Registration in the Land Registry Office of any necessary easements.

8-3197

C.G. & C.G. DUFFY, OWNERS
415 WALKER STREET
Lot 23, Blks. 13 & 14, D.L. 1 & 16, Pl. 2030

Declined, since the physical access to a street is inadequate.

The Committee notes that when Parcel Rem. 1 to the east subdivides, the dedication of Corning Avenue will provide adequate access.

8-2976A

T.J. & W.G. TRAPP, OWNERS
321 NORTH ROAD
Lot 109 & Rem. Lot 110, D.L. 3, Pl. 29398

The Planning Director reported to the Committee that the owner has advised that this subdivision should not proceed since the property is being sold to another party.

JULY 31, 1973

8-3196

SUNNYHILL HOLDINGS LTD., OWNERS
BRUNETTE AVENUE
Lots 12 & 13, Blks. 49-58, D.L. Pts. 1 & 16, Pl. 2716

Approved subject to:

- 1) Payment of current taxes before final approval.
- 2) Department of Highways approval of the survey plan.

The Committee notes that servicing requirements will be met through a development agreement.

8-1399C

MRS. M. MCLEAN, OWNER
2946 DEWDNEY TRUNK ROAD
Lot 1, Blk. 1, D.L. 378, Pl. 3467

Tabled for the Planning Department to write to:

- 1) School Board District #43 regarding the required dedication on the south side of the east-west road proposed to be dedicated, and the possible widening of Sharpe Street.
- 2) Adjacent owners to the west and north to see if they consent to the closure of the dedicated road adjoining their properties.

8-3122C

A. PROKOPCHUK, W. HOLONKO, P. HOLONKO,
R.A. MCINTOSH, L.L.M. WRIGHT, W.J. RINGROSE, OWNERS
MATHEWSON AVENUE
Lot A, Sk. 25370F; Lot E, Sk. 2532; Lots 1 & 2,
Pl. 13082 & Lot C, Pl. 22650, all of D.L. 113

This application, amended July 30, 1973, shows the removal of the two dwellings at the south-west corner of the subdivision and an additional lot at the present time rather than as part of a future subdivision.

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including pavement widening, curbs and gutters, sidewalks, underground wiring and ornamental street lighting by flat rate deposit for Mathewson Avenue.
- 2) Accesses for the new lots being from the lane allowance, noting that there will be no new access provided from Mathewson Avenue.
- 3) The physical construction of pavement, curb, sidewalks, underground wiring and ornamental street lighting on Bristol Boulevard, Dartmoor Drive and Rogate Avenue; and the physical construction of storm sewers on these roads, Mathewson Avenue and the lane.
- 4) The paving and curbing of the lane allowance by physical construction.

JULY 31, 1973

8-3122C cont'd

- 5) The clearing and construction to a gravel standard of the proposed north 33 feet of Bristol Boulevard.
- 6) Board of Variance approval for the 3.5 foot rear yard clearance of the carport on present Lot C; noting that the B.C. Hydro right-of-way will likely remain open space and undeveloped in the foreseeable future.
- 7) Removal of the two dwelling units on the present Lot A.
- 8) The payment of the parkland acquisition fee before final approval.
- 9) The payment of 1973 taxes before final approval.
- 10) The construction of sanitary sewers with connections to all lots being created.
- 11) The payment of water-main charges to the District of Coquitlam.
- 12) Dedication of a 20 foot access from the lane allowance through to the B.C. Hydro right-of-way, and the construction of a paved walkway.
- 13) Paving of the 15 foot access on the panhandle lot.

The Committee:

- a) notes that the road centre line grades are acceptable as presented, except that Dartmoor Drive pavement widths must be constructed to the standards of a 36 foot curb to curb width;
- b) requests the applicant to consider dedicating 12 feet of road allowance along Mathewson Avenue for the frontage of this subdivision.

8-3122E

A. PROKOPCHUK, W. HOLONKO, P. HOLONKO,
R.A. MCINTOSH, L.L.M. WRIGHT, W.J. RINGROSE, OWNERS
MATHEWSON AVENUE
Lot A, Sk. 25370F; Lot E, Sk. 2532; Lots 1 & 2,
Pl. 13082 & Lot C, Pl. 22650, all of D.L. 113

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including pavement widening, curbs and gutters, sidewalks, underground wiring and ornamental street lighting by flat rate deposit for Mathewson Avenue.
- 2) Access for the new 57 foot frontage lot being from the lane allowance, noting that there will be no new access provided from Mathewson Avenue, and therefore no building will be allowed on this parcel until the lane is constructed to provide the necessary access.
- 3) The posting of a bond for the construction of storm sewers on Mathewson Avenue.

JULY 31, 1973

8-3122E cont'd

- 4) Board of Variance approval for the 3.5 foot sideyard setback for the carport on present Lot C; noting that the B.C. Hydro right-of-way will likely remain open space and undeveloped in the foreseeable future.
- 5) Removal of the two dwelling units on present Lot A.
- 6) Payment of the parkland acquisition fee for the four new individual lots being created.
- 7) Payment of current taxes before final approval.
- 8) The posting of a bond for the construction of sanitary sewers along Mathewson Avenue.
- 9) The payment of water-main charges to the District of Coquitlam.

The Committee requests the applicant to consider dedicating 12 feet of road allowance along Mathewson Avenue for the frontage of this subdivision.

8-3193

L.J. & C.M. HILL, OWNERS
661 CHAPMAN AVENUE
Lot 114, Btk. 3, D.L. 106, Pt. 25938

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by flat rate payment for pavement widening, curb and sidewalk, storm sewer, underground wiring and ornamental street lighting for the approximately 49.0 foot frontage on Chapman Avenue. The Committee notes that this will permit the required 6 foot minimum sideyard clearance.
- 2) The payment of the parkland acquisition fee for the new lot being created.
- 3) The payment of current taxes before final approval.

8-3194

HANMOR DEVELOPMENTS LTD., OWNERS
HOWIE AVENUE
Lots 168-172, Btk. 21, D.L. 356, Pt. 1714

Approved subject to the payment of current taxes before final approval.

The Committee notes that servicing requirements have been met as part of a development agreement.

8-3198

D.R. & D.D. SYMONS, OWNERS
DOGWOOD STREET
Lot 10, Btk. 25, D.L. 9, Pt. 13765

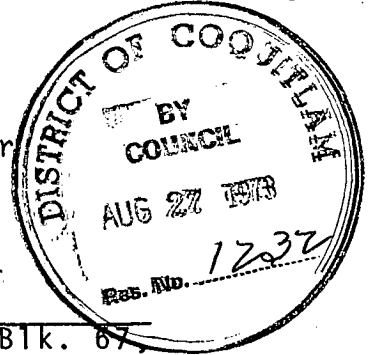
Tabled for Building and Engineering Department reports.

AUGUST 14, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, August 14, 1973 at 1:30 p.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. T. Moore, Public Health Inspector
- Mr. K. McLaren, Planning Assistant
- Mr. L. Scott, Subdivision Co-ordinator



8-3030D

WOODRISE SECURITIES LTD., OWNERS
HART STREET AND GIRARD AVENUE
Rem. Lot 1, Blk. 67, Pl. 5909 & Rem. Blk. 67,
Pl. 874, both of D.L. Pts. 1 & 16

Approved subject to the conditions outlined in the Planning Department's letter to the applicant dated June 4, 1973.

The Committee notes that:

- 1) The northerly cul-de-sac should be extended over to the westerly boundary of this subdivision to eliminate the future creation of a small residual piece of property when the land to the north is subdivided.
- 2) A 10 foot walkway is shown along Highway 401, as mentioned under Item 6 of the June 4, 1973 letter of preliminary approval.

8-3122F

A. PROKOPCHUK, W. HOLONKO, P. HOLONKO,
R.A. MCINTOSH, L.L.M. WRIGHT, W.J. RINGROSE, OWNERS
MATHEWSON AVENUE
Lot A, Sk. 25370F; Lot E, Sk. 2532; Lots 1 & 2,
Pl. 13082 & Lot C, Pl. 22650, all of D.L. 113

Approved subject to the conditions outlined in the Planning Department's letter of August 3, 1973.

The Committee notes that the bond, mentioned under Item 8 of this letter shall cover sewer connections to all lots fronting on Mathewson Avenue.

8-2481D

CORONATION MANAGEMENT SERVICES LTD., OWNERS
676 PORTER STREET
Rem. Lot 215, Pl. 31797 & Lot 325, Pl.
both of D.L. 365

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including the physical construction of storm sewers, pavement widening, curb and sidewalk.
- 2) The parkland acquisition fee of \$100 for the new lot being created.
- 3) The provision of a storm sewer connection to the new lot being created.

AUGUST 14, 1973

8-2481D

The Committee notes that the Approving Officer may wish to use his discretionary powers in approving this subdivision, with a side yard deficiency of .55 feet for the carport which is located less than 5 feet from the principal building.

8-3199A

DISTRICT OF COQUITLAM & M. KALNITSKY, OWNERS
CRABBE AVENUE AND LOUGHEED HIGHWAY
Lots 3 & 4, D.L. 384A, Pt. 2172

Approved subject to the granting of an easement for sewer purposes along the south-west boundary of this subdivision.

The Committee notes that there will be no servicing requirements as the number of lots are being reduced.

8-386A

D.J. WILDMAN, OWNER
LOUGHEED HIGHWAY AND GUILBY STREET
Lot 194, D.L. 3, Pt. 40236

Tabled for:

- 1) Comments from the Department of Highways.
- 2) Comments from the owner on the proposed land use for the property.

8-2989E

ALLEY ESTATES LTD., OWNERS
824 INGERSOLL AVENUE
Rem. Lot 249, D.L. 367, Pt. 42352

Tabled for:

- 1) Evidence to be supplied by the applicant that this new lot and the proposed site to the east of the proposed lot can be serviced with sanitary sewer.
- 2) A report from a professional soils engineer, hired by the applicant, on the foundation conditions for the new lot, as well as the proposed site to the east of the new lot.

The Committee notes that the applicant should make a separate application for rezoning of the proposed new lot to RT-1 Two-Family Residential, as this is not within the Committee's purview.

8-2091A

L. WEATHERBEE, OWNER
2975 COMO LAKE AVENUE
Lot G, Btk. 2, D.L. 378, Pt. 23765

Tabled for:

- 1) Comments from B.C. Hydro.
- 2) Comments from the Engineering Department regarding the elevation of the land in relation to flooding along Scott Creek.

AUGUST 14, 1973

8-3200

H.A. ROBERTS GROUP LTD., OWNERS
HILLSIDE AVENUE AND CONCORD AVENUE
Lots 104 & 105, Pt. 43823; Lot A, Pt. 8825;
Lot B, Pt. 9849; Lot 1, Pt. 17429, all of D.L. 63

Tabled for the Planning Department to redesign the lot layout, avoiding irregular shaped lots wherever possible. This sketch will then be forwarded to the applicant for discussion with the property owners.

The Committee requests that the sewer location plan, at a scale of approximately 1" to 40', borrowed by Mr. Boileau, be returned to the Planning Department so they may utilize this when redrafting the sketch.

8-2936EE

ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot J, Pt. 39454 & Lot 6, Pt. 1258, both of
Blk. 10, D.L. 373

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including, for Lots 1-13 inclusive, the physical construction of sanitary and storm sewers, pavement, curbs, sidewalks, underground wiring and ornamental street lighting.
- 2) Water-main charges.
- 3) The dedication and construction of the walkway, including paving, lighting and fencing on that section of Norman Avenue which is to be cancelled.

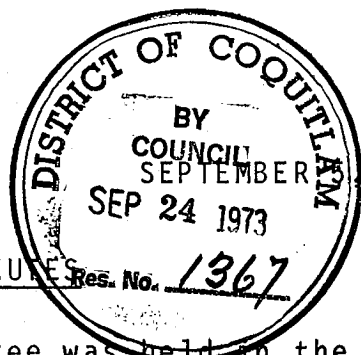
The Committee notes that it has received a letter from Mr. Sinclair of BACM Limited, assuring that Lot 13 will not be sold to a third party before the walkway is dedicated; this letter also made an undertaking to dedicate the walkway shown in sketch 8-3128 at the time of the registration of the subdivision to the north.

8-3176

HOPE HOTELS LTD., SILVERSTONE HOLDINGS LTD.,
LOUGHEED HOTEL LTD., OWNERS
ROCHESTER AVENUE AND LOUGHEED HIGHWAY
Lot 2, Blk. 4, D.L. 1 & 16, Pt. 12780

Approved subject to:

- 1) The provision of an easement over the area now dedicated as lane.
- 2) The dedication of a 10.56 foot road widening allowance along Rochester from Lougheed Highway to the east property line of Lot 3, Block 4, District Lots 1 & 16, Plan 12780.



501
1973

SUBDIVISION COMMITTEE MINUTES Res. No. 1367

A meeting of the Subdivision Committee was held in the Committee Room on Wednesday, September 5, 1973 at 9:00 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. T. Moore, Senior Public Health Inspector
Mr. L.T. Scott, Subdivision Co-ordinator
Mr. S. Jackson, Current Planner

8-3188

WESTWOOD HOLDINGS LTD., WAYNE FERRIS, OWNERS
LOUGHEED HIGHWAY AT COMO LAKE AVENUE
Pt. Lying S. & E. of CPR in D.L. 378, Pl. 15683A
(S. & E. Hydro R/W 24591F & Lot "E", Pl. 7392)

Tabled for:

- 1) The Engineering Department to prepare preliminary cost estimates and to report on the feasibility of providing water-mains and sanitary sewers across the CPR New Westminster branch mainline to the west.
- 2) Confirmation in writing from the City of Port Coquitlam regarding legal access to the lane and physical access to Bedford Street.
- 3) Written approval from B.C. Hydro for right-of-way access with regard to crossing of the B.C. Hydro right-of-way which bisects the property.
- 4) An Assessment Department report on the valuation of the land involved in the proposed road right-of-way of the Austin-Bury connector.

8-2873B

D.A. AND A. GILLIS, OWNERS
HIGHLAND DRIVE
S $\frac{1}{2}$ L.S. 9, Sec. 13, Twp. 39

Tabled for confirmation from the Environment and Land Use Committee that this parcel can be created and the Fire Hall use established, thus exempting this subdivision from the Farmland Preservation Policy of the Provincial Government.

The Committee notes that the servicing costs would be subject to the provisions of Subdivision By-law No. 1930 and Water-main By-law No. 1413, which include storm sewers, sidewalk, curb and gutter, pavement widening and water-mains. The approximate total of these charges will be \$17,600.00.

8-3166

8-3166A

JAMES A. BERKELEY, OWNER
2959 DEWDNEY TRUNK ROAD
Rem. E $\frac{1}{2}$ of SW $\frac{1}{4}$, D.L. 381, Pl. 2682

Declined due to the letter received from the Department of Highways which states:

"With reference to your letter of May 31, 1973, the Senior Approving Officer does not approve of

SEPTEMBER 5, 1973

8-3166 & 8-3166A cont'd

the subdivision at this time. A decision would require resolution of Route #7 design, floodplain, farmland and greenbelt requirements first."

Verbal comment from B.C. Hydro indicates that the authority apparently will not allow encroachment on their right-of-way. Notification from B.C. Hydro regarding their views is expected in writing very shortly.

8-3200 H.A. ROBERTS GROUP LTD., G.M. SHUTTLEWORTH AND
J. & A. AUSTIN, OWNERS
HILLSIDE AVENUE AND CONCORD AVENUE
Lots 104 & 105, Pt. 43823; Lot A, Pt. 8825;
Lot B, Pt. 9849; Lot 1, Pt. 17429, all in D.L. 63

Declined, due to the irregular lotting arrangement.

8-3200A H.A. ROBERTS GROUP LTD., G.M. SHUTTLEWORTH AND
J. & A. AUSTIN, OWNERS
HILLSIDE AVENUE AND CONCORD AVENUE
Lots 104 & 105, Pt. 43823; Lot A, Pt. 8825;
Lot B, Pt. 9849; Lot 1, Pt. 17429, all in D.L. 63

Tabled for the applicant to finalize the draft plan with his land surveyor, and proving out that all lots, based on layout 8-3200A, are 7,000 square feet minimum. The Committee notes that the two lots fronting on the cul-de-sac turning area may be deficient in area and some way must be found to augment these proposed lots.

8-2977 J.M. & F. GILLESPIE, OWNERS
AUSTIN AVENUE
Lot 1, Blk. 7, D.L. 109, Pt. 20407

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 by way of flat rate fee for storm sewer, pavement widening, curb and gutter, sidewalk, underground wiring and ornamental street lighting for the approximately 60 foot frontage on Austin Avenue.
- 2) 1974 taxes being paid for the whole property.
- 3) The construction of a gravel lane of sufficient length to provide access to the new lot being created.
- 4) The parkland acquisition fee of \$100 for the new lot being created.

The Committee notes that the foundation of any dwelling constructed on the westerly lot must be designed and inspected by a professional engineer to the satisfaction of the Building Inspector.

SEPTEMBER 5, 1973

8-3204 GROUP 9 DEVELOPMENTS LTD., OWNERS
GATENSBURY, AUSTIN AND HAVERSLEY
Lots 1 & 2, Blk. 21, Pl. 7247; Lots 149-151,
Blk. 22, Pl. 34653, all in D.L. 357

Tabled, awaiting Council direction on the rezoning of the ravine area.

8-3201 ALLAN E. HARRIS, OWNER
1955 HILLSIDE AVENUE
Lot 35, D.L. 6, Pl. 24770

Approved subject to:

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

a) Storm sewer, pavement widening, curb and sidewalk, underground wiring and ornamental street lighting by way of flat rate fee for the frontages of the two northerly lots on Logan Street, and for underground wiring and ornamental street lighting for the flankage of the home lot.

b) The physical construction of storm and sanitary sewers for the two northerly lots.

c) The parkland acquisition fee for the two northerly lots.

d) 1974 taxes being paid before final approval.

2) Water-main charges.

3) Registration in the Land Registry Office of all necessary easements.

8-2995A H. & E. WOLF, OWNERS
667 GATENSBURY STREET
Rem. Lot 1, D.L. 364, Pl. 1253

Tabled for a report from the Engineering Department.

SEPTEMBER 5, 1973

8-3203 INSURANCE CORPORATION OF B.C., OWNERS
TUPPER AVENUE & BLUE MOUNTAIN STREET
Lots 28-30 & 5-8, Pt. 2455A; Lots 7-14, Pt. 5939
& Rem. Lots 77-79, Pt. 874, all in D.L. 1 & 16,
3, 108 and 45

Tabled for:

- 1) Comments from the utility authorities.
- 2) Comments from the Department of Highways regarding this subdivision.
- 3) The Planning Department to redraft this proposal with a cul-de-sac at the west end of Tupper and consideration being given to the south end of Blue Mountain Street to possible widening, as well as access to the east-west Blue Mountain-Woolridge Street interconnector.
- 4) A report from the Engineering Department regarding servicing requirements.

8-1399C MRS. M. MCLEAN, OWNER
2946 DEWDNEY TRUNK ROAD
Lot 1, Blk. 1, D.L. 378, Pt. 3467

The Committee acknowledges receipt of letters regarding this proposed subdivision from the owners of Lots 2, 3 and 4, as well as the School Board. Consideration was given to these letters and the application was then tabled for:

- 1) The Planning Department to consider a 33 foot lane as secondary access to the Spuraway lots, in view of the steep grades in the area.
- 2) Comments from the owners of Lot 3, W. & A. Nowe.

8-386A DAVID WILDMAN, OWNER
LOUGHEED HIGHWAY AND GUILBY STREET
Lot 194, D.L. 3, Pt. 40236

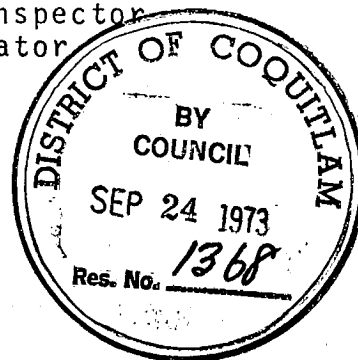
This application was lifted from the table for a report from the Planning Director regarding the current status of this subdivision. The application was then tabled pending a decision by the Advisory Planning Commission and Council on the rezoning application. The Committee notes that the Department of Highways will be asked for comment at such time as Council makes a positive decision on the rezoning application.

SEPTEMBER 18, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, September 18, 1973 at 9:30 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. T. Moore, Senior Public Health Inspector
- Mr. L.T. Scott, Subdivision Co-ordinator
- Mr. K. McLaren, Planning Assistant



8-3198

D.R. AND D.D. SYMONS, OWNERS
MORRISON AVENUE AT DOGWOOD STREET
Lot 10, Blk. 25, D.L. 9, Pt. 13765

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 by way of flat rate deposit for storm sewer, pavement widening, curb and sidewalk, underground wiring and ornamental street lighting for the approximately 40 foot frontage of the new lot being created.
- 2) The relocation of the existing sanitary sewer connection and an easement to accommodate same.
- 3) The parkland acquisition fee of \$100 for the new lot being created.
- 4) 1974 taxes being paid before final approval.
- 5) Board of Variance approval of the rear setback on the existing dwelling which is less than 20 feet.

The Committee notes that the drainage from the existing house must be conducted to the road ditch.

8-2995A

H. & E. WOLF, OWNERS
667 GATENSBURY STREET
Rem. Lot 1, D.L. 364, Pt. 1253

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 by way of flat rate deposit for storm sewer, pavement widening, curb, underground wiring and ornamental street lighting for the approximately 60 foot frontage of the lot being created.
- 2) The payment for the provision of a driveway crossing over the existing sidewalk.
- 3) A possible easement requirement from the proposed lot to the existing sanitary sewer main.
- 4) Payment for the provision of a storm sewer connection to the new lot.
- 5) The parkland acquisition fee of \$100 for the new lot being created.
- 6) The payment of 1974 taxes prior to final approval.

SEPTEMBER 18, 1973

8-2989E ALLEY ESTATES LTD., OWNERS
824 INGERSOLL AVENUE
Rem. Lot 249, D.L. 367, Pl. 42352

Declined in view of:

- 1) The Engineering Report from R.M. Hardy and Associates dated September 11, 1973.
- 2) The Building Department's recommendations dated September 18, 1973.

8-3200B H.A. ROBERTS GROUP LTD., A. & J. AUSTIN,
G.M. SHUTTLEWORTH, OWNERS
HILLSIDE AVENUE AND CONCORD AVENUE
Lots 104 & 105, Pl. 43823; Lot A, Pl. 8825;
Lot B, Pl. 9849; Lot 1, Pl. 17429, all D.L. 63

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 by way of physical construction of storm sewer, curb, sidewalk, underground wiring and ornamental street lighting, sanitary sewer and pavement.
- 2) Water-main charges.
- 3) The relocation of the existing sanitary sewer.
- 4) Registration in the Land Registry Office of any required easements.
- 5) The relaxation of the Approving Officer of any frontage less than the minimum allowed 50 feet.
- 6) The minimum setbacks from property lines to the existing dwellings, as required by Zoning By-law No. 1928, being maintained.
- 7) A cash deposit for the future construction of the 10 foot lane allowance.
- 8) All lots being 7,000 square feet or over in area.
- 9) The parkland acquisition fee of \$100 per lot.
- 10) Payment of 1974 taxes prior to final approval.

The Committee notes that they would look favourably on the movement of the panhandle on Lot 3 westwards to facilitate a wider building area on Lot 14.

8-2925 DRAMMEN HOLDINGS LTD., OWNERS
EAST OF LEEDER AVENUE AND NORTH OF HIGHWAY 401
Lots 6 & 7 of Lots 21, 22, 65, 66 & 67, Pl. 8502,
except Pt. of Lot 7 shown on Pl. 25983, secondly
Pcl. A (Ref. Pl. 27459) of Lot 7, N.W.D.

Tabled for:

- 1) The outcome of Mr. Buchanan's and Mr. Hockey's meeting with the Department of Water Resources and the Department of Highways on October 5, 1973 in Victoria.

SEPTEMBER 18, 1973

8-2925 cont'd

- 2) The applicant to provide the Planning Department with ten copies of their proposed subdivision layout at 1":200', appropriately dimensioned.

The Committee notes that three of these copies are to be given to Provincial Departments in Victoria.

8-2681D

HUI FOOK HENG, OWNER
1400 BLOCK ROCHESTER
Lot 20, D.L. 109, Pl. 23975

Approved subject to:

- 1) The conditions of Subdivision Control By-law No. 1930, including the physical construction of storm sewer, sanitary sewer, pavement, pavement widening on Rochester Avenue, sidewalks on Rochester Avenue and the cul-de-sac, underground wiring and ornamental street lighting.
- 2) The proposed section of storm sewer lying north-east of the cul-de-sac being constructed by the developer, as the Engineering Department has no provision of monies in their 1973 budget for this installation.
- 3) Water-main charges.
- 4) The registration in the Land Registry Office of any required easements.
- 5) The construction of an extension to the existing 48 inch trunk storm sewer.
- 6) The parkland acquisition fee of \$100 per lot.
- 7) Payment of 1974 taxes prior to final approval.

8-3098C

MARSON ENTERPRISES, OWNERS
DEWDNEY TRUNK ROAD AND IRVINE STREET
Lots A & B, D.L. 378, Pl. 4403

Declined, as the applicant is now proceeding with the proposed development of this property under land use contract.

8-3040B

EASTGATE DEVELOPMENTS LTD., OWNERS
LOUGHEED HIGHWAY AT CHRISTMAS WAY
Lots 5-10, Blk. 7, D.L. 381, Pl. 2269

Declined, as Mr. Buchanan was informed verbally on September 10, 1973 by Mr. Janzen of Eastgate Developments Ltd. that the ownership of the property is being changed.

SEPTEMBER 18, 1973

8-3139

CASTLE HOMES LTD. AND E. CARTER, OWNER
AUSTIN AVENUE AND RIDGEWAY AVENUE
Lots A & B, D.L. 356, Pl. 14679

Declined, as the Assessment Department records show a change in ownership of Lot A, D.L. 356, Plan 14679.



503

OCTOBER 2, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, October 2, 1973 at 9:30 a.m., with the following persons present:

- Mr. T. Moore, Senior Public Health Inspector
- Mr. L. Scott, Subdivision Co-ordinator
- Mr. S. Jackson, Current Planner

8-1634A

K.C. BEATTIE, OWNER
1248 JOHNSON STREET
S. 135.5' of Lot K, D.L. 385, Pt. 1132

Approved subject to the conditions of Subdivision Control By-law No. 1930 and Water-main By-law No. 1413, including the signing of a Road Reservation Agreement, and the payment of future improvements for this section of road allowance. These improvements include storm sewer, rough clearing and grading, pavement, curb, sidewalk, underground wiring, ornamental street lighting and water-main charges.

The Committee notes that:

- a) Simon Fraser Health Unit stated that they have no objection to this subdivision application.
- b) Water-main connection can be provided from Johnson Street for the westerly lot being created.
- c) The parkland acquisition fee must be paid before final approval.
- d) 1974 taxes must be paid before final approval.

8-3197A

C.G. AND C.G. DUFFY AND F.L. AND M.M. BARNES, OWNERS
415-421 WALKER STREET
Lots 23 & 24, BTKs. 13 & 14, D.L. 1 & 16, Pt. 2030

Approved subject to:

- 1) The conditions of Subdivision By-law No. 1930 by flat rate fee for the approximately 19.51 feet of Fairway Street including storm sewer, pavement widening, curb, sidewalk, underground wiring and ornamental street lighting.
- 2) Water-main charges.
- 3) Payment of the parkland acquisition fee before final approval.
- 4) Payment of 1974 taxes before final approval.

OCTOBER 2, 1973

8-3204A

GROUP 9 DEVELOPMENTS LTD., OWNERS
GATENSBURY, AUSTIN AND HAVERSLEY
Lots 1 & 2, Bk. 21, Pl. 7247; Lots 149-151,
Bk. 22, Pl. 34653, all in D.L. 357

Tabled for the applicant to submit a surveyor's certificate showing the location of the existing house in order to determine whether or not the setbacks comply with the Zoning By-law.

8-1635B

V.N. BUHLER, OWNER
1032 COMO LAKE AVENUE
Lot 277, D.L. 365, Pl. 36956

Tabled for an Engineering Department report.

The Committee notes that if this application is given preliminary approval, one of the conditions will be Board of Variance approval of the existing deficiency in the front and side yard setbacks. The owner should therefore initiate an application as soon as possible, since the Board meets infrequently.

8-3172

J.L.R. AND J.L. SCHWAB, OWNERS
637 LINTON STREET
Lot 127, D.L. 358, Pl. 29326

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930, including storm sewer, pavement widening, sidewalk, curb, underground wiring and ornamental street lighting by a flat rate fee.
- 2) The parkland acquisition fee of \$100 for the lot being created.
- 3) Payment of 1974 municipal taxes before final approval.

The Committee notes that adequate drainage would have to be provided to the new lot being created.

OCTOBER 2, 1973

8-2950A W.M. AND M.L. SOUMANG, OWNERS
756 COMO LAKE AVENUE
Lot 263, D.L. 366, Pt. 39437

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including storm sewer, pavement widening, curb, gutter, sidewalk, underground wiring and ornamental street lighting for the approximately 58 foot frontage of the lot being created on Como Lake Avenue.
- 2) Water-main charges.
- 3) Removal of the existing carport.
- 4) Registration in the Land Registry Office of an easement on the easterly lot in favour of the westerly lot for sanitary sewer connection.
- 5) Payment of the parkland acquisition fee before final approval.
- 6) Payment of 1974 taxes before final approval.

8-3207 BOSA BROS. CONSTRUCTION LTD., OWNERS
WESTVIEW STREET AND DANSEY AVENUE
Lot 106, Pt. 27272; Lot 8, Pt. 17569 and Lot 4, Pt. 16194, all of Lots 5 & 5A, Blk. 1, D.L. 3

Tabled for reports from the utility authorities.

8-2989F ALLEY ESTATES LTD., OWNERS
824 INGERSOLL AVENUE
Rem. Lot 249, D.L. 367, Pt. 42352

Tabled for a Building Department report.

8-2964A DISTRICT OF COQUITLAM, OWNERS
POIRIER STREET AND BOWMAN AVENUE
Rem. Lot 1 of Lot 2, Twp. 39, Pt. 12542

Tabled for an Engineering Department report on the engineering services required in this subdivision.

8-2435J RUTHERFORD MCRAE LTD., OWNERS
659 LAKESHORE DRIVE
Lot Rem. 8, Blk. 1, D.L. 364, Pt. 14655

Tabled for the Planning Department to review a possible future re-design of the two southern lots if the road layout is changed.

8-1533F

E.I. GARRISON, OWNER
HAVERSLEY AVENUE
Rem. Lot 35, Btk. 4, D.L. 359, Pt. 24259

Approved subject to:

- 1) The provisions of Subdivision Control By-law No. 1930 including the physical construction of:
 - a) Storm and sanitary sewers, sidewalk, curb, pavement, underground wiring and ornamental street lighting for Haversley Avenue.
 - b) Pavement, curbs, and the drainage system for the lane.
- 2) Water-main charges.
- 3) Payment of the parkland acquisition fee for the two lots being created.
- 4) Payment of 1974 taxes before final approval.

8-1785F

D.G. & B.O. SHAFER, OWNERS
AUSTIN AVENUE AND HAVERSLEY AVENUE
E $\frac{1}{2}$ Lot 4, Btk. A, D.L. 359, Pt. 4888

Approved subject to:

- 1) The provisions of the Subdivision Control By-law No. 1930 including:
 - a) The physical construction of:
 - i) Storm and sanitary sewers, sidewalk, curb, pavement, underground wiring and ornamental street lighting for Haversley Avenue.
 - ii) Pavement, curbs, and the drainage system for the lane.
 - iii) A 5 foot walkway from Austin Avenue to a point approximately 127.25 feet north of Haversley Avenue.
 - b) By flat rate fee for the future construction of sidewalk, curb, pavement widening, underground wiring and ornamental street lighting for the approximately 61 feet on Austin Avenue.
- 2) Water-main charges.
- 3) The parkland acquisition fee for the five lots being created.
- 4) Payment of 1974 taxes before final approval.
- 5) The registration in the Land Registry Office of the access immediately to the west of this subdivision prior to or jointly with the registration of this subdivision.

At this point, the meeting adjourned.

OCTOBER 2, 1973

The Subdivision Committee reconvened in the Committee Room at 1:30 p.m., with the following persons present: Mr. D.M. Buchanan, Mr. T. Moore, Mr. L. Scott, Mr. S. Jackson, Mr. E. Tiessen, Mr. N. Wainman and Mr. R. Hankin of the GVRD Planning Department.

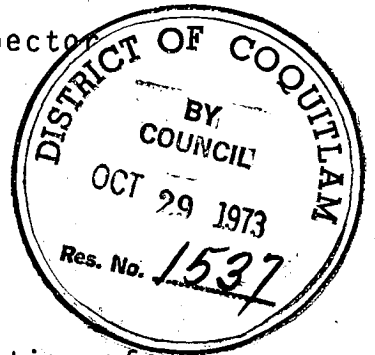
Mr. Hankin presented a verbal report to the members present on floodplain policy with regard to the Coquitlam River and Scott Creek. Considerable discussion ensued for approximately two hours on floodproofing requirements and methods.

OCTOBER 16, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, October 16, 1973 at 9:30 a.m., with the following persons present:

- Mr. T.R. Moore, Senior Public Health Inspector
- Mr. L.T. Scott, Subdivision Co-ordinator
- Mr. S. Jackson, Current Planner
- Mr. D.M. Buchanan, Planning Director



8-2881E

DISTRICT OF COQUITLAM, OWNERS
POIRIER STREET AND FOSTER AVENUE
Lot 174, D.L. 363, Pl. 28925

Approved subject to the physical construction of the servicing requirements of Subdivision By-law No. 1930, noting that 10 foot service easements will be required on the four larger lots between Poirier Street and Newport Street.

8-3203A

INSURANCE CORP. OF BRITISH COLUMBIA, OWNERS
TUPPER AVENUE AND BLUE MOUNTAIN STREET
Lots 28-30 & 5-8, Pl. 2455A & Lots 7-14,
Pl. 5939, all of D.L. 1 & 16, 3, 108 & 45

Tabled for:

- 1) Comments from the utility authorities.
- 2) Comments from the Department of Highways regarding this subdivision.
- 3) A report from the Engineering Department regarding servicing requirements.

8-3210

VENDEV ENTERPRISES LTD., OWNERS
LOUGHEED HIGHWAY
Pct. 2, D.L. 47,61,62, Expl. Pl. 11942, lying
North of Highway R/W, Pl. 8027

Tabled for a review of the proposed alignment of the Myrnam extension and the east-west road.

8-3209

R.M. AND B.A. WESTLEY, OWNERS
2854 NORMAN AVENUE
Lot 4, D.L. 373, Pl. 24408

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate deposit for the future installation of services, including:
 - (i) storm sewers, pavement widening, sidewalk, curb, underground wiring and ornamental street lighting on Norman Avenue.
 - (ii) underground wiring and ornamental street lighting on Saddle Street.
 - (iii) one driveway culvert.

OCTOBER 16, 1973

8-3209 cont'd

- b) Payment of the parkland acquisition fee for the one new lot being created before final approval.
- c) Payment of 1974 taxes before final approval.
- 2) Water-main charges for Saddle Street.
- 3) Relocation of the garage in compliance with Zoning By-law No. 1928 before final approval.

8-2453J

RUTHERFORD MCRAE LTD., OWNERS
659 LAKESHORE DRIVE
Lot Rem. B, Blk. 1, D.L.364, Pl. 14655

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Payment of a flat rate deposit for the clearing, rough grading, storm sewers, pavement, sidewalk and curb, underground wiring and ornamental street lighting for the approximately 200 feet of Lakeshore Drive, from the south line of Spruce Avenue to Foster Avenue, and the approximately 161 feet on Gatsbury Street.
 - b) The physical construction of clearing, rough grading, storm sewers, pavement, sidewalk and curb, underground wiring and ornamental street lighting for the approximately 204 feet of Lakeshore Drive, from the south line of Spruce Avenue to the northerly property line.
 - c) Construction of the sanitary sewer line to service all the lots being created.
 - d) Payment of the parkland acquisition fee for the lots being created.
 - e) Payment of 1974 municipal taxes before final approval.
- 2) Payment of water-main charges.
- 3) Removal or relocation of the house to comply with the requirements of Zoning By-law No. 1928.

8-2718C

F. & H. WRIGHT, OWNERS
ALDERSON AVENUE
Lot 190, D.L. 1 & 3, Pl. 38623

Approved subject to:

- 1) The applicant writing to and receiving approval from the Department of Highways for this subdivision.
- 2) a) The relocation or removal of all buildings on future dedicated roads.
 - b) Any building sited within 25 feet of Quadling

8-2718C cont'd

Avenue being removed or relocated to comply with the requirements of Zoning By-law No. 1928.

- c) Board of Variance approval of any building setback which is sited insufficiently from the Lougheed Highway and Alderson Avenue.
- 3) The servicing requirements of Subdivision By-law No. 1930, including:
 - a) The physical construction of:
 - (i) storm sewers, pavement, curb and sidewalk on Quadling and Edgar Avenues.
 - (ii) underground wiring and ornamental street lighting on Quadling Avenue.
 - b) A flat rate deposit for:
 - (i) storm sewers, pavement widening, curb, sidewalk, underground wiring and ornamental street lighting on Lougheed Highway and Alderson Avenue.
 - (ii) underground wiring and ornamental street lighting on Edgar Avenue.
 - c) Payment of the parkland acquisition fee for the new lot being created.
 - d) Payment of 1974 taxes before final approval.
- 4) Water-main charges for Quadling and Edgar Avenues.

8-2090B

ALBERT J. SARETSKY, OWNER
HAVERSLEY AVENUE
Lot 13, Blk. 3, D.L. 359, Pt. 23809

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of King Albert Avenue including storm sewer, pavement, curb, sidewalk, underground wiring and ornamental street lighting.
 - b) Payment of the parkland acquisition fee for the new lots being created.
 - c) Payment of 1974 taxes before final approval.
- 2) Water-main charges.

8-2089

JOHN M. LEARY, OWNER
HAVERSLEY AVENUE
Lot 12, Blk. 3, D.L. 359, Pt. 23809

Approved subject to:

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

OCTOBER 16, 1973

8-2089 cont'd

- a) The physical construction of King Albert Street including storm sewers, pavement, curb, sidewalk, underground wiring and ornamental street lighting.
 - b) Payment of the parkland acquisition fee for the new lots being created.
 - c) Payment of 1974 taxes before final approval.
- 2) Water-main charges.
 - 3) Legal and physical access being available from the west.

The Committee recommends that the Approving Officer give consideration to the .7 foot insufficient side yard setback.

8-2029D

A. & E. FINNIE, OWNERS
2285 HAVERSLEY AVENUE
Lot 96, D.L. 359, Pt. 31822

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of:
 - (i) King Albert Avenue and for the north half of Haversley Avenue including storm sewer, pavement, curb, sidewalk, underground wiring and ornamental street lighting.
 - (ii) Sanitary sewers for the King Albert Avenue lots.
 - b) Payment of the parkland acquisition fee for the new lots being created.
 - c) Payment of 1974 taxes before final approval.
- 2) Water-main charges.
- 3) Legal and physical access being available from the west.

8-1885A

D.L. BAILLIE, OWNER
2227 HAVERSLEY AVENUE
Lot 104, Blk. 1, D.L. 359, Pt. 36128

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate deposit for storm sewer, pavement widening, sidewalk and curb, underground wiring and ornamental street lighting for King Albert Avenue.
 - b) Payment of the parkland acquisition fee of \$100 for the new lot being created.

OCTOBER 16, 1973

8-1885A cont'd

- c) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) The registration of the existing sanitary sewer easement.
- 4) Registration of an easement for storm drainage in favour of the northerly lot over the southerly lot.

The Committee recommends that the Approving Officer consider approving the .5 foot insufficient front yard setback for the porch.

8-1635B

V.N. BUHLER, OWNER
1032 COMO LAKE AVENUE
Lot 277, D.L. 365, Pt. 36956

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) By flat rate deposit for:
 - (i) storm sewer, pavement widening, curb, sidewalk, underground wiring and ornamental street lighting for Grover Avenue.
 - (ii) lane paving.
 - b) The physical construction of:
 - (i) the lane, to a gravel standard.
 - (ii) a sanitary sewer extension to serve the new lots being created.
 - c) Payment of the parkland acquisition fee for the new lots being created.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges for Grover Avenue.
- 3) Board of Variance approval of the 29 foot front yard setback and the 3.9 foot side yard setback, which do not comply with the requirements of Zoning By-law No. 1928.

8-2989F

ALLEY ESTATES LTD., OWNERS
BETWEEN CATHERINE & INGERSOLL AVENUES
Rem. Lot 249, D.L. 367, Pt. 42352

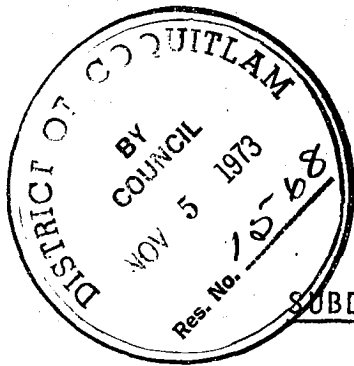
Declined under Section 6(b)(i) of Subdivision By-law No. 1930, since this proposed subdivision "contains land which may slip when developed, used, or occupied".

The Committee notes that this decision has been arrived at following consideration of the two soils

OCTOBER 16, 1973

8-2989F cont'd

reports submitted, and dated February 7, 1973,
signed by Mr. J.E. Peters, professional engineer,
and September 11, 1973, signed by Mr. A.E. Dahlman,
professional engineer, both of R.M. Hardy and
Associates Ltd.



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Roff*

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501

OCTOBER 22, 1973

SUBDIVISION COMMITTEE MINUTES

A special meeting of the Subdivision Committee, as requested by the Mayor, was held in the Planning Department on Monday, October 22, 1973, at 10:00 a.m., with the following persons present:

- Mr. L.T. Scott, Subdivision Co-ordinator
- Mr. S. Jackson, Current Planner

8-3210 VENDEV ENTERPRISES LTD., OWNERS
LOUGHEED HIGHWAY
Pct. 2, D.L. 47,61,62, Ex. Pl. 11942, lying
north of Hwy. R/W Pl. 8027

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including:
 - a) a cash deposit in the amount of 50% of the cost of future storm sewers, curb and gutter, and 100% of the cost of ornamental street lighting for the frontage of the property along Lougheed Highway.
 - b) Payment of the parkland acquisition fee before final approval, for the one lot being created.
 - c) Payment of 1974 taxes before final approval.
- 2) Installation and payment of a temporary water connection, as required by By-law No. 1413.
- 3) Approval of the Simon Fraser Health Unit.
- 4) Approval of the Department of Highways.

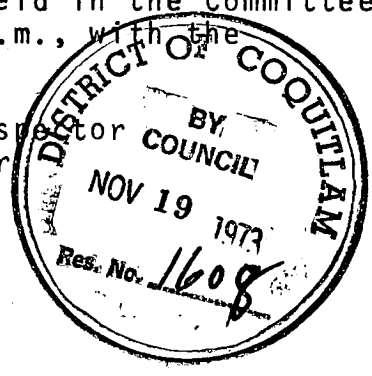
The Committee notes that the applicant was not prepared to dedicate any road allowance, and therefore the proposed road layout for the area was altered, thus making future subdivision of this property, with access from the north, unfeasible.

OCTOBER 30, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, October 30, 1973 at 10:30 a.m., with the following persons present:

- Mr. T. Moore, Senior Public Health Inspector
- Mr. L. Scott, Subdivision Co-ordinator
- Mr. S. Jackson, Current Planner



8-3166B

J.A. BERKELEY, OWNER
 2959 DEWDNEY TRUNK ROAD
Rem. E $\frac{1}{2}$ of SW $\frac{1}{4}$ of D.L. 381, Pt. 2682

Declined, due to the letter received from the Department of Highways which states:

"With reference to your letter of May 31, 1973, the Senior Approving Officer does not approve of the subdivision at this time. A decision would require resolution of route #7 design, floodplain, farmland and greenbelt requirements first."

The Committee notes that:

- 1) To date, the Department of Highways has not indicated that any of the above problems have been resolved.
- 2) Sketch 8-3166B shows a subdivision which does not encroach upon the B.C. Hydro right-of-way, since that authority required that "any subdivision lie altogether outside the easement".

8-1399D

MRS. M. MCLEAN, OWNER
 2946 DEWDNEY TRUNK ROAD
Lot 1, Blk. 1, D.L. 378, Pt. 3467

Tabled for:

- 1) A reply from the Department of Highways regarding the Loughheed Highway location and design.
- 2) The Engineering Department to study sanitary sewers for the area below the GVS & DD sanitary sewer trunk.

8-3128E

ENGINEERED HOMES LIMITED, OWNERS
 CONSOLIDATED PROPERTIES IN D.L. 238, 372 AND 373,
KNOWN AS HARBOUR VILLAGE SUBDIVISION - STAGE V

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 for all roads bounding or within the subdivision.

OCTOBER 30, 1973

8-3128E cont'd

- 2) Dedication of the area shown in sketch 8-3128D and marked "shaded lands intended for public use", this dedication to be in lieu of the parkland acquisition fee of \$100 per lot being created.
- 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet municipal by-laws, and provision on a plan at 1" to 200' of the dimensions of all lots, streets, lanes and walkways.
- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
- 5) The paving and curbing of all lanes.
- 6) The walkways being adequately fenced, paved and lighted to the satisfaction of the Engineering Director.
- 7) The registration in the Land Registry Office of the Plans Cancellation Act, consolidating lands in the Stage V area, as submitted to the Planning Department December 21, 1972.

The Committee endorses the applicant's attempt to safeguard as much of the natural growth in the area as possible.

8-3078B

W. & L. ANDREWS, F. & G.R. RISBEY, C.M. MARMONT,
M.R. ZIMMERMAN, OWNERS
MADORE AVENUE
Lots 10, 11, 12, Pt. 20538 and Lot 71, Pt. 26622,
all of D.L. 109

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930, including the parkland acquisition fee of \$100 per lot being created and the payment of 1974 municipal taxes before final approval.
- 2) The physical construction of the road to be dedicated and that portion of Madore Avenue abutting Lots 71 and 72.
- 3) Storm sewers being provided for all lots in the subdivision, and all required easements being registered.
- 4) All structures remaining in the subdivision being in conformity with the setback requirements of Zoning By-law No. 1928.
- 5) Water-main charges.
- 6) Remodelling of the existing dwelling on Lot 71 so as to give the appearance of facing the new road.

OCTOBER 30, 1973

8-3214 L.N. & E.E. ABRAMS, OWNERS
439 WALKER STREET
Lot 29, Blks. 12 & 13, D.L. Pts. 1 & 16, Pl. 2030

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Curb, sidewalk, pavement widening, underground wiring and ornamental street lighting by flat rate deposit for the western lot being created, provided the owner is residing on the eastern lot.
 - b) Payment of the parkland acquisition fee for the one lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Adequate drainage being provided to the easterly lot.
- 3) Water-main charges.
- 4) Relocation of the house in a manner which complies with the requirements of the Zoning By-law, and the dwelling being upgraded to comply with the requirements of the Building By-law.

8-3212 G. & H. HOLDINGS CO. LTD., OWNERS
RIDGEWAY AVENUE
Lots 254,255, Blks. 21-30, D.L. 356, Pl. 1714

Approved. The Committee notes that by Council Res. #1399 and Zoning By-law Amendment No. 244, a building permit for this commercial lot may not be issued if an applicant fails to agree in writing to supply the servicing requirements of Subdivision By-law No. 1930.

The requirements of Subdivision By-law No. 1930 include:

- 1) Storm sewer, pavement widening, sidewalk, underground wiring and ornamental street lighting by way of flat rate deposit for approximately 132 feet on Ridgeway Avenue.
- 2) A flat rate deposit for underground wiring and ornamental street lighting on Marmont Street.
- 3) Payment of 1974 municipal taxes before final approval.

8-3211 SCHOOL DISTRICT NO. 43, OWNERS
WINSLOW AVENUE & KING ALBERT AVENUE
Lots 12-15, D.L. 356, Pl. 1451 & Lot D, Pl. 20925

Approved subject to:

- 1) The granting of municipally required easements.
- 2) The dedication of 33 feet of road allowance for Porter Street, and 10 feet of lane on the easterly property line.

OCTOBER 30, 1973

8-2964A

DISTRICT OF COQUITLAM, OWNERS
POIRIER STREET AND BOWMAN AVENUE
Rem. Lot 1 of Lot 2, Twp. 39, Pt. 12542

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930, including:
 - a) The physical construction of storm sewers, curb and sidewalk, pavement widening for approximately 219 feet on Poirier Street, and the sidewalk for approximately 142 feet on Bowman Avenue.
 - b) A flat rate deposit for underground wiring and ornamental street lighting on Bowman Avenue and for approximately 219 feet on Poirier Street.
 - c) Payment of the parkland acquisition fee for the new lots being created.

8-2029E

A. & E. FINNIE, OWNERS
2285 HAVERSLEY AVENUE
Lot 96, D.L. 359, Pt. 31822

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of:
 - (i) King Albert Avenue and for the north half of Haversley Avenue, including storm sewer, pavement, curb, sidewalk, underground wiring and ornamental street lighting.
 - (ii) Sanitary sewers for the King Albert Avenue lots.
 - b) Payment of the parkland acquisition fee for the two new lots being created.
 - c) Payment of 1974 taxes before final approval.
- 2) Water-main charges.
- 3) Legal and physical access being available from the west.

8-3213

P. & T. LEPOJA, OWNERS
AUSTIN AVENUE
W. 100' of Lot 5, D.L. 359, Pt. 4888

Tabled for the Planning Department to review the road and lot layout for this subdivision application, as well as the future layout to the east.

OCTOBER 30, 1973

8-2952D J. BARRETT, R. GIUSTI, BARRY ERNEWEIN, OWNERS
1403 COAST MERIDIAN ROAD
S $\frac{1}{2}$ Lot 3, L.S. 5, Sec. 18, Twp. 40, Pl. 8837

Tabled for the Planning Department to review the road and lot layout.

At this point, the meeting adjourned.

The Subdivision Committee reconvened October 31, 1973 at 10:30 a.m. in the Committee Room, with Mr. Scott and Mr. Jackson present.

8-2580A BOLLMAN ROOFING AND SHEET METAL LTD., OWNERS
BOOTH AVENUE
Lots 2 & 3, D.L. 47, Pl. 12761

Approved subject to:

- 1) The submission of a survey plan showing the location of any existing buildings, before final approval.
- 2) All existing buildings being sited in compliance with the Zoning By-law.

8-2925 DRAMMEN HOLDINGS LIMITED, OWNERS
EAST OF LEEDER AVENUE & NORTH OF HIGHWAY 401
Lots 6 & 7 of Lots 21, 22, 65, 66, 67; Pl. 8502, except Pt. of Lot 7 shown on Pl. 25983, secondly Pcl. A, (Ref. Pl. 27459) of Lot 7

Tabled for further information from the applicant.

8-2989F ALLEY ESTATES LTD., OWNERS
BETWEEN CATHERINE & INGERSOLL AVENUES
Rem. Lot 249, D.L. 367, Pl. 42352

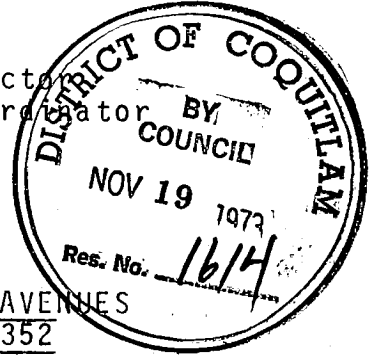
Tabled for an on-site inspection by Committee members.

NOVEMBER 6, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, November 6, 1973 at 9:30 a.m. with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. L.T. Scott, Subdivision Co-ordinator
- Mr. S. Jackson, Current Planner



8-2989F

ALLEY ESTATES LTD., OWNERS
BETWEEN CATHERINE & INGERSOLL AVENUES
Rem. Lot 249, D.L. 367, Pl. 42352

The Committee reviewed this declined application as a result of the submission of further information by the applicant. Committee members made an on-site inspection Friday, November 2, 1973, and found:

- 1) A very unsightly slope and fill situation when viewed from the north, south and the top of the slope.
- 2) Evidence of slippage as follows:
 - a) numerous cracks in the fill and natural ground.
 - b) trees which are now leaning outward from the bank.
- 3) Excessive amounts of fill in relation to the adjoining properties. i.e. approximately 5 feet of fill on top of the natural grade when viewed from the adjoining property to the south.
- 4) No evidence of monitoring taking place, as recommended in the September 11, 1973 report by Mr. A.E. Dahlman, professional engineer of R.M. Hardy and Associates Ltd.

The Committee is concerned about the following comments made by the two professional engineers who prepared the three engineering reports dealing with this application:

- 5) Mr. J.E. Peters February 7, 1973 report, noting that:
 - a)"...it will never be feasible to increase the size of the lot by dumping soil down the slope."
 - b)"where the existing slope is altered, it should be grass or gravel covered to protect against future erosion."
- 6) Mr. Dahlman's September 11, 1973 report stating that:
 - a)"the house construction location [only] should be pre-loaded...and this should be left in place for at least 4 months and through a winter season."
 - b)"the performance of the fill and the embankment should be closely monitored with movement stakes and settlement plates."

NOVEMBER 6, 1973

8-2989F cont'd

- 7) Mr. Dahlman's October 26, 1973 report, which stated:
- a) "the probable [his emphasis] original ground surface shown was inferred, simply from the natural ground levels evident on the east side at the lane, from test hole #1 and from the fact that it was not apparent in test hole #2."
 - b) [In interpreting Mr. Peters' earlier report]:
 - i) "we do not recommend any attempt be made to increase the size of the lot by dumping fill down the slope from the top."
 - ii) "we would further not recommend this practice [dumping fill] ...in view of the possibility of creating an unstable condition in the native slope by excessive surcharge at the crest."

In view of the above statements by the professional engineer, the Committee is concerned that:

- 8) It appears that fill has been placed on the top of the bank after, and contrary to, the recommendations of the Peters' February 7, 1973 report. This, in effect, aggravates the condition for which this subdivision has been declined.
- 9) Pre-loading has occurred on this site, other than on the "house construction location", contrary to the Dahlman recommendations.
- 10) Mr. Dahlman's October 26 report stated that Mr. Peters' earlier recommendation does not apply to the lot under consideration; but this lot has similar conditions to the lot immediately south, about which Mr. Peters reported.
- 11) The comments in the October 26 report indicate that insufficient test holes were obtained before the fill was placed on the site, thus making a current evaluation more difficult.

The Committee therefore recommends:

- a) The immediate removal of the fill, to expose the natural crest of the bank, which was established on September 10, 1971, thus minimizing the "unstable condition in the native slope".
- b) The flattening of the bank slope, as recommended by Mr. Peters, and the landscaping of this area to prevent further erosion, and to restore the aesthetics of the natural ravine.
- c) That the applicant re-submit an application for consideration approximately May 1, 1974, with information regarding monitoring of the fill and the embankment through this period of time.

NOVEMBER 6, 1973

8-3200D

H.A. ROBERTS GROUP LTD., OWNERS
HILLSIDE AVENUE AND CONCORD AVENUE
Lots 104 & 105, Pt. 43823; Lot A, Pt. 8825;
Lot B, Pt. 9849; Lot 1, Pt. 17429, all in D.L. 63

Approved subject to the following eleven conditions, the first ten of which were listed in the September 20, 1973 letter to the applicant:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 by way of physical construction of storm sewer, curb, sidewalk, underground wiring and ornamental street lighting, sanitary sewer and pavement.
- 2) Water-main charges.
- 3) The relocation of the existing sanitary sewer.
- 4) Registration in the Land Registry Office of any required easements.
- 5) The relaxation of the Approving Officer of any frontage less than the minimum allowed 50 feet.
- 6) The minimum setbacks from property lines to the existing dwellings, as required by Zoning By-law No. 1928, being maintained.
- 7) A cash deposit for the future construction of the 10 foot lane allowance.
- 8) All lots being 7,000 square feet or over in area.
- 9) The parkland acquisition fee of \$100 per lot.
- 10) Payment of 1974 taxes prior to final approval.
- 11) The maintenance of a 45 foot width at the building line on Lot 113 to comply with the requirements of Subdivision Control By-law No. 1930.

The Committee notes that the lane dedication was not shown over Lot 109 on the drawing submitted to the Planning Department by Barry Allan, BCLS, (this dedication is a specific requirement of subdivision approval, as stated in point #7 above); and the road alignment required adjustment to prevent an S curve in the proposed pavement.

8-3218

LORNA WATTERS, OWNER
419 MUNDY STREET
W. 145.19' of Lot 1, Blk. 17, D.L. 112, Pt. 6483

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) By way of flat rate deposit for storm sewer, pavement widening, curb, sidewalk, underground wiring and ornamental street lighting for the approximately 58 feet of the southerly lot.
 - b) Payment of the parkland acquisition fee for the one new lot being created.

NOVEMBER 6, 1973

8-3218 cont'd

- c) Payment of 1974 municipal taxes before final approval.
- 2) Removal or relocation of the existing house to comply with the requirements of the Zoning By-law and upgrading to comply with Building and Plumbing By-laws.
- 3) Payment for an additional driveway culvert.

8-3220

CORONATION REALTY LTD., OWNERS
HAVERSLEY AND KING ALBERT AVENUES

Lots 12 & 13, Pl. 23809; Lot 96, Pl. 31822;
Lot 101, Pl. 33545; Rem. 35, Pl. 24259; E $\frac{1}{2}$ of 4,
Pl. 4888, D.L. 359, N.W.D.

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of:
 - i) Storm and sanitary sewers, sidewalk, curb, pavement, underground wiring and ornamental street lighting for Haversley Avenue.
 - ii) Pavement, curb, and the drainage system for the lane.
 - iii) A 5 foot walkway from King Albert Avenue to the northerly boundary of the property.
 - b) By flat rate fee for the future construction of sidewalk, curb, pavement widening, underground wiring and ornamental street lighting for the frontage of the property along Austin Avenue.
- 2) Water-main charges.
- 3) Payment of the parkland acquisition fee for all lots being created.
- 4) Payment of 1974 municipal taxes before final approval.
- 5) Registration in the Land Registry Office of the access immediately to the west of this subdivision prior to or jointly with the registration of this subdivision.
- 6) Registration in the Land Registry Office of a covenant running with the land, for the dedication and construction of the north-south road immediately east of this subdivision, which the applicant calls Phase No. 1.

NOVEMBER 6, 1973

8-3216

B.E. HAWKINS, OWNER
2345 AUSTIN AVENUE
Part Lot 5, Btk. A, D.L. 359, Pl. 4888

Approved subject to:

- 1) The consolidation of the northerly portion of this parcel with the adjoining parcels.
- 2) The requirements of Subdivision By-law No. 1930 including:
 - a) Payment by flat rate deposit for Austin Avenue for the future construction of storm sewer, pavement widening, curb, sidewalk, underground wiring and ornamental street lighting.
 - b) Payment of the parkland acquisition fee for the lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 3) Approval by the Board of Variance for the deficient front and side yard setbacks.

8-3217

J. & A. SCHONEWILLIE, OWNER
2355 AUSTIN AVENUE
Rem. Part Lot 5 of A, D.L. 359, Pl. 11826

Approved subject to the consolidation of the northerly portion of this parcel with the adjoining parcels.

8-3213A

P. & J. LEPOJA, OWNERS
AUSTIN AVENUE
W. 100' of Lot 5, D.L. 359, Pl. 4888

Approved subject to:

- 1) The registration in the Land Registry Office of a covenant running with the land, for the dedication and construction of the north-south road between Haversley and King Albert Avenues.
- 2) Legal and physical access being available to the northerly portion of this parcel, or alternatively its consolidation with the adjoining parcels to the east.

8-3188B

WESTWOOD HOLDINGS LTD. & WAYNE FERRIS, OWNERS
LOUGHEED HIGHWAY AT COMO LAKE AVENUE
Part Lying S. & E. of CPR in D.L. 378, Pl. 15683A
(S & E Hydro R/W 24591F & Lot "E", Plan 7392)

This proposed subdivision was discussed by the Committee following receipt of an Engineering Department report.

If the subdivision were to proceed in the usual manner, the following requirements would apply:

- 1) The estimated costs for sanitary sewer and water supply would be approximately \$28,000.00.

NOVEMBER 6, 1973

8-3188B cont'd

- 2) The road allowance to be dedicated would be subject to a flat rate charge for storm sewer, pavement, curb and gutter, sidewalk, underground wiring and ornamental street lighting for a distance of approximately 480 feet, at the rate of \$83.00 per foot.
- 3) Water-main charges for the road to be dedicated would be based on a distance of approximately 480 feet, at the rate of \$7.50 per foot.
- 4) Construction of a 40 foot road from the lane access to the southerly parcel, including clearing, rough grading and gravelling.
- 5) Confirmation in writing from the City of Port Coquitlam granting legal access to the lane and physical access to Bedford Street.

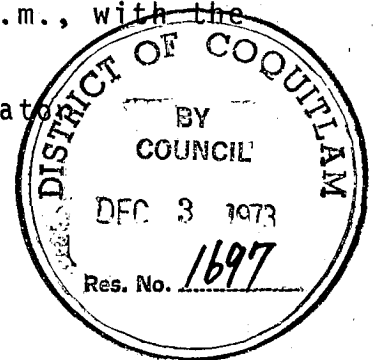
The Committee notes the Assessment Department report has been received, and will be evaluated by the Planning Director.

501
NOVEMBER 20, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Chambers on Tuesday, November 20, 1973 at 2:00 p.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. L.T. Scott, Subdivision Co-ordinator
Mr. S. Jackson, Current Planner



8-3223

JAMES H. LEEDER, OWNER
LEEDER AVENUE
Lot 1, D.L. 20, Pt. 7694

The Committee was requested by the applicant to make an early comment on this proposed subdivision. The Committee:

- 1) believes that a two lot subdivision is feasible if a suitable road system is worked out between the applicant, the adjacent owners, and the District of Coquitlam.
- 2) expects that if a subdivision proceeds along these proposed lines, future roads will have to be reserved and future costs will have to be considered. This may involve a road reservation by-law and bonding arrangements by the applicant for the future construction of the roads.
- 3) is concerned that the proposed subdivision could lead to a precedent for all the lots in the vicinity, and would therefore like to see a properly designed subdivision in the area. The Committee believes that it would be inadvisable for the owners and buyers of the property to prematurely place themselves in a situation which may jeopardize future subdivision potential, and therefore requests comments from the applicant.

8-3166B

DR. J.A. BERKELEY, OWNER
2959 DEWDNEY TRUNK ROAD
Rem. E $\frac{1}{2}$ of SW $\frac{1}{4}$ of D.L. 381, Pt. 2682

This application was declined earlier as a result of a letter received from the Department of Highways which stated that the Senior Approving Officer did not approve the subdivision because of a number of matters including a need to resolve route #7 design and the farmland question. The Planning Director reported that these lands are designated URB-1 in the Official Regional Plan, and since April 19, 1973 are not within the farmland designation. In addition, the design of route #7 has been completed.

The Committee notes that if the rezoning of the property to RS-1 Single-Family is to take place, a preliminary approval for the subdivision would be granted subject to the following:

- 1) that buildings in the subdivision be constructed so that they will not be harmed by a water level which will vary from 118.50 feet GVS & DD datum at the southerly end of the subdivision to 120.00 feet GVS & DD datum at the northerly end of the subdivision, and that they be located more than 50 feet from the natural boundary of Scott Creek. This may require further modification of the subdivision layout.

NOVEMBER 20, 1973

8-3166B cont'd

- 2) the physical construction of sanitary sewers to service this property.
- 3) the physical construction of storm sewers, sidewalk, curb, pavement, underground wiring and ornamental street lighting for the west side of Hoy Street, the north side of Dewdney Trunk Road, and other roads to be dedicated within the subdivision.
- 4) paving, curbing and drainage on the east side of Hoy Street.
- 5) paving, fencing and lighting of walkways being dedicated in the subdivision.
- 6) dedication to the Municipality for park purposes of those portions of the subdivision adjacent to the creek and unmarked on subdivision sketch 8-3166B, as revised on November 20, 1973. The dedication may be done by transfer of title to the Municipality rather than by park dedication.
- 7) registration in the Land Registry Office of any necessary easements.
- 8) payment of parkland acquisition fee of \$100 for each lot being created.
- 9) payment of 1974 municipal taxes before final approval.
- 10) submission of surveyor's plot plans before final approval of all structures expected to remain on site.

8-2873C

D.A. AND A. GILLIS, OWNERS
HIGHLAND DRIVE

S $\frac{1}{2}$ L.S. 9, Sec. 13, Twp. 39

The Municipality has received written confirmation from the Chairman of the Environment and Land Use Committee of a successful appeal, and the south half of L.S. 9, Sec. 13, Twp. 39, N.W.D. has been released from the order by the Environment and Land Use Committee. For this reason, the Subdivision Committee has lifted this application from the table.

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) by flat rate fee for storm sewer, pavement widening and curb, for approximately 130 feet on Coast Meridian Road, and 270 feet on Highland Drive; sidewalk and gutter for the approximately 130 feet on Coast Meridian Road.
 - b) construction to a gravel standard of that 33 foot portion of Highland Drive to be dedicated.
 - c) payment of the parkland acquisition fee for the one new lot being created.
- 2) Water-main charges.

NOVEMBER 20, 1973

8-3177

DISTRICT OF COQUITLAM
CANCELLATION OF 3' PORTION OF GUILTNER STREET
AT COMO LAKE AVENUE

Declined since this application has been superseded
by 8-2150A.

8-2936EE

ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot 303, D.L. 373, Grp. 1, Pl. 42447

The November 6 letter from H.V. Friesen of BACM Ltd.
confirms the May 1, 1973 letter from Ken Sinclair
stating that Lot J and Lot 6 were consolidated into
Lot 303.

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930
including, for Lots 1-13 inclusive, the physical
construction of sanitary and storm sewers,
pavement, curb, sidewalk, underground wiring and
ornamental street lighting.
- 2) Water-main charges.
- 3) Dedication and construction of the walkway,
including paving, lighting and fencing on that
section of Norman Avenue which is to be cancelled.

The Committee notes that it has received a letter
from Mr. Sinclair of BACM Ltd. dated May 1, 1973
assuring that Lot 13 will not be sold to a third
party before the walkway is dedicated; this letter
also made an undertaking to dedicate the walkway
shown in sketch 8-3128 at the time of the registration
of the subdivision to the north.

At this point, the meeting was adjourned.

NOVEMBER 21, 1973

The Subdivision Committee reconvened November 21, 1973 at 10:30 a.m. in the Committee Room, with Mr. Scott and Mr. Jackson present.

8-2938E

J.A. McMEEKAN, OWNER
522 ROXHAM STREET
Rem. E $\frac{1}{2}$ Lot 5, D.L. 355, Pl. 1298

Approved subject to:

- 1) The full servicing requirements of Subdivision By-law No. 1930 for the approximately 233 feet along Roxham Street, and the approximately 141 feet along Dennison Avenue, including:
 - a) Storm sewer, pavement, curb, gutter and sidewalk by physical construction.
 - b) Underground wiring and ornamental street lighting by flat rate fee.
 - c) The clearing, rough grading and gravelling of the lane.
 - d) Payment of a cash deposit to cover the costs of future paving and curbing of the lane.
 - e) Payment of the parkland acquisition fee for the lot being created.
 - f) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges for Roxham Street and Dennison Avenue.

The Committee notes that the Engineering Department may wish to discuss with the applicant the possibility of including the physical servicing of Lot 11 with the physical construction of services by the applicant.

8-3219

O. MACIJAUSKAS, RIC-MAC HOLDINGS LTD., OWNERS
DEWDNEY TRUNK ROAD
Lot k, Pl. 12179 & Lot Q, Pl. 19932, both of
D.L. 373 & 381

Tabled for:

- 1) The applicant to show how the area can be provided with sanitary sewerage.
- 2) The submission of preliminary road centre line designs by the applicant.
- 3) Land elevations of the building sites for those proposed lots within 200 feet of Scott Creek.
- 4) A study of the future Scott Creek crossing, and cost sharing arrangements for it.

NOVEMBER 21, 1973

8-2698A

L. ATANACKOVIC, OWNER
637 CHAPMAN AVENUE
Lot 132, Blk. 3, D.L. 106, Pt. 34800

Declined under Section 11 of the Subdivision By-law No. 1930 as a "subdivision against the public interest".

The applicant is encouraged to apply to subdivide the parcel into two substantially equal lots.

8-2919B

NYGRAN INDUSTRIES LTD., OWNERS
580 THOMPSON
Lot 136, D.L. 54 & 55, Pt. 25604

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) By flat rate fee, including storm sewers, curb, sidewalk, pavement widening, underground wiring and ornamental street lighting.
 - b) Payment of the parkland acquisition fee for the lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) The submission of a surveyor's plot plan before final approval if there is a dwelling on the property.

8-386A

D.J. WILDMAN, OWNER
LOUGHEED HIGHWAY AND GUILBY STREET
Lot 194, D.L. 3, Pt. 40236

Declined since the application to rezone this property has been declined by Council.

8-2748A

C. & M.J.C. DEGOBBI, B.E. HAWKINS, S. RADATZKE
CONSTRUCTION CO. LTD., DISTRICT OF COQUITLAM, OWNERS
NORTH ROAD AT EBERT AVENUE
Rem. W $\frac{1}{2}$ Lot 1 & E $\frac{1}{2}$ Lot 1, Pt. 6422 & Lot A,
Pt. 10172, all in D.L. 7

Tabled for:

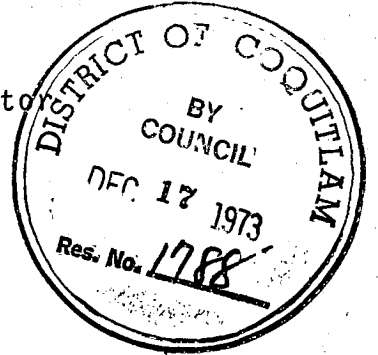
- 1) Engineering and Assessment Department reports on the proposed lane cancellation.
- 2) A Planning Department report on discussions with the property owner to the south.

DECEMBER 4, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, December 4, 1973 at 9:30 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
 Mr. S. Jackson, Current Planner
 Mr. L.T. Scott, Subdivision Co-ordinator

8-3223A

J.H. LEEDER, OWNER
 LEEDER AVENUE
 Lot 1, D.L. 20, Pt. 7694

Approved subject to:

- 1) Road dedication of an easement in favour of the southerly lot across the northerly lot.
- 2) Sanitary sewer and water connections being provided to both lots.
- 3) The servicing requirements of Subdivision By-law No. 1930 by flat rate deposit for storm and sanitary sewers, pavement, curb, sidewalk, underground wiring and ornamental street lighting for the frontage of the property on Leeder Avenue and for the road to be dedicated.
- 4) Water-main charges on both roads.

The Committee notes that:

- a) The building floor elevations, when constructed, will be required to be a minimum 107 feet GVS & DD datum.
- b) If the Land Registry Office does not accept an easement for access purposes, the Committee will examine alternative proposals to facilitate the subdivision of this property.

8-3227

DAMKA LUMBER & DEVELOPMENT LTD. & DISTRICT OF COQUITLAM
 CHRISTMAS WAY
 Lot P, D.L. 381, 383 & 384A, Pt. 18371

Tabled for an Engineering Department report.

8-3128F

ENGINEERED HOMES LIMITED, OWNERS
 MARINER WAY
 Pt. of Lot 317, D.L. 372 & 373, Pt. 44332

Tabled for the applicant to supply road centre line profile for the overall area, including the area west of the B.C. Hydro right-of-way and north of Dewdney Trunk Road, to determine the feasibility of the roadway system being proposed.

DECEMBER 4, 1973

8-2698B

L. ATANACKOVIC, OWNER
637 CHAPMAN AVENUE
Lot 132, Blk. 3, D.L. 106, Pl. 34800

Declined under Section 11 of the Subdivision
By-law No. 1930 as a "subdivision against the
public interest".

8-2698C

L. ATANACKOVIC, OWNER
637 CHAPMAN AVENUE
Lot 132, Blk. 3, D.L. 106, Pl. 34800

Approved subject to:

- 1) The servicing requirements of Subdivision
By-law No. 1930, including:
 - a) storm sewers, curb, sidewalk, pavement
widening, underground wiring and ornamental
street lighting.
 - b) payment of the parkland acquisition fee for
the lot being created.
 - c) payment of 1974 municipal taxes before final
approval.
- 2) Removal or relocation of the existing house to
comply with the requirements of the Zoning
By-law, and upgrading to comply with building
and plumbing by-laws.

8-3221

E.J.C. STEWART, OWNER
434 FAIRWAY STREET
Lot 28, Blks. 13 & 14, D.L. 3, Pl. 2030

Approved subject to:

- 1) The servicing requirements of Subdivision
By-law No. 1930 including:
 - a) a flat rate deposit for future installation
of pavement widening, sidewalk, curb,
underground wiring and ornamental street
lighting on Walker Street.
 - b) payment of the parkland acquisition fee
for the one lot being created.
 - c) payment of 1974 municipal taxes before final
approval.
- 2) An easement in favour of the easterly lot by the
westerly lot for drainage purposes.
- 3) The submission of a surveyor's certificate
showing the position of the existing dwelling,
proving out that it is located in a manner which
complies with the requirements of the Zoning
By-law.

DECEMBER 4, 1973

8-3224

D. MCDONALD, OWNER
3074 SADDLE STREET
Lot 3, Btk. 7, D.L. 374, Pl. 16184

Tabled for the Planning Department to contact the owners of Lot 4 to the north, Lots 7 & 8 to the east, Lot 2 to the south and Lots 34 & 35 to the west of the applicant's property, for an opinion on this subdivision and its effect on the established amenities of adjoining property.

8-3225

R.J. & I. WUNDERLOCK, OWNERS
250 MONTGOMERY STREET
Pct. A, Btk. 9, D.L. 64 & 111, Pl. 14743

Tabled for the applicant to show how the property would be drained.

The Committee notes that if preliminary approval is granted, the applicants would be responsible for the extension of the sanitary sewer to serve the subdivision.

8-3226

J.A. & B. WALLACE, OWNERS
MUNDY STREET
Lot 64, Btk. 33 & 34, D.L. 64, Pl. 25560

Declined under Section A.9 of Schedule A of Subdivision By-law No. 1930, due to the irregular shape of this lot.

The Committee notes that it may look with favour upon a proposal to subdivide this parcel into two rectangular shaped lots, with one of the conditions being that the house be relocated so that it parallels the Mundy Street property line.

At this point the meeting was adjourned.

DECEMBER 5, 1973

The Subdivision Committee reconvened December 5, 1973 at 10:30 a.m. in the Current Planner's office, with Mr. Scott and Mr. Jackson present.

2676B SIMON FRASER MOTOR HOTEL LTD., OWNERS
NORTH ROAD
Lot 211, D.L. 3, Pt. 44378

Declined since this subdivision would render a part of the development non-conforming with regard to the Zoning By-law.

8-3176A HOPE HOTELS LTD., SILVERSTONE HOLDINGS LTD.
& LOUGHEED HOTEL LTD., OWNERS
ROCHESTER AVENUE & LOUGHEED HIGHWAY
Lot 2, Blk. 4, D.L. 1 & 16, Pt. 12780

Approved subject to registration in the Land Registry Office of an easement over the area now dedicated as lane.

8-3184 JOHN KACZAN, OWNER
677 GATENSBURY STREET
Lot 5, Blk. B, D.L. 364, Pt. 22529

Approved subject to:

- 1) Council adopting a lane closing by-law and petition to the Lieutenant-Governor in Council to the Department of Municipal Affairs, to be prepared by the Legal Department.
- 2) The granting of an easement in favour of the Municipality of sufficient width to accommodate the services in the area, as required by the Approving Officer.
- 3) All survey and legal costs being borne by the applicant.
- 4) Compensation being received by the Municipality before the property is conveyed.

8-2952E J. BARRETT, R. GIUSH, B. ERNEWEIN, OWNERS
COAST MERIDIAN ROAD
S $\frac{1}{2}$ Lot 3, L.S. 5, Sec. 18, Twp. 40, Pt. 8837

The road and lot layout for this subdivision is acceptable for design purposes.

DECEMBER 5, 1973

8-3094

G.O. & C.M. BOIRE & DISTRICT OF COQUITLAM, OWNERS
BEGIN STREET
N. 50' of 1, D.L. 46, Pt. 2624

Approved subject to:

- 1) Council adopting a lane closing by-law and petition to the Lieutenant-Governor in Council to the Department of Municipal Affairs, to be prepared by the Legal Department.
- 2) All survey and legal costs being borne by the applicant.
- 3) Compensation being received by the Municipality before the property is conveyed, in compliance with the requirements of the Provincial Government.