

JULY 10, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on July 10, 1984, with the following persons present:

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

8-2236 M. ANDERSON
1410 ROSS AVENUE
LOT 8, BLKS. 2 & 3, D.L. 357, PLAN 8093

Tabled for the applicant to clarify his intentions with regard to the proposed creek.

8-3671B EAGLE MANAGEMENT SERVICES LTD.
259131 B.C. LTD.
615 NORTH ROAD
LOT 188, D.L. 5 & 7, PLAN 66314

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for strata title conversion subject to the applicants first replacing the existing fire extinguishers within the building to the satisfaction of the Fire Chief.

8-3808 DISTRICT OF COQUITLAM
ALOUETTE DRIVE
"PARK" D.L. 305, PLAN 65386

Tabled for the Planning Department to seek the comments of the four adjacent property owners on the possibilities of the adjacent owners acquiring portions of the subject "park".

8-3696 MURRAY AND ASSOCIATES
BRITISH COLUMBIA BUILDINGS CORPORATION
"COLONY FARM"
PORTIONS OF DISTRICT LOTS 22, 23, 60 & 170

The Committee reviewed copies of the proposed survey as submitted by the applicants' B. C. Land Surveyor on 1984 06 26 relative to the proposed subdivision. The Committee then tabled the proposal for the plan:

- 1) to be modified to create one large parcel rather than four separate parcels;
- 2) to be extended to encompass all of District Lot 170 lying north of the Lougheed Highway;
- 3) to be modified to include the dedication of the statutory right-of-way for the "Mary Hill Bypass";
- 4) to provide the location of the Fraser River thereon.

SUBDIVISION COMMITTEE MINUTES
OF JULY 10, 1984

8-3717 MINISTRY OF LANDS, PARKS & HOUSING
RIVERVIEW - PHASE 11
LOT 4, D.L. 305, PLAN 64144

The Committee reviewed the plans and accompanying letter from the applicants' engineering consultant received in the Planning Department July 9, 1984, relative to several proposed adjustments in the road and lot configuration. The Committee tabled the proposal pending submission of preliminary road centre line grade information on the proposed new roads.

8-1903 CAMEX CANADA CORP.
BEEDIE CONSTRUCTION CO. LTD.
DAVID AVENUE "UPPER BEECAM"
L.S. 2 of SECTION 13, TOWNSHIP 39, EXCEPT PART
SUBDIVIDED BY PLAN 28937

The Committee reviewed a letter dated July 6, 1984, from the applicant which relates to suggestions relative to the Phase I portion of the subject lands. The Committee, after reviewing the applicants' letter, commented as follows:

- 1) The proposed curve in the extension of Oxford Street, as indicated on the McElhanney plan, should be retained.
- 2) In keeping with the McElhanney report, a booster pump and reservoir connection will be required as the Phase I lands lie above elevation 77.6 metres.
- 3) An impoundment area will be required for Phase I and the Committee notes that it should not be located below the top of bank or within the area to be covered by slope easement without an advance geotechnical report thereon as to implications.
- 4) The slopes adjacent to the subdivision must be reshaped to meet the final slope configuration, which includes the proposed David-Pathan sub grades.
- 5) The location of the northward extension of Oxford Street should be as indicated on the McElhanney plan in that the 19 metres of road width be dedicated from the subject lands.

CHANGE OF STREET NAME

The Committee was advised of a request by residents living on Lansdowne Street for a change to Lansdowne Drive. Given the ultimate configuration of this roadway and given the fact the majority of people are using Drive, the Committee recommends:

"That Lansdowne Street be renamed to Lansdowne Drive."

JULY 24, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:00 a.m. on July 24, 1984, with the following persons present:

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

8-1903E CAMEX CANADA CORP., BEEDIE CONSTRUCTION CO. LTD.
DAVID AVENUE "UPPER BEECAM"
L.S. 2, SEC. 13, TWP. 39, EXCEPT PART SUBDIVIDED BY PL. 28937

The Committee reviewed the revised layout for Phase I, as indicated on sketch 8-1903E. This road and lot layout appears basically feasible.

The Committee, however, would question the proposed access to the most easterly panhandle lot since the cut slope indicated on the sketch is preliminary at this time. The Committee would also request the Planning Department to amend the sketch to indicate the dedication of the extension of Oxford Street (Road D) to the northerly boundary of this phase.

The Committee would now refer the applicants to the two previous letters of 1984 07 11 and 1984 07 18 with regard to this application.

8-3810 R. & J. HAMEL, D. & D. BRADFORD
1039 COMO LAKE AVENUE
LOTS 1 & 2, BLK. 6, D.L. 368, PL. 17637

Approved subject to:

- 1) cash payment for the future construction of the approximate 14.6-metre frontage of the new lot on Porter Street to the standards of Subdivision Control Bylaw No. 1023;
- 2) payment for one additional water connection;
- 3) payment for driveway culverts;
- 4) payment of any outstanding or delinquent taxes and the 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well;
- 5) payment of the development cost charge as required by Bylaw No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed.

SUBDIVISION COMMITTEE MINUTES
OF JULY 24, 1984

8-3789 R. & S. MACKENZIE
1495 COAST MERIDIAN ROAD
REM. S, PT. OF S. 1/2 OF L.S. 13, SEC. 18, TWP. 40

Approved subject to:

- 1) physical construction of the full frontage of the property on Coast Meridian Road and Harper Road to the standard required by Subdivision Control Bylaw No. 1023;
- 2) physical construction of connections to the municipal water supply for both lots;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any outstanding or delinquent taxes, and the 1984 municipal taxes, noting that if final approval is sought after September 1, 1984, then the estimated 1985 municipal taxes must be paid as well.

8-3811 R. & D. SOWDEN
1185 KERWAN PLACE & LANE ALLOWANCE
LOT 372, D.L. 356, PL. 43693 & LANE ALLOWANCE

Tabled for the Planning Department to write seeking comments from affected abutting property owners. The Committee notes that if the cancellation proceeds, a right-of-way will be required for sanitary sewer and drainage purposes.

8-2854 DISTRICT OF COQUITLAM
HICKEY STREET & AUSTIN AVENUE
LOT 59, D.L. 360, PL. 31841

Reapproved subject to:

- 1) physical construction of Austin Avenue, Hickey Street and Haversley Avenue to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 3) registration of any necessary rights-of-way.

SUBDIVISION COMMITTEE MINUTES
OF JULY 24, 1984

8-3633B DISTRICT OF COQUITLAM
NORTH OF WALTON WEST OF JOHNSON
LOT F, SEC. 10, TWP. 39, PL. 2664

The Committee finds the road and lot layout technically feasible.

8-3543J DISTRICT OF COQUITLAM
HICKEY STREET AREA
REM. 190, D.L. 113, PL. 43915 (S&E PL. 57955); REM. D.L. 112;
PCL. B, D.L. 112, PL. 60032; REM. LOT 11, D.L. 112 & 113,
PL. 4888 (S&E PL. 44326)

Reapproved subject to:

- 1) physical construction of all services required by Subdivision Control Bylaw No. 1023, including the physical construction of Leduc Avenue, Gale Avenue, and the proposed new road;
- 2) physical construction of the turnaround at the south-westerly end of the new road;
- 3) registration in the Land Titles Office of a mutual access agreement over the area required to provide one joint driveway to the proposed "panhandle" lots, and the registration of a covenant to prevent its cancellation;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of the development cost charge as required by Bylaw No. 988, consisting of \$600 for each of the 31 dwelling units permitted to be constructed;
- 6) registration in the Land Titles Office of a two-part covenant to:
 - a) prevent the disturbance of the existing habitat between the crest of the slope (property line) and nine metres from the crest of the slope; and
 - b) prevent the deposit of fill in excess of a one-metre depth between the nine-metre covenant line and a 25-metre setback line from the crest of the slope;
- 7) construction of a temporary snow fence along the nine-metre covenant line from the crest of slope to help prevent disturbance to the nine-metre covenanted area.

8-3644C DANCORP DEV. LTD., DISTRICT OF COQUITLAM
555 CLARKE ROAD
CONSOLIDATION OF PCL. B, D.L. 9, PL. 57525; LANE ALLOWANCE;
PCL. A OF LOTS 6 & 7, PL. 47864

Tabled for the Planning Department to secure the comments of the owner of Lot 3 on this proposed road exchange.

SUBDIVISION COMMITTEE MINUTES
OF JULY 24, 1984

8-3717 MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW - PHASE II
LOT 4, D.L. 305, PL. 64144

The Committee reviewed a revised plan indicating a proposed modification to the advance street plan.

The Committee has no objection to the amendment which would generally join Road Q through to Road B. The Committee further notes that the applicant's consultant will be looking at a downhill cul-de-sac in an effort to improve the grades on Road N and has agreed to supply an updated advance plan.

STREET NAMES

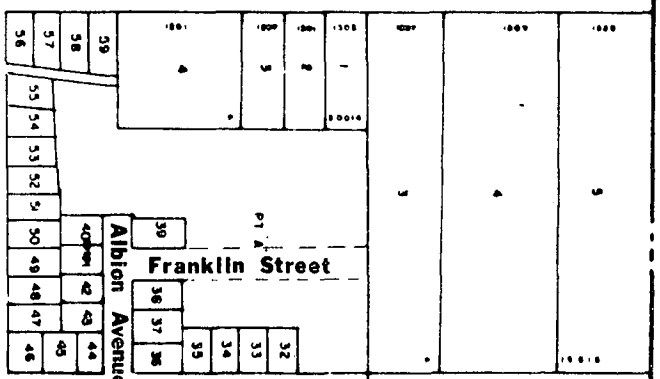
The Committee reviewed four proposed new street names and their locations as shown on the attached maps, which form part of the minutes.

The Committee recommends that Council approve the following names subject to their acceptance by the Post Office:

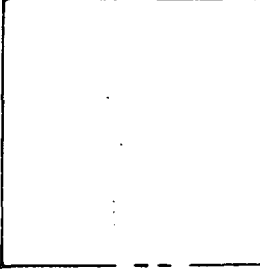
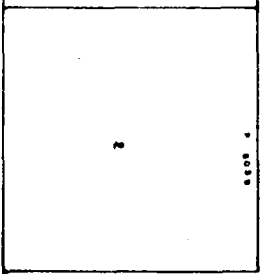
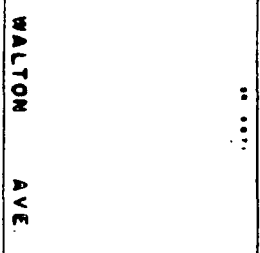
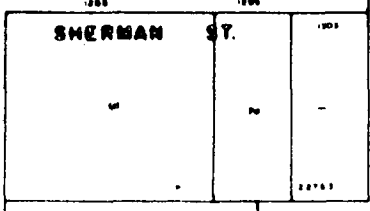
Aster Court
Albion Avenue
Franklin Street
Hollybrook Street

SEC. 10

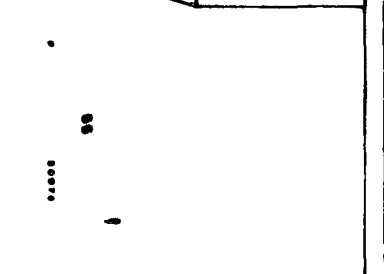
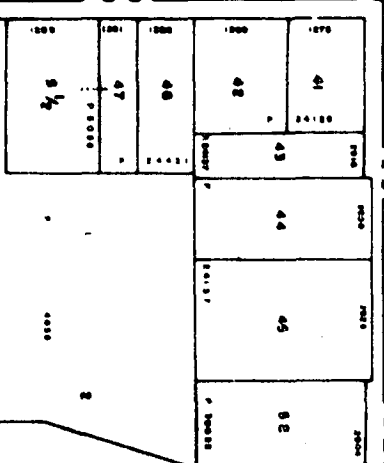
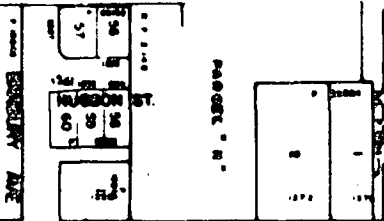
JOHNSON ST.



B
 SEC. 10
 Twp 36
 Range 36
 S. 10th P. 10th
 N. 10th P. 10th

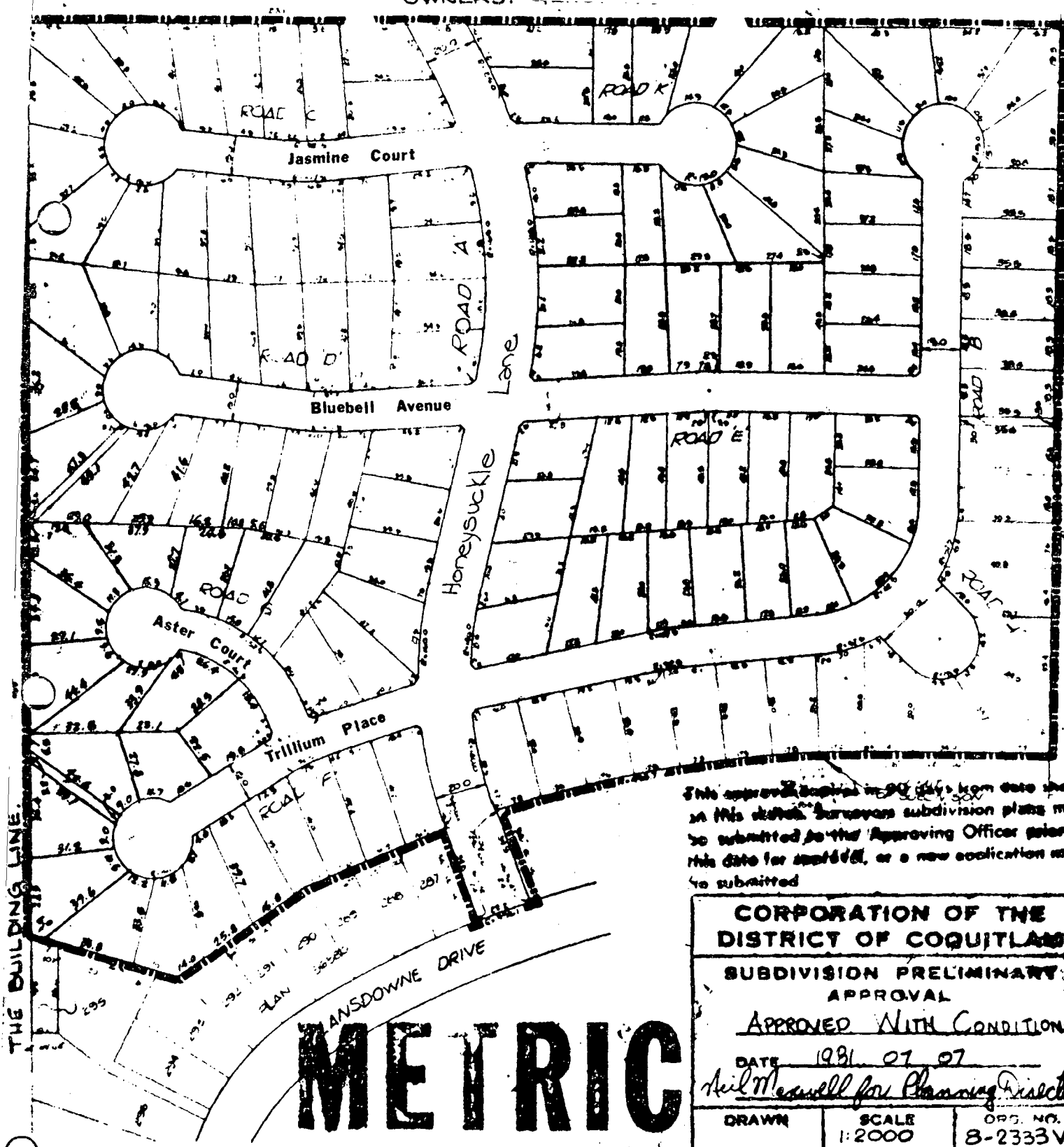


D.L. 385



H.O.Y. CACER

Proposed Streetnames:
 - Albion Ave, Franklin Street

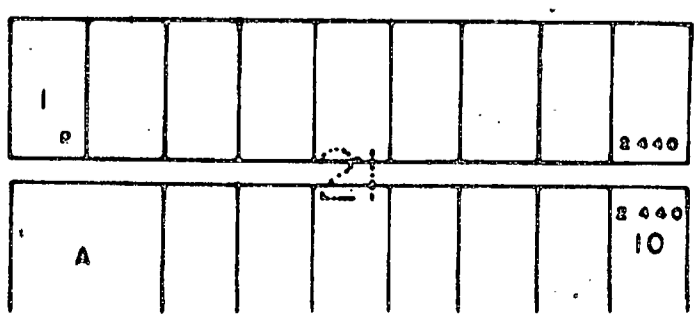
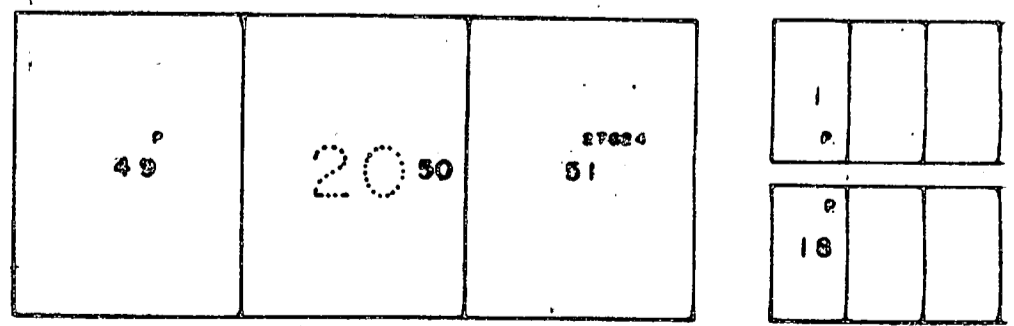
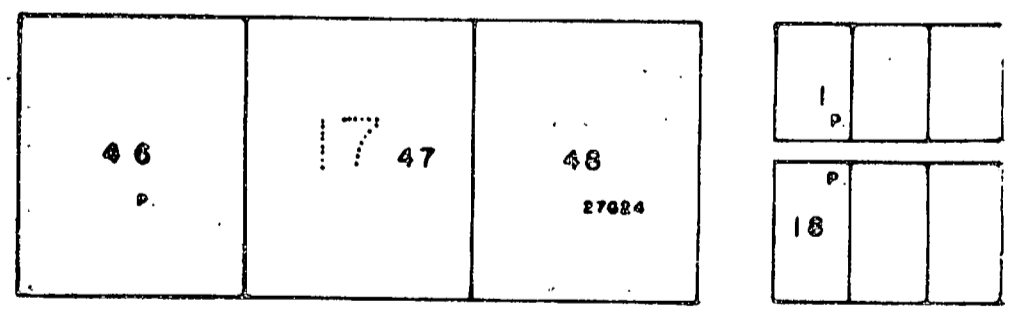
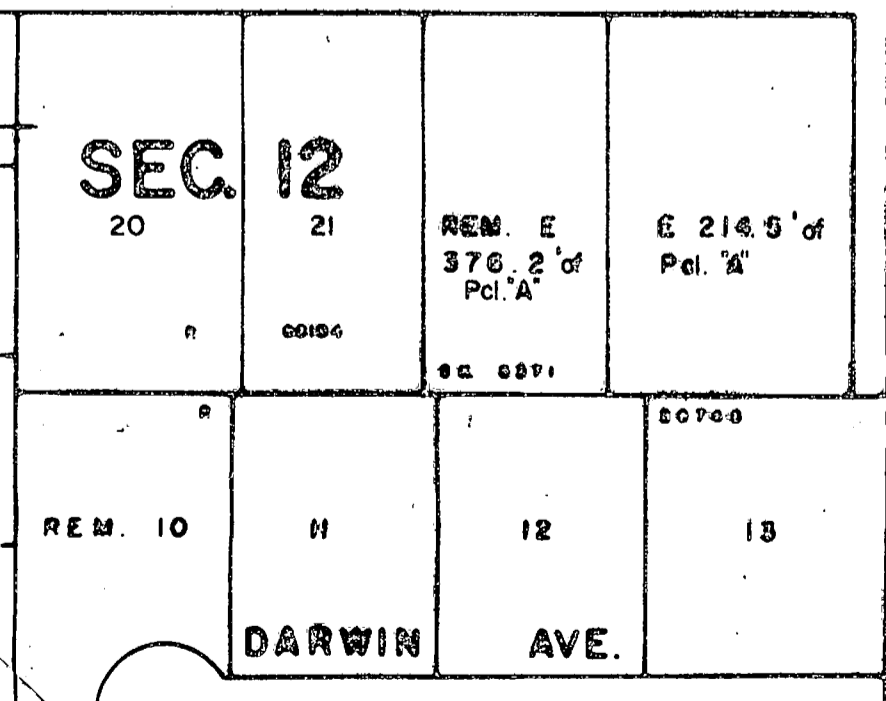
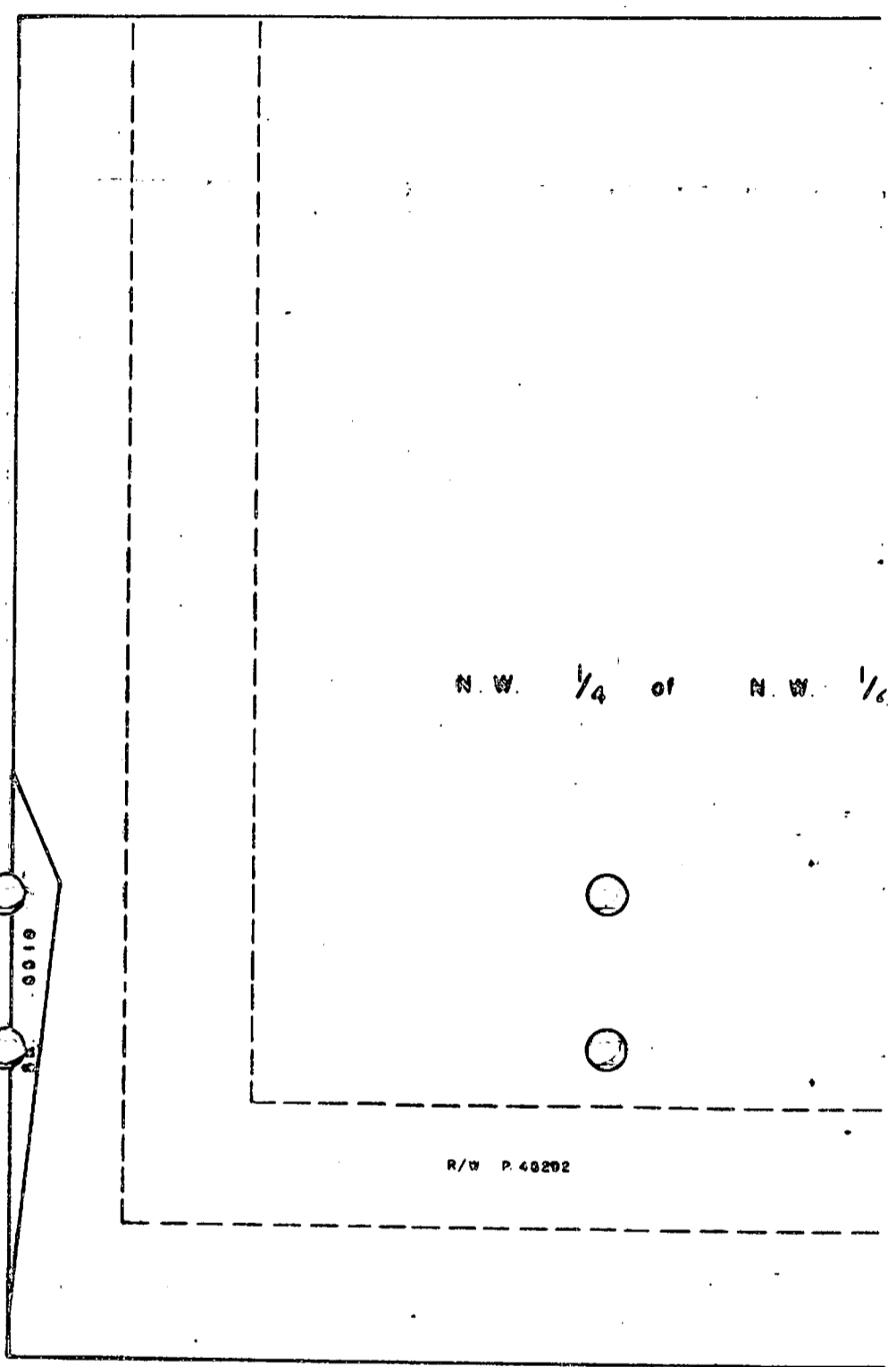
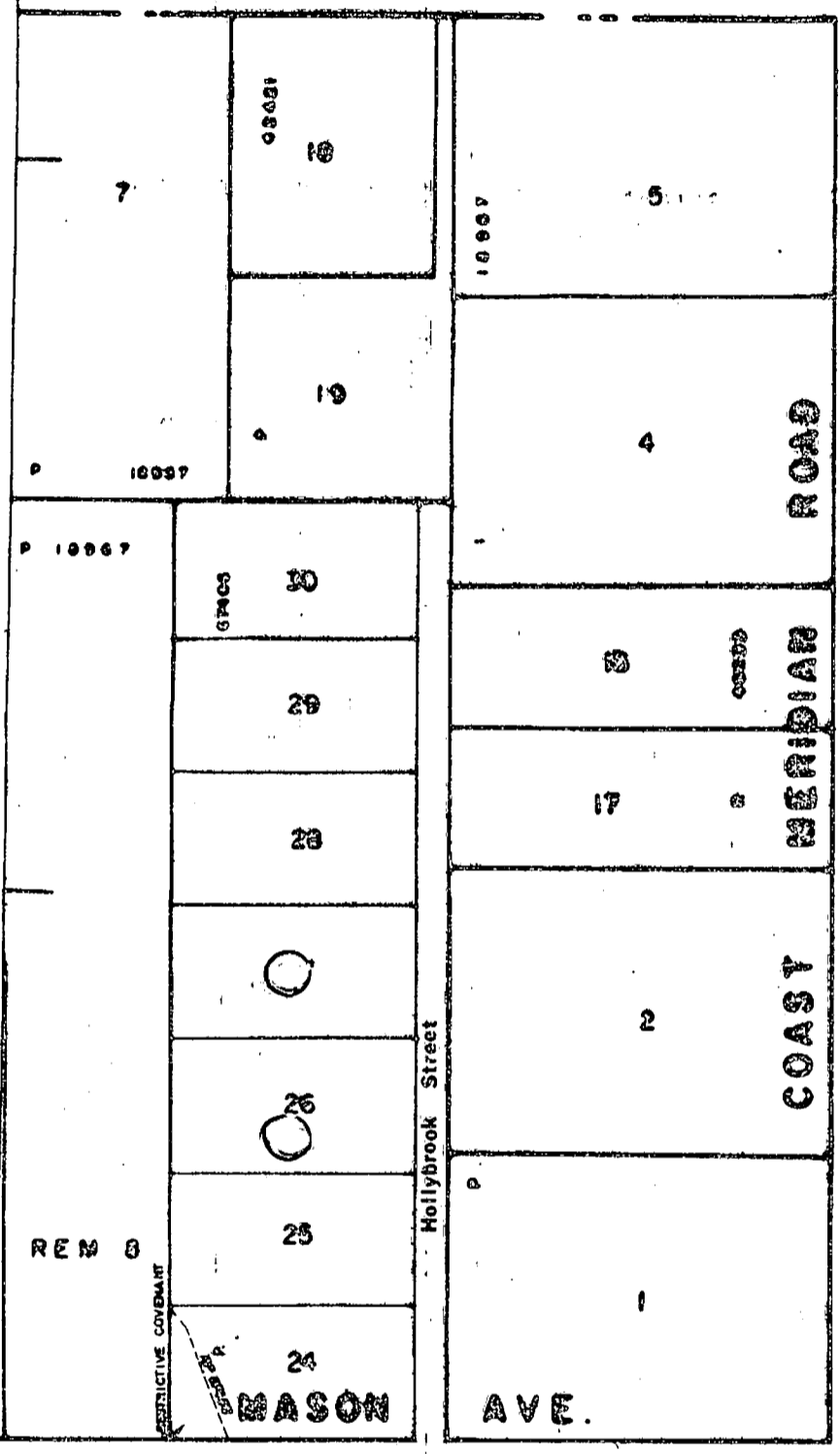
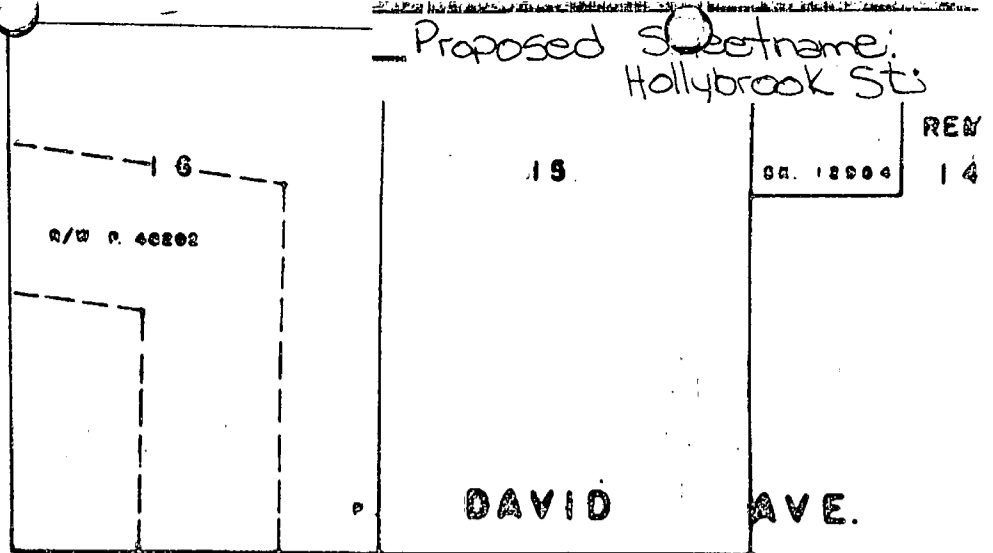
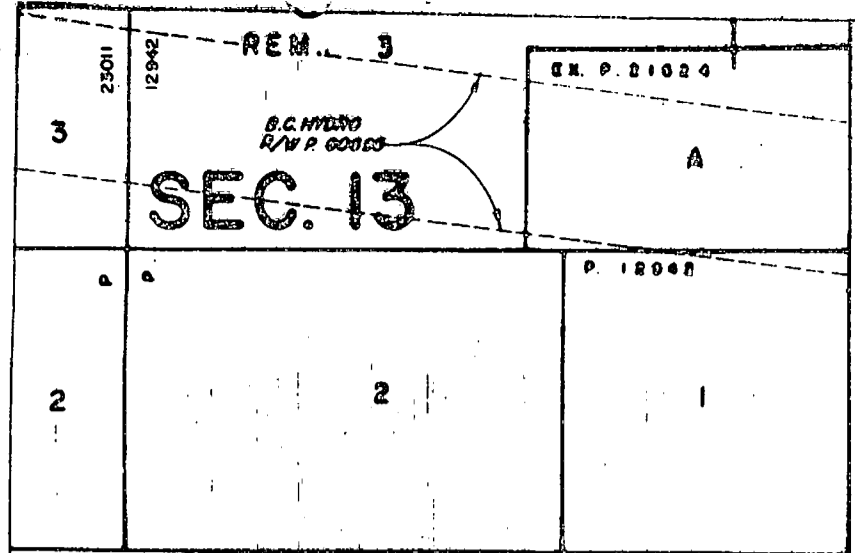


This approval expires in 90 days from date shown in this status. Subsequent subdivision plans must be submitted to the Approving Officer prior to this date for approval, or a new application must be submitted.

CORPORATION OF THE DISTRICT OF COQUITLAND		
SUBDIVISION PRELIMINARY APPROVAL		
<i>APPROVED WITH CONDITIONS</i>		
DATE <u>1981 07 27</u>		
<i>Arl Meadwell for Planning Director</i>		
DRAWN	SCALE 1:2000	DPS. NO. 8-2333V

METRIC

Proposed Streetname:
Aster Court



AUGUST 14, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on August 14, 1984, with the following persons present:

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

8-1903E CAMEX CANADA CORP., BEEDIE CONSTRUCTION CO. LTD.
DAVID AVENUE "UPPER BEECAM"
L.S. 2, SEC. 13, TWP. 39, EXCEPT PART SUBDIVIDED BY PL. 28937

The Committee reviewed the applicant's request for reapproval, received in the Planning Department July 30, 1984: Council Resolution No. 436 of April 30, 1984 and Resolution No. 809 of July 23, 1984. Council Resolution No. 436 established interim development policy in this part of Northeast Coquitlam, and in the absence of an Official Community Plan, established guidelines by which the Approving Officer may consider the subdivision.

Since the land is not serviced, the preliminary approval depends on implementation of certain elements of the water and sanitary sewer systems of the 1984 McElhanney report. Engineering plans for these elements and for earthworks are to be submitted by the applicant as an initial step towards processing of the subdivision.

The Committee then updated their preliminary approval conditions of February 22, 1984 for application 8-1903E as follows:

- 1) compliance of the subdivision design with the policy of Oxford Street, being a collector, with eventual construction of a bridge over David-Pathan, in keeping with the earlier McElhanney report on that facility;
- 2) compliance with the environmental covenants envelope adjacent Hyde Creek, as outlined in proposal 8-1903E and more specifically, the requirements contained in the letters from Fisheries and Oceans Canada dated September 12, 1983, the Ministry of Environment, Water Management Branch letter dated February 9, 1983, the Ministry of Environment, Fish and Wildlife Branch letter dated February 10, 1983, and the Ministry of Environment, Water Management Branch from Victoria dated March 3, 1983;
- 3) reshaping of the escarpment within the slope easement envelope adjacent the David-Pathan connector, as proposed by McElhanney, with plans to be submitted prepared by a professional engineer specializing in geotechnical matters and supervision of construction thereby;
- 4) servicing of all other roads bounding, abutting and lying within the development to the standards required by Subdivision Control By-law No. 1023, and installation of interceptor storm sewers along the escarpment, as recommended by Golder Associates in their letter dated February 10, 1983;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 14, 1984

8-1903E cont'd

- 5) compliance with setbacks from the escarpment, as established by Zoning By-law No. 1928, and registration of a restrictive covenant to protect the existing vegetation below the top of said escarpment, as recommended by Golder Associates in their letter dated February 10, 1983;
- 6) submission of engineering plans for the water pumping station at Mason Avenue which will be compatible with the McElhanney concept for a community water supply; construction of the first stage of the pumping station to provide adequate water supply to the subdivision;
- 7) submission of engineering plans and the construction of a 150 mm connection to the municipal trunk water supply on Millard Avenue, complete with the pressure reducing station, as established in the McElhanney report;
- 8) submission of engineering plans for connection of the sanitary sewer system to the municipal sewer trunk system, and construction of those components of the McElhanney concept necessary to connect the proposed subdivision sanitary sewer system to the municipal trunk system;
- 9) approval by the District, Ministry of Environment, and Fisheries and Oceans Canada of a drainage outfall detention system to Hyde Creek;
- 10) signing of the survey plans by B.C. Hydro prior to the Approving Officer signing the survey plans;
- 11) payment of the development cost charge, as required by By-law No. 988, consisting of \$600 for each of the 28 new dwelling units permitted to be constructed;
- 12) payment of all current, outstanding or delinquent taxes, and the estimated 1985 municipal taxes before final approval;
- 13) registration of any necessary easements;
- 14) submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots are of adequate by-law size.

The Committee notes that minor lotting adjustments may be necessary as a result of item 14), and that final approval of survey plans and signature of the Approving Officer thereon is not recommended until the work associated with item 3) above has been completed and accepted.

8-3249B R.L. & A.M. DEROUIN
1550 COMO LAKE AVENUE
LOT A OF BLK. 2, D.L. 364, PL. 18452

Approved subject to:

- 1) physical construction of the lane allowance to the standards required by Subdivision Control By-law No. 1023;
- 2) payment for one additional water and storm sewer connection;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 14, 1984

8-3249B cont'd

- 3) removal of all existing buildings and structures prior to final approval;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1985 municipal taxes before final approval;
- 5) any new accesses being restricted to the lane allowance.

8-3632A DISTRICT OF COQUITLAM
8-3632B EAST OF EAGLE RIDGE, WEST OF JOHNSON STREET, SOUTH OF WALTON AVENUE, NORTH OF GUILDFORD WAY
LOT L, SK. 2144; REM. 37.7 AC. OF D.L. 385 & CONSOLIDATION/ROAD EXCHANGE OF LOTS 1-20, BLK. 3; LOTS 1-20, BLK. 6; REM.1-REM.6, BLK.9, PL.385, PL.149 & ROAD ALLOWANCES; PTN. OF REM. SK.1960

Tabled for clarification from the Planning Director.

8-3813 VANCOUVER CITY SAVINGS CREDIT UNION
1124 WESTWOOD STREET
LOT 118, D.L.1384A, PL. 59586

Approved.

8-3804A HUSKY OIL OPERATIONS, DISTRICT OF COQUITLAM
501 NORTH ROAD
LOT 91, D.L. 5, PL. 41550

Approved subject to Council approval of the proposed road exchange.

8-2951 KAYE DEVELOPERS LTD.
SW CORNER OF BANBURY AVENUE AND JOHNSON STREET
LOT 3, D.L. 385, PL. 18846

The Committee reviewed the letter and accompanying sketches from the applicant dated July 23, 1984. After examining these proposals and the history surrounding the establishment of the present advance plan, the Committee concluded that it is not willing to recommend an adjustment in the advance plan for this area, based on considerations of future traffic flow and of equitable treatment of the various properties involved.

8-3808 DISTRICT OF COQUITLAM
ALOUETTE DRIVE
"PARK" D.L. 305, PL. 65386

The Committee reviewed two responses from adjacent owners relative to the disposition of the park. In view of the comments from the abutting property owners, the Committee recommends that the park be left as is and not be subdivided as earlier contemplated.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 14, 1984

8-3695B OCEATAIN INVESTMENTS LTD., DISTRICT OF COQUITLAM
1200-1206 JOHNSON STREET
LOTS D & E, PL. 13001; LOTS 45 & 46, PL. 31079; PORTION OF
SK. 2108 & SK. 1960; ALL IN D.L. 385

The Committee tabled sketch 8-3695B for comments from the traffic section of the Engineering Department on the road dedication and road reservation requirements.

8-3815 S.M. HOWKER
2751 DEWDNEY TRUNK ROAD
LOT A OF 1, D.L. 373, PL. 12138

Tabled for:

- 1) the Planning Department to make an on-site inspection and then prepare a road and lot plan which would be distributed in the usual manner;
- 2) the applicants to have a report prepared by an engineer specializing in geotechnical matters which addresses the suitability of the lands for subdivision and which provides detailed information on the fill material which has been placed over the site. The report should make recommendations on any remedial actions required to stabilize the existing material and prevent any sloughing into adjacent watercourses or private lands and be based on the plan to be prepared by the Planning Department under 1) above.

8-3812 GENSTAR DEVELOPMENT COMPANY
BUOY DRIVE
LOT 562, D.L. 373, PL. 53845

Tabled for:

- 1) the submission of a detailed site plan which provides information on how the storm runoff will be handled. The plan should also address the question of providing erosion control measures during and after construction.
- 2) the submission of a more detailed and site specific geotechnical report.

8-3644C DANCORP DEVELOPMENT LTD., DISTRICT OF COQUITLAM
555 CLARKE ROAD
CONSOLIDATION OF PCL. B, D.L. 9, PL. 57525; LANE ALLOWANCE;
PCL. A OF LOTS 6 & 7, PL. 47864

The Committee reviewed a site plan prepared by the applicant's consultant which relates to the configuration of the commercial site to the east. As the site plan submitted varies from the earlier proposal, the Committee tabled further consideration of this matter pending confirmation from the owner as to which site plan should be reviewed by staff.

The Committee notes that they are still awaiting comments from the owner of Lot 3 to the north on the proposed road exchange.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 14, 1984

8-3717 MINISTRY OF LANDS, PARKS AND HOUSING
 RIVERVIEW - PHASE II
 LOT 4, D.L. 305, PL. 64144

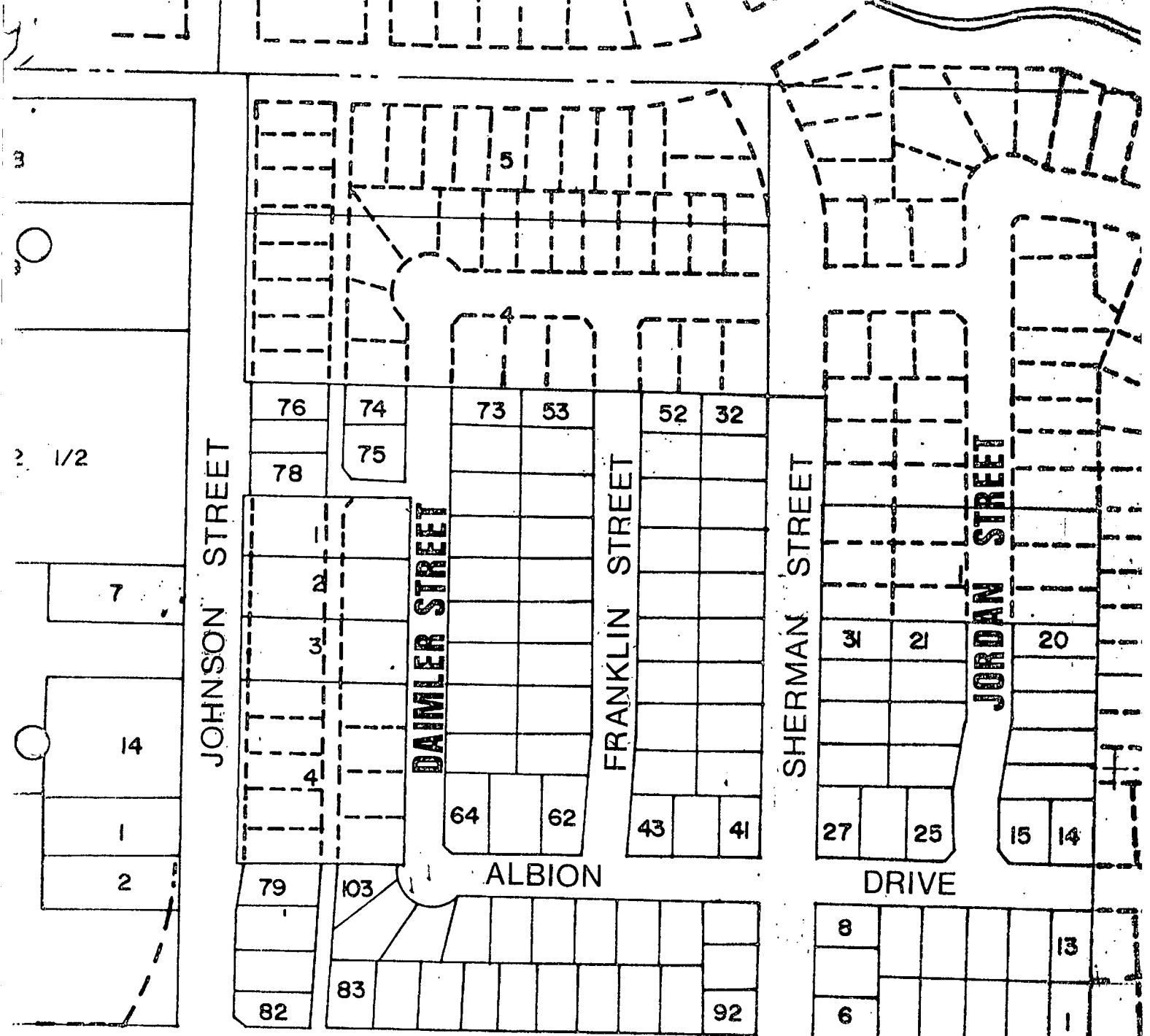
The Committee reviewed the plans and accompanying letter from the applicant's consultant, received in the Planning Department on August 10, 1984, which relates to the landscaping buffers within the Phase II area. The Committee commented that it was their understanding that a fence was to be constructed along the back of sidewalk, with the lot landscaping extending to the fence, and that the adjacent property owner was to be responsible for maintenance of the landscaped boulevard area. This understanding does not appear to have been reflected in the plans submitted. The Committee therefore requests clarification of the landscaping and, in particular, the buffer strip between the property line and back of sidewalk.

STREET NAMES

The Committee reviewed two proposed new street names and their locations are as shown on the attached map, which forms part of the minutes.

The Committee recommends that Council approve the following names subject to their acceptance by the Post Office:

Daimler Street
Jordan Street



JOHNSON STREET

DAIMLER STREET

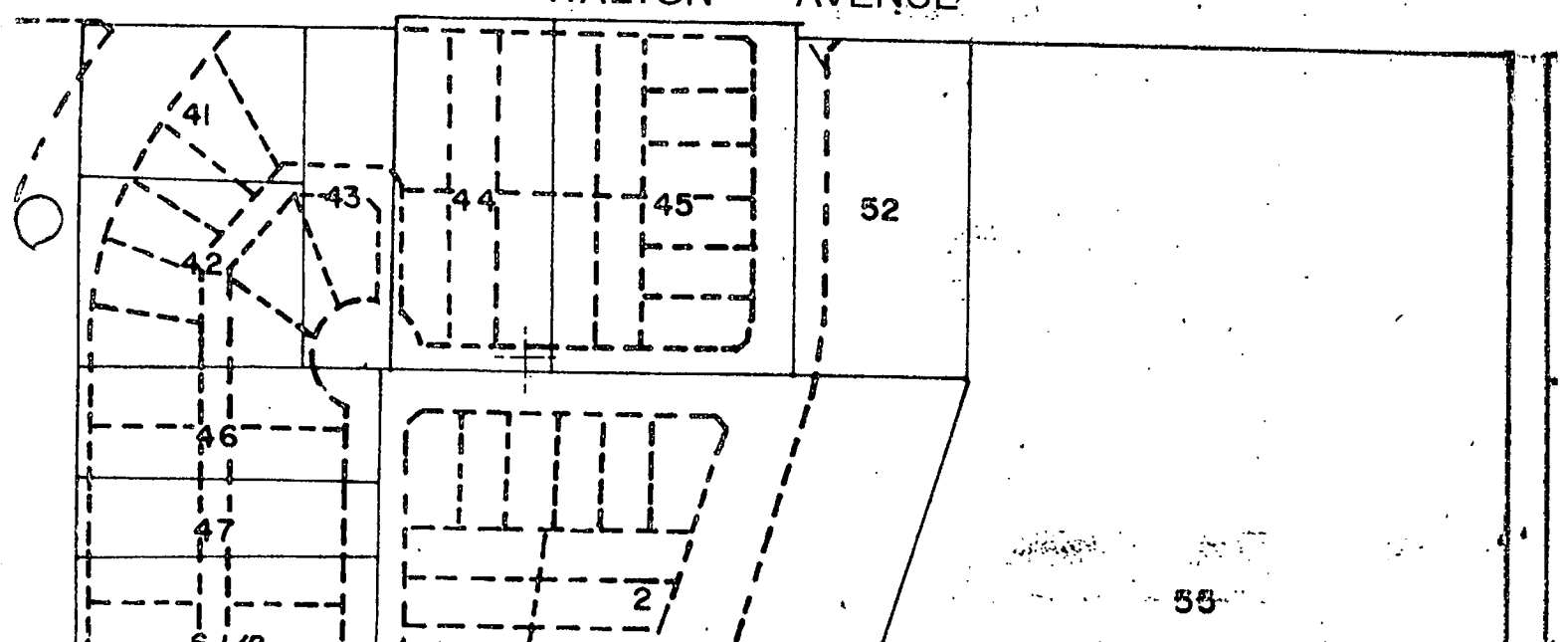
FRANKLIN STREET

SHERMAN STREET

JORDAN STREET

ALBION DRIVE

WALTON AVENUE



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2

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AUGUST 28, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on August 28, 1984, with the following persons present:

- E. Tiessen, Deputy Planning Director
- N. Nyberg, Municipal Engineer
- L.T. Scott, Supervisor, Subdivision & Development
- K. McLaren, Development Control Technician
- N. Maxwell, Planning Assistant
- T. Murphy, Supervisor, Traffic & Transportation
(for items 8-3695 & 8-3706 only)

8-3695B

OCEATAIN INVESTMENTS LTD., DISTRICT OF COQUITLAM
1200-1206 JOHNSON STREET
LOTS D & E, PL. 13001; LOTS 45 & 46, PL. 31079; PORTION OF
SK. 2108 & SK. 1960; ALL IN D.L. 385

The Committee received input from the traffic section of the Engineering Department and came to the conclusion that protection of the ultimate widening areas indicated on sketch 8-3695B appears justified. The Committee notes:

- a) that areas other than those suggested for immediate dedication could be handled by:
 - i) dedication also, or
 - ii) a highway reservation agreement, or
 - iii) special setbacks protected by a restrictive covenant;
- b) that if a single access only is proposed, then the implications of locating such access on Glen Drive should be fully explored due to the necessity to limit a Johnson access to right turns in and out only in the future. However, the situation is more complicated if Lot G is not included in the development. Access to the northerly developable portion of Lot G must be provided for, and the options would appear to be:
 - i) dedication of a public road connecting to Glen Drive, or
 - ii) a joint access arrangement protected by registered covenants, or
 - iii) consolidation of Lot G with the development;
- c) input from fisheries authorities is required in regard to areas proposed for road construction, particularly at the southwest corner of Guildford Way and Johnson Street.

The Committee tabled the application for the Planning Department to discuss further with the applicants appropriate forms of development, given the site's limitations of access, fisheries habitat areas, and areas required for future road widening.

8-3706C

B. SAYANI, N. SAYANI, N. SAYANI, S. SAYANI
1235 JOHNSON STREET
PCL. J, D.L. 386, EX. PL. 13224

The Committee, after reviewing the applicant's request for reconsideration of the dedication and construction requirements for Guildford Way, found sketch 8-3706C technically feasible.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 28, 1984

8-3475F H. & H. NIEMANN
2931 FLEMING AVENUE
LOT 3, BLK. 2, D.L. 381, PL. 19971

Approved subject to:

- 1) physical construction of the full frontage of the property along Fleming Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of any outstanding, delinquent or current taxes and the estimated 1985 municipal taxes before final approval;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the four additional dwelling units to be constructed;
- 5) enclosure of Hanno Creek, noting that a cost-sharing arrangement with the District may be possible for this enclosure.

8-3777B GENSTAR DEVELOPMENT LTD.
BUOY DRIVE
LOT 317, D.L. 372 & 373, PL. 44332

The Committee reviewed a request from the applicant's engineer, dated August 17, 1984, for an adjustment in the retaining wall requirements. After reviewing the information submitted, the Committee commented that they have no objection to the approval conditions of March 1, 1984 being adjusted to require the construction of retaining walls just on proposed Lot 9 only.

8-3818 J. & J. LILLIE
1401-1403-1407 HOCKADAY STREET
LOT 7, PL. 28453; REM. A, EX. PL. 16046; REM. 1, PL. 14551,
(S&E PL. 16046); ALL IN L.S. 6, SEC. 13, TWP. 39

Tabled for comments from the Simon Fraser Health District, the Fire Department, Fisheries and Oceans Canada, and the Water Management and Fish and Wildlife Branches of the Ministry of Environment.

If favourable comments are received from the various agencies referred to above, the applicant would be requested to supply a plan prepared by a B.C. Land Surveyor, which locates the natural boundary of the Coquitlam River and establishes the 200-year flood level of the Coquitlam River in this area.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 28, 1984

8-3820 R. & B. HOBSON
ROCHESTER AVENUE
LOT 19, BLKS. 13 & 14, D.L. 1 & 16, PL. 2030

The Committee notes that the proposed panhandle lot would alter the previously established subdivision advance plan for the area. As a result, the application was tabled for the Planning Department to write adjacent property owners with a view to obtaining their comments on the proposed deviation from the established subdivision pattern for this area.

8-3811 R. & D. SOWDEN, DISTRICT OF COQUITLAM
1185 KERWAN PLACE
LOT 372, D.L. 356, PL. 43693 & LANE ALLOWANCE

Approved subject to Council approval of a lane closing by-law.

8-3817 J. & E. BARRETT
954 DELESTRE
LOT 1 OF LOT 8, BLK. 102, D.L. 3, PL. 13513

Approved subject to:

- 1) cash payment for the future construction of the approximate 14.8-metre frontage of the proposed new lot to the standards required by Subdivision Control By-law No. 1023;
- 2) payment for one additional water connection;
- 3) payment of any outstanding, delinquent or current taxes and the estimated 1985 municipal taxes before final approval;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 5) confirmation from the Building Department that the existing home meets the spatial separation requirements of the National Building Code in relation to the proposed setback from the new property line.

8-3645A P. & D. OOREBECK
2974 DEWDNEY TRUNK ROAD
LOT B OF 7, BLK. 2, D.L. 378, PL. 21730

Approved subject to:

- 1) cash payment for the future construction of the services required by Subdivision Control By-law No. 1023 for the approximate 15.8-metre frontage of the proposed new lot.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 28, 1984

8-3645A cont'd

- 2) physical construction of storm sewer connections for the existing home and the new lot;
- 3) payment for one additional water connection;
- 4) payment for one additional driveway culvert if required;
- 5) payment of any current, delinquent or outstanding taxes, and the estimated 1985 municipal taxes before final approval;
- 6) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 7) registration in the Land Titles Office of a covenant in keeping with the requirements of the Water Management Branch of the Ministry of Environment letter dated May 3, 1984.

8-3819

J. & D. VUCKOVICH
663 ROBINSON STREET
LOT 3 (S&E PL. 15390), BLK. 16, D.L. 366, PL. 8933

Approved subject to:

- 1) registration of the subdivision to the east to provide access to the proposed new lots;
- 2) physical construction of the new road to the standards required by Subdivision Control By-law No. 1023;
- 3) submission of a surveyor's plot plan which verifies that all existing buildings and structures which are to remain comply with the siting requirements of the Building and Zoning By-laws;
- 4) payment of any current, delinquent or outstanding taxes, and the estimated 1985 municipal taxes before final approval;
- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the two additional dwelling units permitted to be constructed;
- 6) registration in the Land Titles Office of any necessary easements.

8-3644D

DANCORP DEVELOPMENTS LTD., DISTRICT OF COQUITLAM
555 CLARKE ROAD
LOTS 1 & 2 OF LOT 6, PL.14573; LOTS 2-4 OF LOT 7, PL. 10366;
PCL. A OF LOTS 6 & 7, PL. 47864; PCL. B OF 6 & 7, PL. 57525;
ALL IN D.L. 9

The Committee finds the proposed subdivision technically feasible, noting that Council approval of the proposed road exchange is required.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 28, 1984

8-2679A V. GODIN
823 ROCHESTER AVENUE
LOT 2, BLK. 15, D.L. 3 (S&E PL. 34675), PL. 4365

Approved subject to:

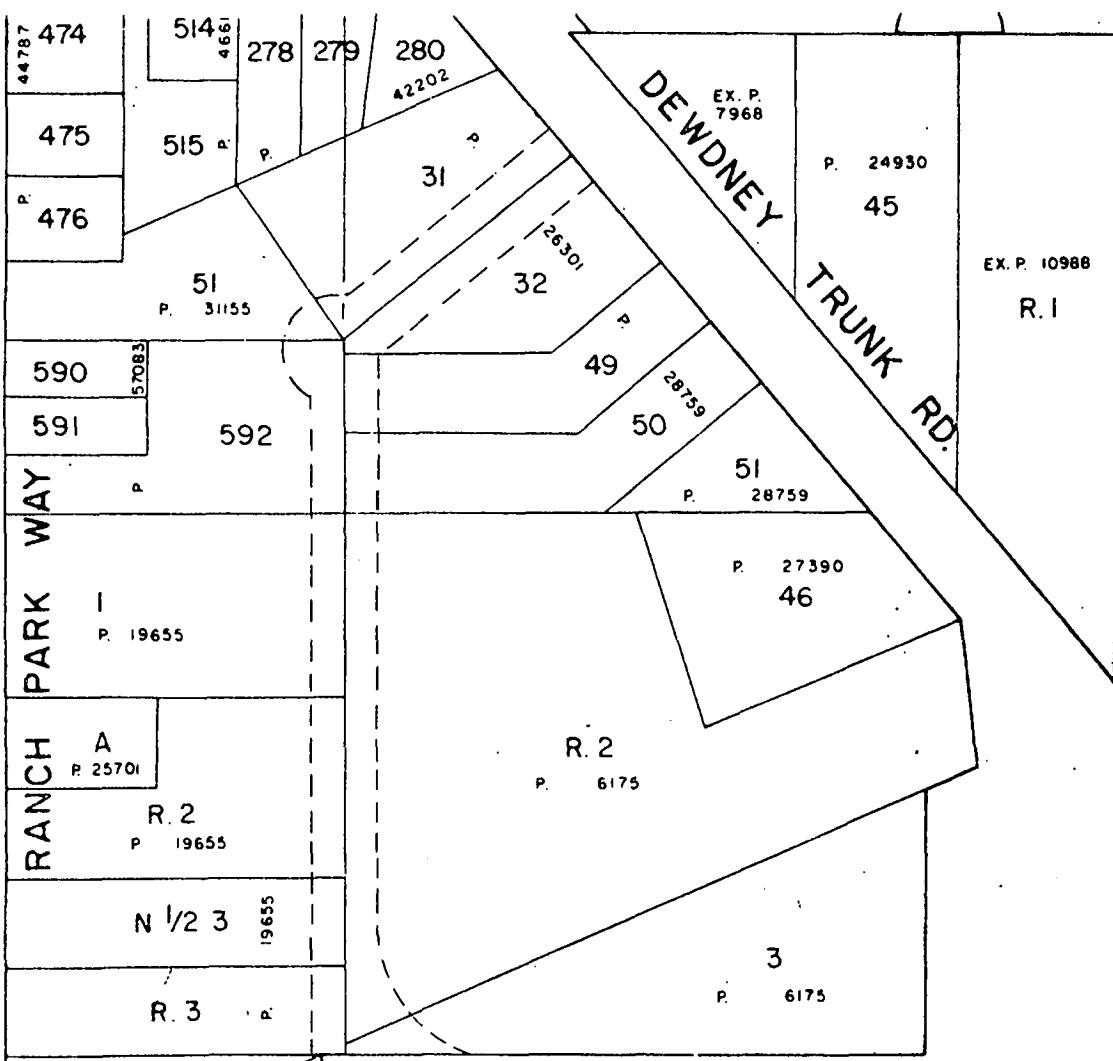
- 1) physical construction of Rochester Avenue and Alama Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) removal of all existing buildings and structures prior to final approval;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the two dwelling units permitted to be constructed;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of any outstanding, delinquent or current taxes, and the estimated 1985 municipal taxes before final approval.

The Committee commented that the applicant would not be entitled to the homeowner's service exemption as the applicant would not be residing on the property at the time of final approval.

STREET NAMES

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

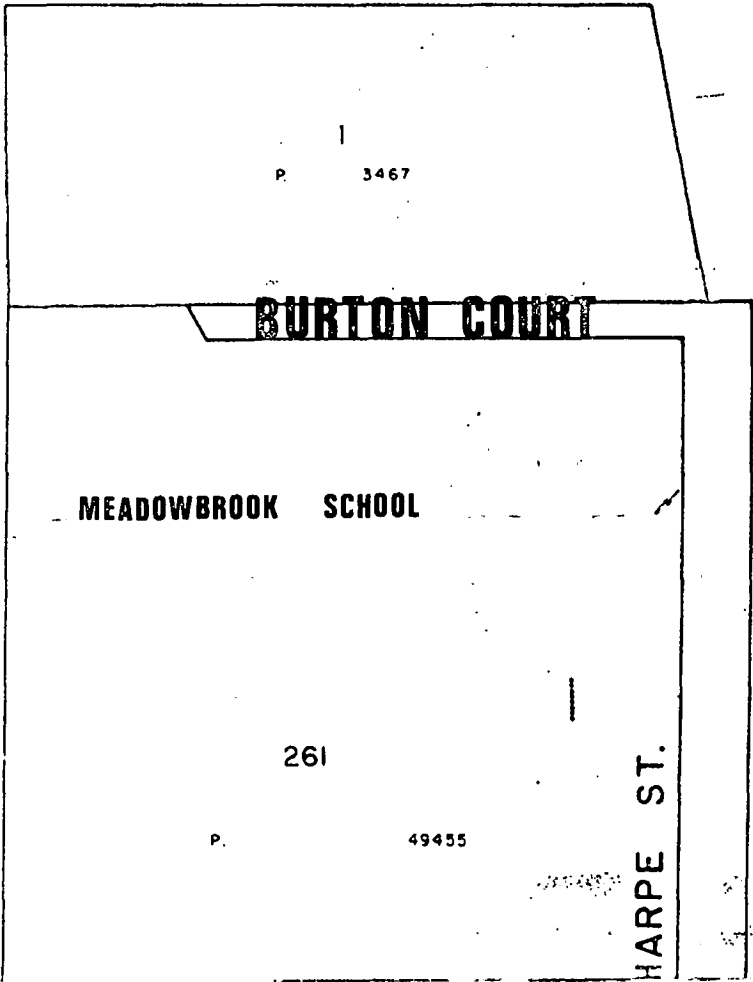
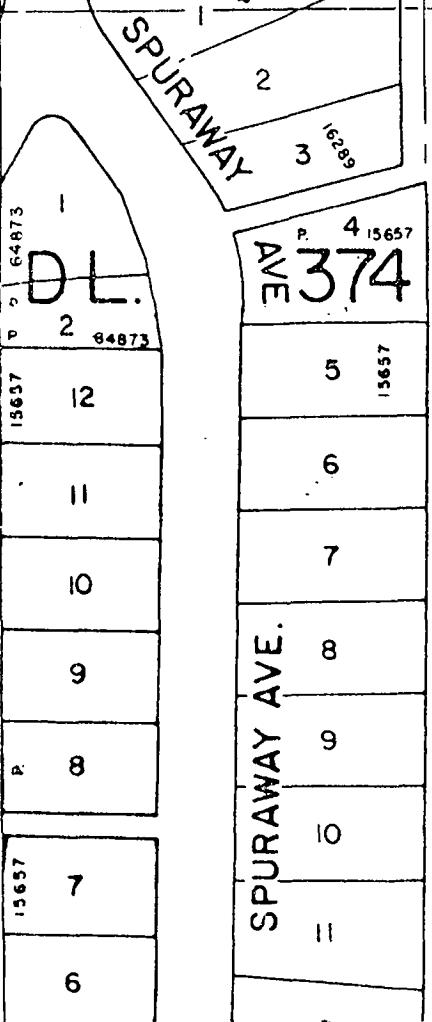
Heckbert Place
Burton Court



LOUGHEED
 R. E 1/2
 of S.W. 1/4
 SK. 2682

HWY. R/W P. 47751

HECKBERT PLACE



OCTOBER 10, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Wednesday, October 10, 1984 at 10:30 a.m., with the following persons present:

N. Nyberg, Municipal Engineer
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director (for item 8-3822 & 8-3149 only)
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3822 R.W. & D.E. MOFFATT
2916 WALTON AVENUE
LOT 43, D.L. 386, PL. 24126

The Committee reviewed a sketch prepared by the Planning Department, which indicates a proposed alternative for this area, most notably, the location of the lane allowance. The Committee requests the Planning Department to contact the affected landowners, with a view to seeking their comments on the suggested amendment to the advance plan.

8-3149 CROWN FOREST INDUSTRIES LIMITED
NORTHEAST CORNER KING EDWARD STREET & LOUGHEED HIGHWAY
LOT 20, D.L. 48, PL. 66298

The Committee reviewed the applicant's request for consideration of the dedication of the south half of the road allowance adjacent to the proposed mobile home park site. The Committee recommended that dedication of the south half of the road by Crown Forest be accepted, provided that Crown Forest provides a written acknowledgement that acceptance of dedication at this time in no way diminishes Crown Forest's existing obligations to construct services under the 'servicing' covenant registered against the land.

8-3675A TRECO DEVELOPMENT CORP.
JOHNSON STREET & WALTON AVENUE
LOT 4 OF A, NW 1/4 SEC. 11, TWP. 39, PL. 20014

Approved subject to:

- 1) registration of the subdivision to the south to provide physical and legal access via the lane allowance;
- 2) the requirements of Subdivision Control By-law No. 1023, including:
 - a) physical construction of the lane allowance;
 - b) cash payment for the future construction of Johnson Street (noting that Johnson Street will be to arterial standards);
 - c) construction of services to all lots;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the four additional dwelling units permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 10, 1984

8-3675A cont'd

- 4) payment of any outstanding, delinquent or current taxes, and the estimated 1985 municipal taxes before final approval;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) all accesses for the Johnson Street lots being from the lane allowance.

8-3826

UNITED PROPERTIES LTD.
1195 FALCON DRIVE
LOT 585, D.L. 346, PL. 63079, SE 1.4

The Committee recommends that the Strata Title Approving Officer sign the Form E and the plans for the first phase.

The Committee noted that approval of the phased strata development should not be taken as an indication of approval of individual garbage pickup with the project.

8-3644E

DANCORP DEVELOPMENT LTD.
555 CLARKE ROAD
LOTS 1 & 2 OF LOT 6, PL. 14573; LOTS 2-4 OF LOT 7, PL. 10366;
PCL. A OF LOTS 6 & 7, PL. 47864; PCL. B OF 6 & 7, PL. 57525;
ALL IN D.L. 9

Approved subject to:

- 1) payment of any current, delinquent or outstanding taxes, and the estimated 1985 municipal taxes on all parcels prior to final approval;
- 2) Council approval of the proposed Road Exchange By-law.

The Committee notes that servicing of the resulting sites will be made a specific condition of the development permit required for the contemplated improvements to the proposed site.

8-3824

MARUBENI CANADA LTD.
51 LEEDER AVENUE
LOT 12, D.L. 21 & 66, PL. 42959

Approved subject to:

- 1) physical construction of services required by Subdivision Control By-law No. 1023 to service both parcels, including storm and sanitary sewers, water, and access;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1985 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 10, 1984

8-1472E B.C. HYDRO, DISTRICT OF COQUITLAM
WEST OF HULL COURT, SOUTH OF DEWDNEY TRUNK ROAD
BLK. N, PL. 3565 & BLK. S, PL. 8360, D.L. 238, S&E PL. 42558

Approved subject to:

- 1) Council approval of a Road Closing By-law;
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1985 municipal taxes on both parcels prior to final approval.

8-3696 BRITISH COLUMBIA BUILDINGS CORPORATION
"COLONY FARM"
PORTIONS OF D.L. 22, 23, 60 & 170, AND A PORTION OF THE BED OF
COQUITLAM RIVER

The Committee reviewed comments from the B.C. Buildings Corporation, Fisheries and Oceans Canada, and the Fish and Wildlife Branch of the Ministry of Environment, relative to a recent meeting on the disposition of the subject lands. The Committee tabled finalization of the proposed consolidation pending confirmation from the Water Management Branch of the Ministry of Environment that their comments of August 14, 1984 are still applicable.

OCTOBER 23, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Planning Department on Tuesday, October 23, 1984, at 9:30 a.m., with the following persons present:

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

8-3695C OCEATAIN INVESTMENTS LTD., DISTRICT OF COQUITLAM
1235 JOHNSON STREET
LOTS D, E & G, PL. 13001; LOTS 45 & 46, PL. 31079; PCL. A,
PL. 4475; PORTION OF SK. 2108 & SK. 1960; ALL IN D.L. 385

Approved subject to:

- 1) confirmation of ownership of all parcels within the proposed consolidation except for "Lot G";
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1985 municipal taxes on all existing parcels prior to final approval;
- 3) removal of all buildings and structures prior to final approval except for the buildings on existing Lot G, south of Hoy Creek.

The Committee recommends that the Approving Officer approve the proposed subdivision, with the knowledge that the existing dwelling on Lot G will become non-conforming as to the required setback from the proposed Johnson Street road allowance upon registration of the subdivision.

The Committee notes that servicing of the resulting parcels of land will be made a specific condition of the necessary development permit for any anticipated construction on the new lots.

8-3742 V. & D. BURIC
611 SMITH AVENUE
LOT 5 OF LOTS 1 & 2 OF LOT 57, D.L. 9, PL. 20661

Approved subject to:

- 1) physical construction of Smith Avenue and the lane allowance for the full frontage of the property, noting that as Emerson Street is to be incorporated into the "PARK" to the west, servicing of Emerson Street will not be required;
- 2) removal of the garage prior to final approval;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1985 municipal taxes before final approval;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 23, 1984

8-3742 cont'd

The Committee recommends that the Approving Officer approve the proposed subdivision, with the knowledge that the existing house would become non-conforming as to side yard requirements upon registration of the proposed subdivision.

The Committee would also note that, as Emerson Street is proposed to be eliminated, the Committee's previous comments on house plans may be disregarded upon elimination of Emerson Street.

8-3818

J. & V. LILLIE
1401, 1403, 1407 HOCKADAY STREET
LOT 7, PL. 28453; REM. A, EX. PL. 16046; REM. 1, PL. 14551
(S&E PL. 16046), ALL IN L.S. 6, SEC. 13, TWP. 39

The Committee, after reviewing the replies from the various provincial and municipal authorities, tabled the proposal, pending submission of a plan prepared by a B.C. Land Surveyor which provides information on the location and elevation of the natural boundary of the Coquitlam River and establishes the 200-year floodplain line of the Coquitlam River in this area.

The Committee notes that if preliminary approval is granted to the subdivision, one of the approval conditions would be the servicing of the approximate 41.8-metre frontage of the proposed northerly lot to the standards required by Subdivision Control By-law No. 1023.

8-3301C

R.W. FOWLER, B.W. SADGROVE, D.F. BULOWSKI
825 COMO LAKE AVENUE
REM. PCL.2 OF PCL."A", BLK.8, D.L.367, PL.6592 (S&E PL. 23553)

The Committee reviewed the applicant's letter of October 22, 1984, which requests a reapproval of the subdivision. As there appears to be confusion in this regard, the Committee requests the Planning Department write to the applicant and clarify that an actual reapproval is not required as the Committee has only found the subdivision technically feasible subject to certain conditions.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, September 11, 1984, with the following persons present:

D.M. Buchanan, Planning Director
 L.T. Scott, Supervisor, Subdivision & Development
 R. White, Chief Building Inspector (for items 8-3812 & 8-3632 only)
 K. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant

8-3812 GENSTAR DEVELOPMENT COMPANY, K. LOCK
 BUOY DRIVE
LOT 562, D.L. 373, PLAN 53845

The Committee reviewed the revised plans and accompanying geotechnical report received in the Planning Department on August 27, 1984. After reviewing the information, the Committee tabled the application for the applicant to:

- 1) investigate ways of creating a minimum ten-metre deep, relatively flat, usable rear yard, possibly using retaining walls at the limit of such areas;
- 2) modify the preliminary engineering drawings to provide for the installation of an interceptor drainage system along the rear of the lots;

noting that the Committee is concerned with disposition of excavation fill at the time of building construction, and that placed on slopes created at the time of subdivision.

8-3632A DISTRICT OF COQUITLAM
8-3632B EAST OF EAGLE RIDGE, WEST OF JOHNSON STREET, SOUTH OF WALTON AVENUE, NORTH OF GUILDFORD WAY
LOT L, SK.2144; REM.37.7 AC. OF D.L.385 & CONSOLIDATION/ROAD EXCHANGE OF LOTS 1-20, BLK. 3; LOTS 1-20, BLK. 6; REM. 1 - REM. 6, BLK. 9; D.L. 385, PL. 149 & ROAD ALLOWANCES

Tabled pending confirmation of property lines and future road locations of the adjoining subdivisions to the east and west.

8-3625A DISTRICT OF COQUITLAM
 NORTH OF WALTON AVENUE, EAST OF SHERMAN STREET
 PCL. B, NORTHWEST ONE-QUARTER SEC. 11, TWP. 39 (S&E 4.5 AC.
SK. 6071, PL. 5039, PL. 23753)

The Committee received for information sketch 8-3625A and referred it to the appropriate municipal departments.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 11, 1984

8-3676 P. ALLINGER
1830 BRUNETTE AVENUE
LOT 1, D.L. 64, PLAN 17796

Declined, as the applicant has not provided the information requested by the Subdivision Committee at their meeting of June 7, 1983.

8-3696 BRITISH COLUMBIA BUILDINGS CORPORATION
"COLONY FARM"
PORTIONS OF D.L. 22, 23, 60 & 170, AND A PORTION OF THE BED OF COQUITLAM RIVER

The Committee reviewed the revised survey plans which respond to the Committee's concerns of July 10, 1984. The application, however, remains tabled pending resolution of the concerns of Fisheries and Oceans Canada and the Fish and Wildlife Branch of the Ministry of Environment.

8-3706C N. SAYANI, B. SAYANI, N. SAYANI, S. SAYANI
1235 JOHNSON STREET
PCL. J, D.L. 386, EX. PL. 13224

The Committee reviewed the request from the applicant's architect, received in the Planning Department September 10, 1984, for an adjustment in the location of the internal road. The proposal appears feasible, however, as the road location has an effect on the development directly to the north, the request was tabled pending receipt of comments from the adjoining property owner to the north.

8-3822 R.W. & D.E. MOFFATT
2916 WALTON AVENUE
LOT 43, D.L. 386, PLAN 24126

The Committee reviewed a preliminary plan prepared by the Planning Department relative to the applicant's request for an adjustment in the advance lotting plan for this area, particularly the location of the lane allowance. The proposal, however, was tabled pending input from the traffic section of the Engineering Department as to road dedication requirements along Johnson Street as dedication requirements may have an impact on the road and lot layout for the area.

8-3682C SOLITAIRE REALTY SYNDICATE CORP., DISTRICT OF COQUITLAM
HULL COURT AND DEWDNEY TRUNK ROAD
PTN. OF LOT N, PL. 3565 & BLK. S, PL. 8360, D.L. 238, S&E
PL. 42588; CONSOLIDATION OF LOTS 1-6, BLK. 2 (S&E PL. 53845)
LOTS 1-12, BLK. 1, ALL IN D.L. 373, PL. 2502

Tabled pending submission of:

- 1) preliminary road centre line design drawings of the access road.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 11, 1984

8-3682C cont'd

- 2) a geotechnical report which addresses the advisability of the construction of the access road;
- 3) preliminary plans which indicate that ten-metre deep, relatively flat, usable rear yards are possible in the "Solitaire" lands.

SEPTEMBER 25, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, September 25, 1984, with the following persons present:

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

8-3818

J. & V. LILLIE
1401, 1403, 1417 HOCKADAY STREET
LOT 7, PL. 28453; REM. A, EX. PL. 16046; REM. 1, PL. 14551,
(S&E PL. 16046), ALL IN L.S. 6, SEC. 13, TWP. 39

The Committee acknowledges receipt of the letters from the Simon Fraser Health Unit and Fisheries and Oceans Canada, however, the application remains tabled pending receipt of comments from the Fire Department and the Water Management and Fish and Wildlife Branches of the Ministry of Environment.

8-3820

R. & B. HOBSON
805 ROCHESTER AVENUE
LOT 19, BLKS. 13 & 14, D.L. 1 & 16, PL. 2030

After reviewing the responses from the adjacent property owners, the Committee commented that if the proposed pan-handle lot was found to be acceptable, it would pre-empt the established pre-plan. As a result, the orderly extension of Alama Avenue to a proper turnaround would be in jeopardy. The Committee recommends that the Approving Officer not approve the creation of the lots, as depicted on sketch 8-3820.

8-2544B

TRUSTEES OF COMO LAKE CONGREGATION OF THE UNITED CHURCH OF CANADA (APPLICANT - G. CLAY)
1110-1112 KING ALBERT AVENUE
LOT 82, PL. 27029; LOT 136, PL. 1714, BOTH IN BLKS. 21-30,
D.L. 356

The Committee reviewed the applicant's request for an adjustment in the location of the proposed property line. After reviewing the request, the Committee recommends that the Approving Officer approve the subdivision, with the knowledge that the church building on the proposed westerly lot will become non-conforming as to required setbacks, and also subject to:

- 1) Council approval of the regulatory change to the Zoning By-law in relation to parking requirements and the rezoning of existing Lot 136 to P-2, Special Institutional;
- 2) removal of the 'church house' and the single-family dwelling prior to final approval;
- 3) registration in the Land Titles Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 25, 1984

8-2544B cont'd

- 4) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 5) reconstruction of the eastern wall of the existing church to the standards required by the National Building Code.

The Committee notes further that servicing of the proposed easterly lot to the standards required by Subdivision Control By-law No. 1023 are intended to be made a specific condition of the development permit for the proposed new building.

8-3821B DISTRICT OF COQUITLAM, CROWN PROVINCIAL
LATIMER AVENUE
PART OF LOT REM. 350, PL. 43736 AND PART OF LOT 4, PL. 64144

The Committee commented that the creation of the proposed lot appears technically feasible. However, prior to proceeding further, the Committee requests the Planning Department to seek direction from Council prior to expenditure of any monies on follow-up work such as preliminary surveys, contour mapping and traffic flow analysis.

8-3812 GENSTAR DEVELOPMENT COMPANY, K. LOCK
BUOY DRIVE
LOT 561, D.L. 373, PL. 53845

Approved subject to:

- 1) registration of the subdivision to the west to provide access to the proposed new lots;
- 2) physical construction of the new road to the standards required by Subdivision Control By-law No. 1023;
- 3) completion of the earthworks prior to final approval of the subdivision;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1985 municipal taxes before final approval;
- 6) payment of the development cost charge, as required by By-law No. 988, consisting of \$600 for the four additional dwelling units permitted to be constructed;
- 7) physical construction of a retaining wall adjacent to the rear property line of the lot fronting Buoy Drive to increase the usability of the rear yard space of the proposed lot.

NOVEMBER 6, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday, November 6, 1984 at 9:30 a.m. in the Engineering Department Committee Room, with the following persons present:

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

8-3706C N. SAYANI, B. SAYANI, S. SAYANI, N. SAYANI
1235 JOHNSON STREET
PCL. J, D.L. 386, EX. PL. 13224

In relation to the applicant's request for moving of the internal road east one metre, the Committee notes:

- 1) No comments have been received from the owner to the north on this proposal.
- 2) The applicants have proceeded with preliminary architectural drawings on the basis of the road location as presently shown and these drawings may be shown at a Public Hearing on November 22, 1984.
- 3) The subdivision sketches/architectural drawings for the project to the north were shown at a Public Hearing. The proposed zoning line was established at the centre line of the future road in the location previously anticipated.

In view of the above, the Committee will not be pursuing further the question of adjusting the north-south internal road eastwards.

The Committee notes that if this subdivision proceeds to the preliminary approval stage, the conditions would contain, amongst other things, the requirement for the construction of Johnson Street and the internal road allowance. Furthermore, there would be a requirement for a general utility easement along the future Guildford Way dedication, in a location acceptable to the Municipal Engineer. There would also be the requirement for a restrictive covenant covering the replacement of the road construction on Johnson Street where the temporary access will be located.

8-1326C G. & A. PROPERTIES LTD.
1241-1259 JOHNSON STREET
LOT 2, PL. 5038 (S&E PL. 36976); LOT 3, PL. 5038; PCL. G, REF.
PL. 6021; ALL IN D.L. 386

Tabled for the Planning Department to write the owners of this property to secure their comments on:

- 1) the revised layout shown on the amended version of 8-1326C and more particularly the adjustment to ensure a right angle intersection at the junction of the east-west and north-south internal road systems;
- 2) how they would see the creation of the lot east of the park dedication being created since it would have neither physical nor legal access.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 6, 1984

8-2326E DISTRICT OF COQUITLAM
597 SMITH AVENUE
ROAD/LANE EXCHANGE OF PCL. 240, D.L. 9, R.P. 64688 AND AN UNOPENED
PORTION OF EMERSON STREET

Approved subject to Council approval of a Road Exchange By-law.

8-3295 M. COTTON
901 AUSTIN AVENUE
RIGHT-OF-WAY REQUIREMENT FOR WESTERLY EXTENSION OF DENNISON AVENUE
W. 1/2 OF LOT 5, D.L. 355, PLAN 1298

The Committee notes that the existing westerly extension of Dennison Avenue is anticipated to require an 18.28-metre (60-foot) road right-of-way. In order to align with the existing Dennison Avenue and provide for the orderly westerly extension of this avenue, it will be necessary to secure a 9.14-metre (30-foot) dedication from the north end of the W. 1/2 of Lot 5. The remaining 9.14 metres (30 feet) will be required as a future dedication from Lot A to the north.

8-2283 J. & H. FARKOUH, E. FARKOUH
1398 MADORE AVENUE
LOT 15, BLKS. 24 & 25, D.L. 109, PL. 21881

In viewing this application for a panhandle lot, the Committee noted:

- 1) the steep slope embankment;
- 2) the gradient on the panhandle;
- 3) that even with the removal of the carport, it would appear the existing dwelling could not meet the setback requirements of the Zoning By-law.

Upon review of these areas, the Approving Officer concluded that the application be declined since, in his opinion, the proposed lot would not be suitable for the use intended.

8-1820 C. GREENALL
626 ALDERSON AVENUE
LOTS 1 & 2 OF LOT 68, D.L. 1, PL. 1304

Approved subject to:

- 1) physical construction of Godwin Court and Alderson Avenue for the full frontage of the property to the standards required under Subdivision Control By-law No. 1023;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the seven potential new dwelling units (as permitted under RT-1 zoning);
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1985 municipal taxes before final approval;

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 6, 1984

8-1820 cont'd

- 4) removal of the existing dwelling located on the property;
- 5) registration in the Land Titles Office of any outstanding rights-of-way.

8-1820A C. GREENALL
626 ALDERSON AVENUE
LOTS 1 & 2 OF LOT 68, D.L. 1, PL. 1304

Approved subject to:

- 1) physical construction of Godwin Court and Alderson Avenue for the full frontage of the property to the standards required under Subdivision Control By-law No. 1023;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the four potential new dwelling units to be constructed (as permitted under RT-1 zoning);
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1985 municipal taxes before final approval;
- 4) registration in the Land Titles Office of any outstanding rights-of-way.

8-3695D OCEATAIN INVESTMENTS LTD.
JOHNSON STREET
LOT G, PL. 13001; LOT 46, PL. 31079, BOTH IN D.L. 385

Approved subject to:

- 1) cash payment for the future servicing of the new lot to be created at the corner of Johnson Street and Glen Drive for the full frontage of that new lot to the standards required under Subdivision Control By-law No. 1023;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1985 municipal taxes on all existing parcels prior to final approval.

8-3695E OCEATAIN INVESTMENTS LTD.
JOHNSON STREET
CONSOLIDATION OF LOTS D & E, PL. 13001; LOTS 45 & 46, PL. 31079;
PCL. A, PL. 4475; PTN. OF SK. 2108 & SK. 1960; ALL IN D.L. 385

The Committee finds this sketch technically feasible, while tabling the application for the Engineering Department to work out servicing requirements in relation to the proposed road dedications.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 6, 1984

8-3717 MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW - PHASE II
LOT 4, D.L. 305, PL. 64144

The Committee received correspondence from the Ministry of Lands, Parks and Housing with regard to the proposal to transfer into municipal ownership Lot 209, District Lot 305, Plan 63702. The Municipal Solicitor is requesting input with regard to registration of this transfer of title.

The Committee tabled this item for the Planning and Engineering Departments to research the background information on this matter and to review conditions upon which the Municipality would be willing to accept ownership of this parcel of land. It is noted that there is an existing ditch on the property which may have to be enclosed prior to the Subdivision Committee recommending acceptance of the lands.

NOVEMBER 20, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, November 20, 1984, with the following persons present:

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

8-1820B

C.M. GREENALL
626 ALDERSON AVENUE
LOTS 1 & 2 OF LOT 68, D.L. 1, PL. 1304

The Committee reviewed the applicant's request of November 15, 1984 for an adjustment in the lotting and the requirement for removal of the existing home. After reviewing the request and the method of proposed subdivision, the Committee approved sketch 8-1820B subject to:

- 1) physical construction of Godwin Court and Alderson Avenue for the full frontage of the property to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the seven potential new dwelling units (as permitted under RT-1 zoning);
- 3) registration in the Land Titles Office of any outstanding rights-of-way.

The Committee recommends that the Approving Officer approve the proposed subdivision, with the knowledge that the existing dwelling would become non-conforming as to side yard setback requirements on registration of the subdivision.

8-3830

R. DER
1303 NESTOR STREET
LOT 931, NW 1/4 SEC. 12, PL. 59299

Approved subject to:

- 1) relocation of the existing dwelling onto the proposed corner lot, in compliance with the requirements of the Zoning and Building By-laws, particularly siting, lot coverage and spatial separation requirements;
- 2) relocation of the existing service connections if required.

8-3474

ROADRUNNER MOTEL LTD., DISTRICT OF COQUITLAM, CROWN PROVINCIAL
725 BRUNETTE AVENUE
CONSOLIDATION PLAN OF PCL. A, D.L. 1, REF. PL. 59120, LOT 22
(S&E PL.24399), BLKS. 49-58, D.L. 3, PL. 2716 & PTN. OF JACKSON
STREET AND TRANS CANADA HIGHWAY

Tabled for:

- 1) the Planning Department to seek the comments of the Ministry of Transportation and Highways, and the Engineering Department to contact the appropriate utility authorities;

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 20, 1984

8-3474 cont'd

- 2) the proponent to submit a preliminary site plan which outlines the intended use of the land proposed to be acquired.

8-3728

GOODLAND DEVELOPMENTS LIMITED
1392 PIPELINE ROAD
REM. D.L. 4838; D.L. 4839; LOT 29, PL. 3022; LOT 1, PL. 24751;
LOTS 1, 2 & 3, D.L. 4838, PL. 16168; ALL IN SEC. 14, TWP. 39 &
PCL. C OF N. 1/2 L.S. 5, SEC. 13, TWP. 39

The Committee acknowledges receipt of the plans received in the Planning Department November 9, 1984, which propose significant alterations to the road and lot layout presented earlier. The proposal was tabled pending receipt of comments from the Planning, Engineering and Traffic Departments. In addition, the Committee requests the Planning Department to seek the comments of the Ministry of Lands, Parks and Housing on the adjusted location of the collector road system.

The Committee requests that "proof of ownership" be supplied since most of the earlier agreements have expired.

8-3579A

DISTRICT OF COQUITLAM
2880 GLEN DRIVE
LOT 1, D.L. 383, PL. 8771

Approved subject to Council including in any agreement for sale document a clause which requires the potential purchaser to fully service the adjacent streets to the servicing requirements of Subdivision Control By-law No. 1023.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW HEIGHTS - PHASE II
SYLVAN PLACE
LOT 209, D.L. 305, PL. 67302

The Committee reviewed a letter from the Ministry of Lands, Parks and Housing, dated October 22, 1984, proposing to transfer the subject lot into the District's ownership. After researching the history associated with the possible transfer of Lot 209, the Committee commented that they are not prepared to recommend acceptance of the land in its present state. The Committee requests the submission of engineering plans which would indicate how the present owner proposes to intercept the overland water runoff from this site. The Committee commented that perhaps a combination of underground pipes, catch basins and swales may be sufficient to resolve the potential problem.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 20, 1984

8-3717 MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW HEIGHTS - PHASE II
LOT 4, D.L. 305, PL. 64144

It has come to the Committee's attention that the applicants appear to be going well beyond the preparation of preliminary sketches relative to the subdivision potential of various areas of "Riverview - Phase II" and construction of a restricted number of roads. The Committee would strongly suggest that formal applications for subdivision be submitted and reviewed in the normal manner to avoid any potential reconstruction, resurveying, etc.. In this regard, the Committee suggests that the applicants contact the Planning Department, with a view to obtaining appropriate information in terms of application forms and plans required.

In relation to the applicant's request for an adjustment in the location of a future lane, the Committee commented that they have no objection to the suggested revision to the advance road and lot layout.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, December 4, 1984, with the following persons present:

- N. Nyberg, Municipal Engineer
- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director (for 8-3625 only)
- K. McLaren, Development Control Technician
- L.T. Scott, Supervisor, Subdivision & Development
- N. Maxwell, Planning Assistant

8-3287A P. FERRERO, C. VELAY
 311 LAVAL SQUARE
LOT 2, BLK. 9, D.L. 46, PL. 2624

Approved subject to:

- 1) physical construction of Hachey Avenue, Laval Square and Cartier Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) physical construction of a storm sewer system to drain all proposed lots;
- 3) physical construction of the lane adjacent to the proposed upper lot to a walkway standard;
- 4) payment for two additional water connections;
- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the two additional dwelling units permitted to be constructed;
- 6) removal of the upper house and shed prior to final approval.

The Committee notes that as the owner does not reside on the property, the homeowner service exemption does not apply.

8-3635E DISTRICT OF COQUITLAM
 WEST SIDE OF DUFFERIN STREET, NORTH OF BARNET HIGHWAY
 BLK. 8, PL. 148; PT. BLK. D, (S&E PL. 12019), PL. 6408; BOTH OF
D.L. 383

Approved subject to:

- 1) Council including in any agreement for sale document a clause which requires the purchaser to fully service Dufferin Street to the standards required by Subdivision Control By-law No. 1023;
- 2) registration in the Land Titles Office of a restrictive covenant which restricts the scope of development in the area south of the sanitary sewer line, which runs west off Dufferin Street to only those uses which are acceptable to the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Fisheries and Oceans Canada;
- 3) registration in the Land Titles Office of any necessary easements.

The Committee notes that the proposed southerly lot along Barnet Highway should be held in municipal ownership until development with adjacent land is feasible and that no servicing be required at this time.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 4, 1984

8-3831 CROWN PROVINCIAL, R. & E. POPE
907 SHERWOOD AVENUE
LOTS 51 & 52, BLK. 4, D.L. 16, PL. 1531

Tabled for an on-site inspection and review of servicing implications.

8-1044 J. & G. RAYMOND
1200 COAST MERIDIAN ROAD
LOT 9, L.S. 9, SEC. 12, TWP. 39, PL. 19503

Tabled for the applicant to:

- 1) clarify the proposed lotting request;
- 2) supply a plan prepared by a B.C. Land Surveyor which locates the centre line and the crest of slope of Hyde Creek, and provides information on the the degree of slope.

Upon receipt of the information requested above, the application would remain tabled for the Planning Department to prepare an advance road and lot plan for the subject lands. The advance plan would then be utilized as a basis for the creation of any contemplated acreage lots.

The Committee would note, for the applicant's information, that, if approved, the conditions could include the physical construction of Darwin Avenue, Coast Meridian Road and any internal roads to the standards required by Subdivision Control By-law No. 1023. It should also be noted that all applications for subdivision are referred to the Water Management and Fish and Wildlife Branches of the Ministry of Environment, as well as Fisheries and Oceans Canada, for review and comments as to environmental impact on any adjacent watercourses.

8-3625B DISTRICT OF COQUITLAM
NORTH OF WALTON AVENUE, EAST OF SHERMAN AVENUE
PCL. B, (S&E 4.5 AC., SK. 6071, PL. 5039, PL. 23753); LOT 32,
PL. 3022, BOTH OF SEC. 11, TWP. 39

Tabled for review by the applicable municipal departments.

The Committee notes that construction of the east-west road should be offset to the north so as to not hinder the continuity of the walkway system planned for the south side of the subject road.

8-1472D B.C. HYDRO, SOLITAIRE REALTY SYNDICATE CORP.
WEST OF HULL COURT, SOUTH OF DEWDNEY TRUNK ROAD
BLK. N, PL. 3565 & BLK. S, PL. 8360, D.L. 238, S&E PL. 42588

The Committee, after reviewing the request for reapproval, tabled the application and requested the applicant to investigate ways of creating more usable rear yards which would have a maximum slope of 5% and be a minimum of 10 metres deep.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 4, 1984

STREET NAMES

The Committee, in recognition of the late Municipal Manager, Mr. Ray LeClair, reviewed the naming of a proposed street. Its location is indicated on the attached map. The Committee recommends that Council approve the following name subject to acceptance by the Post Office:
LeClair Drive

DECEMBER 18, 1984

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, December 18, 1984, with the following persons present:

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

8-426C

LIANA CONSTRUCTION CORP.
567 EBERT AVENUE
LOT A, BLK. 11, D.L. 7, PLAN 18209

Reapproved subject to:

- 1) the requirements of Subdivision Control By-law No. 1023 including:
 - a) physical construction of curb, sidewalk, pavement, underground wiring, streetlighting, road and lot drainage, sanitary sewer connection, and water connection, all for the frontage of the new lot on Aspen Street;
 - b) cash payment for the future installation of all services required by Subdivision Control By-law No. 1023 on Ebert Avenue;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 3) payment of the estimated 1985 municipal taxes before final approval;
- 4) construction of a chain link fence along the east side of the walkway.

8-3802

D. MEUSE, M. MEUSE, L. MEUSE
667 ROBINSON STREET
LOT 2, D.L. 366, (S&E PL. 15497), PL. 8933

Reapproved subject to:

- 1) registration of the subdivision to the east to provide physical and legal access to the proposed new lots;
- 2) physical construction of Spruce Avenue to the standards required by Subdivision Control By-law No. 1023;
- 3) submission of a plan prepared by a B.C. Land Surveyor which verifies that all buildings and structures which are to remain comply with the siting requirements of the Zoning and Building By-laws;

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 18, 1984

8-3802 cont'd

- 4) payment of the estimated 1985 municipal taxes before final approval;
- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the two new dwelling units permitted to be constructed.

8-3831

CROWN PROVINCIAL, R. & E. POPE
907 SHERWOOD AVENUE
LOTS 51 & 52, BLK. 4, D.L. 16, PL. 1531

The Committee heard reports from the Engineering & Planning Departments relative to the on-site conditions. After discussing the matter, the Committee commented that the right-of-way over Lot 51 appears redundant and therefore the Committee requests the Planning Department to seek comments from the Ministry of Transportation & Highways on the possible disposition of Lot 51.

8-3832

REICH CONSTRUCTION LTD.
3157 DUNKIRK AVENUE
LOT 369, SEC. 11, TWP. 39, PL. 62159

Approved subject to:

- 1) removal of all existing buildings and structures prior to final approval;
- 2) payment for one new water connection;
- 3) payment for one new storm sewer connection;
- 4) payment of the estimated 1985 municipal taxes before final approval.

8-3695D

OCEATAIN INVESTMENTS LTD., S. & M. MOSTRENKO
JOHNSON STREET AND GLEN DRIVE
LOT G, PL. 13001; LOT 46, PL. 31079; BOTH IN D.L. 385

The Committee, after discussing the proposed subdivision and the applicant's request for reconsideration of the earlier subdivision approval conditions, modified the conditions to read as follows:

Approved subject to:

- 1) payment of the development cost charge for drainage as required by By-law No. 988, consisting of \$27,420 per gross hectare of land for the approximate 0.24 ha. of land south and east of a line 15 metres from the natural boundary of Hoy Creek, as indicated on a plan prepared by Murray & Associates, stamped received in Coquitlam Planning Department October 19, 1984.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 18, 1984

8-3695D cont'd

- 2) payment of any current, delinquent or outstanding 1984 municipal taxes prior to final approval, noting that if final approval is sought after January 1, 1985, then payment of the estimated 1985 municipal taxes before final approval will also be required.

The Committee notes that servicing of the frontage of proposed Lot 2 is not required at this time, however, will be required pursuant to the issuance of any development permit for the contemplated construction on the corner lot.

8-3706C

N. SAYANI, B. SAYANI, S. SAYANI, N. SAYANI
1235 JOHNSON STREET
PCL. J, D.L. 386, EX. PL. 13224

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) resolution, to the satisfaction of Council, of the compensation matter associated with the dedication of the proposed park along Hoy Creek;
- 3) payment of the development cost charge for drainage, as required by By-law No. 988, consisting of \$27,420 per gross hectare of land for the approximate 1.84 ha. of the proposed new lot;
- 4) physical construction of Johnson Street and the internal road to the standards required by Subdivision Control By-law No. 1023, noting that Johnson Street would be to arterial standards;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) compliance with the suggestions contained in the June 6, 1984 letter from the Fish and Wildlife Branch of the Ministry of Environment;
- 7) registration in the Land Titles Office of a covenant, in keeping with the May 10, 1984 letter from the Water Management Branch of the Ministry of Environment;
- 8) registration in the Land Titles Office of a covenant, in favour of the Fish and Wildlife Branch, to prevent disturbance to, or encroachment into, the "triangular" area south and east of the sanitary sewer right-of-way over to the proposed PARK.

In relation to the proposed development, the Committee notes the following:

- a) payment of the development cost charge for open space will be required pursuant to issuance of any building permits for the contemplated construction;

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 18, 1984

8-3706C cont'd

- b) an extended maintenance agreement between the applicants and the District of Coquitlam will be required on the internal road until access by a public road is available from the development to the north;
- c) a specific clause in the development permit will require the registration of a covenant and submission of a security to ensure the removal of the "temporary access" to Johnson Street once highway (public street) access is available from the north."

COLLECTION OF TAXES

The Subdivision Committee requests that the Municipal Solicitor prepare a draft amendment to the Subdivision Control By-law in regard to the payment of taxes as a condition of subdivision and the Approving Officer to report to Council that the appropriate amendment has been drafted.