

SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Committee Room on Tuesday, January 18, 1983 at 9:30 a.m., with the following persons present:

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

8-3735 SUREWAY ESTATES LTD.  
1190 ROCHESTER AVENUE  
Lot A, Blk. 35, D.L. 109, Pl. 17314

Tabled for comments from the Building Department in relation to National Building Code compliance, and based on an actual building inspection of the duplex.

8-1847E A.R. & E.M. PEARSON  
875 BLUE MOUNTAIN STREET  
Lot 315, D.L. 368, Pl. 54220

Approved subject to:

- 1) payment of the estimated 1983 municipal taxes before final approval;
- 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 for one additional water connection;
- 4) registration of the easement for the storm drainage connection.

8-3323E E. REDL  
ROCHESTER AVENUE  
Lot 19, Blk. 25, D.L. 109, Pl. 23975

Approved subject to:

- 1) payment of the estimated 1983 municipal taxes before final approval;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the five dwelling units permitted to be constructed;
- 3) submission of a soils report by a qualified soils expert hired by the applicant proving out the feasibility of house foundations and stability of cut and fill slopes on each lot. The soils expert's report should also establish the building envelope for each lot.
- 4) registration of a restrictive covenant against the lots:
  - a) that contain fill to ensure that potential purchasers are aware the lot contains fill materials;
  - b) that indicates the lots are wholly or partly located within sensitive lands under the District of Coquitlam By-law No. 1199, and subsequently, any construction or any earthworks on the lots cannot be carried out unless

8-3323E con't

- and until a conservation permit is applied for and secured from the Council of the District of Coquitlam;
- c) that prohibits the removal of any vegetation from the lands below the top of the bank;
  - d) which contain ravine land to require that all excavated materials be placed in the front yard during construction;
- 5) submission of a plan prepared by a B.C. Land Surveyor verifying that all proposed lots will be of adequate by-law size;
  - 6) physical construction of the panhandle driveway access prior to final approval;
  - 7) a development permit being secured from Council that defines allowable building envelopes on all lots affected by Section 405(2)(a)(iii) of Zoning By-law No. 1928 prior to final approval.

8-3714 N.V. ROBERTSON  
3001 PASTURE CIRCLE  
Lot 23, Blk. 1, D.L. 374, Pl. 15657

The Committee received a new application on this proposal which indicates the location of the existing dwelling in relation to the proposed new property line. The Committee then tabled this application for the Planning Department to seek the comments of the property owner to the north, and for a report from the Building Department on the acceptability of this proposed setback in relation to Building By-laws.

The Approving Officer indicated that a 4.9 metre average setback to the rear of the property line could be considered minor, depending on the above comments and report.

8-3728 GOODLAND DEVELOPMENTS LTD.  
PIPELINE ROAD  
Rem. D.L. 4838; D.L. 4839; Lot 29, Pl. 3022; Lot 1, Pl. 24751, all in Sec. 14, Twp. 39, and Pcl. C of N $\frac{1}{2}$  of L.S. 5, Sec. 13, Twp. 39, and cancellation of road allowance running west off Pipeline

The Committee received a revised plan from the applicants dated January 14, 1983 and reviewed the report from the District's geotechnical consultant on this proposal dated January 12, 1983. The subdivision layout indicates fairly large open space areas in cross slope which, it appears, are proposed to be placed in municipal ownership. The Committee feels that one of the major implications of this proposal is the apparent continuous and excessive maintenance costs associated with these open space areas. Furthermore, the District's consultant has raised certain concerns with regard to these areas and their design.

The Committee therefore tabled this application for the applicants to react to the District's geotechnical consultant's report dated January 12, 1983.

The Committee is also concerned with the development proposed on the portion of Lot 29 south of the B.C. Hydro right-of-way in relation to:

- 1) the southwesterly portion not being subdividable at this time, therefore requiring it to be left in a block and consolidated with other lands to provide physical and legal access;

8-3728 con't

- 2) the southeasterly portion being accessed from Pipeline Road;
- 3) the location of the single-family residential area adjacent to an active gravel pit to the south.

8-3599B QUANTA ENTERPRISES LTD., DISTRICT OF COQUITLAM  
2828, 2836 & 2848 GLEN DRIVE  
Lot 41, Pl. 28523; Rem. 231' of 7 & Rem. 7, Pl. 148;  
Ptn. of Dufferin St., all in D.L. 383

Declined since:

- 1) the proposal does not provide for a through road to the west which is considered necessary by the Committee;
- 2) many of the lots are very irregular in shape and have very limited or irregular building areas.

The Committee notes that since submission of this original proposal, the applicants have made suggestions for alternatives for consideration.

8-3599C QUANTA ENTERPRISES LTD., DISTRICT OF COQUITLAM  
& 8-3599D 2828, 2836 & 2848 GLEN DRIVE  
Lot 41, Pl. 28523; Rem. 231' of 7 & Rem. 7, Pl. 148;  
Ptn. of Dufferin St., all in D.L. 383

The Committee reviewed these two alternatives, which were prepared by the Planning Department for consideration. The Committee tabled these two alternatives pending:

- 1) comments from the Water Management Branch of the Ministry of Environment on the applicant's proposal to relocate the creek. The Committee notes that this relocation would affect the adjacent properties in relation to siting requirements on future lots, as required under Zoning By-law No. 1928, (15-metre setback from the natural boundary of any watercourse). The Committee would request these comments from the Water Management Branch before contacting the property owners to the west for their input on the relocation of the creek.
- 2) the Planning Department giving consideration to the applicant's latest proposals for closure of Dufferin Street. The Planning Department should also prepare a revised sketch and forward it to affected property owners to the east for their consideration and comments.
- 3) comments from the Provincial Fish and Wildlife Branch and the Federal Fisheries and Oceans on the proposed layouts.

The Committee notes that the applicant, in his letter of December 22, 1982, refers to compensation proposals to be made. The Committee would point out that benefitting property owners normally are required to pay market value for road allowances being cancelled and acquired, and any request for compensation in relation to dedication of parkland is a matter for Council consideration.

8-3734 SUPER PIZZA RESTAURANT  
535 CLARKE ROAD & 715 FARROW STREET  
Lot 201 (S&E Pl. 42365); Lot 202 (S&E Pl. 42517); both  
in D.L. 9, Pl. 25274

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Approved.

8-1903 CAMEX CANADA CORP.  
NORTH OF DAVID AVENUE  
L.S. 2, Sec. 13, Twp. 39, except part subdivided by Pl. 28937

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The Committee reviewed a revised plan received from the applicants January 13, 1983 and the applicants' letter dated January 11, 1983. This matter was tabled for the Planning and Engineering Departments to review this revised proposal in relation to the provision for the David-Pathan Connector, and in relation to the District's geotechnical consultant's input.

8-2365E D.V. & E. RATCLIFFE  
3655 CROUCH AVENUE  
Sec. 17, Twp. 40, Rem. L.S. 6

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Contrary to the Subdivision Committee Minute of December 22, 1982, no servicing would be a requirement of this proposed subdivision since it is being subdivided under Section 733 of the Municipal Act.

#### STREET NAMES

The Committee reviewed two proposed new street names and one street name change. The Committee recommends that Council approve the following names for new streets subject to acceptance by the Post Office of the names:

Argyll Street and Tory Avenue;

and that the previously named Berkshire Street now be changed to Hudson Street since the Post Office has rejected the earlier proposed Berkshire Street.

ROAD

MERIDIAN

COAST

Proposed Name: Argyll Street

2348

N 1/2

N 1/2

2

S 1/2

12

11

P.

57446

P.

57446

P.

13

14

15

16

22

23

P. 31276

P. 33391

P. 33871

33871

DAYTON ST.

33871

ARGYLL STREET

3

11

12

17

21

4

P. 33391

6

7

8

10

13

20

5

P.

HIGHLAND

P.

DRIVE

9

14

P.

18

19

(Covenant) R.P. 64885

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31

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21

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23

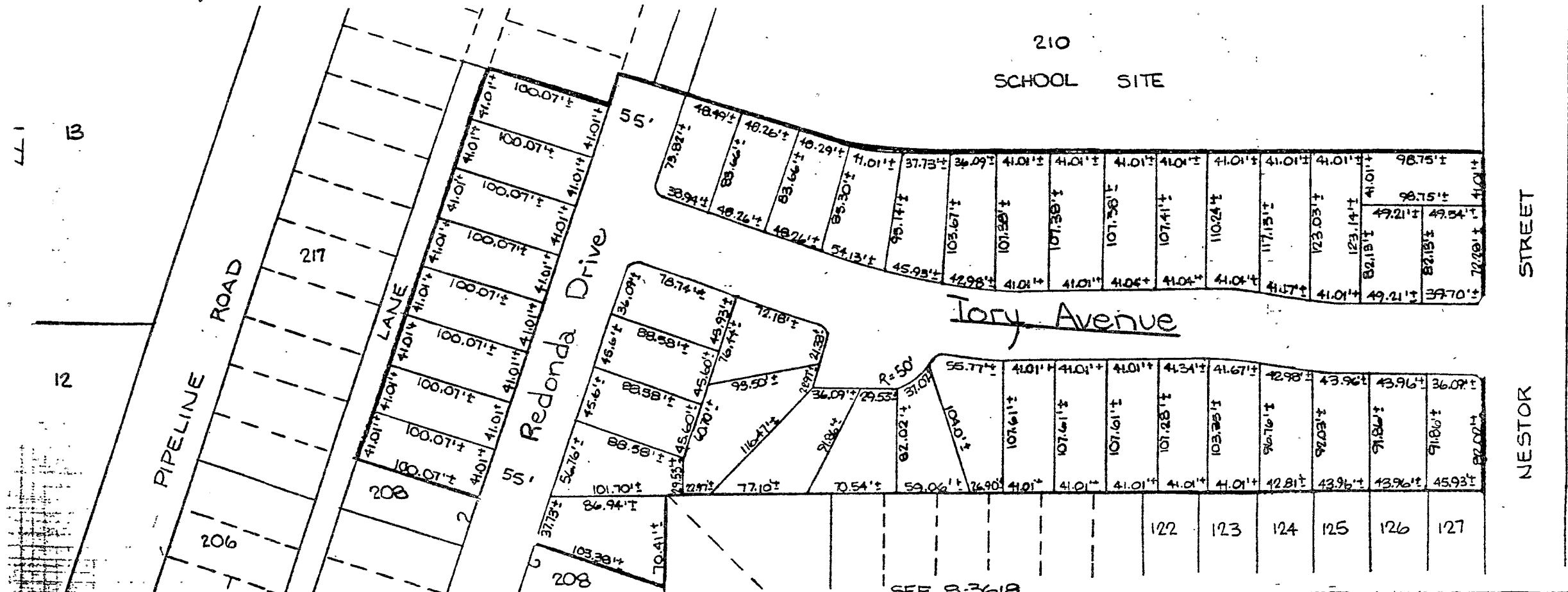
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39



5412

Proposed Street Name: Tory Avenue  
 approved by Post Office.



**NOTES:**

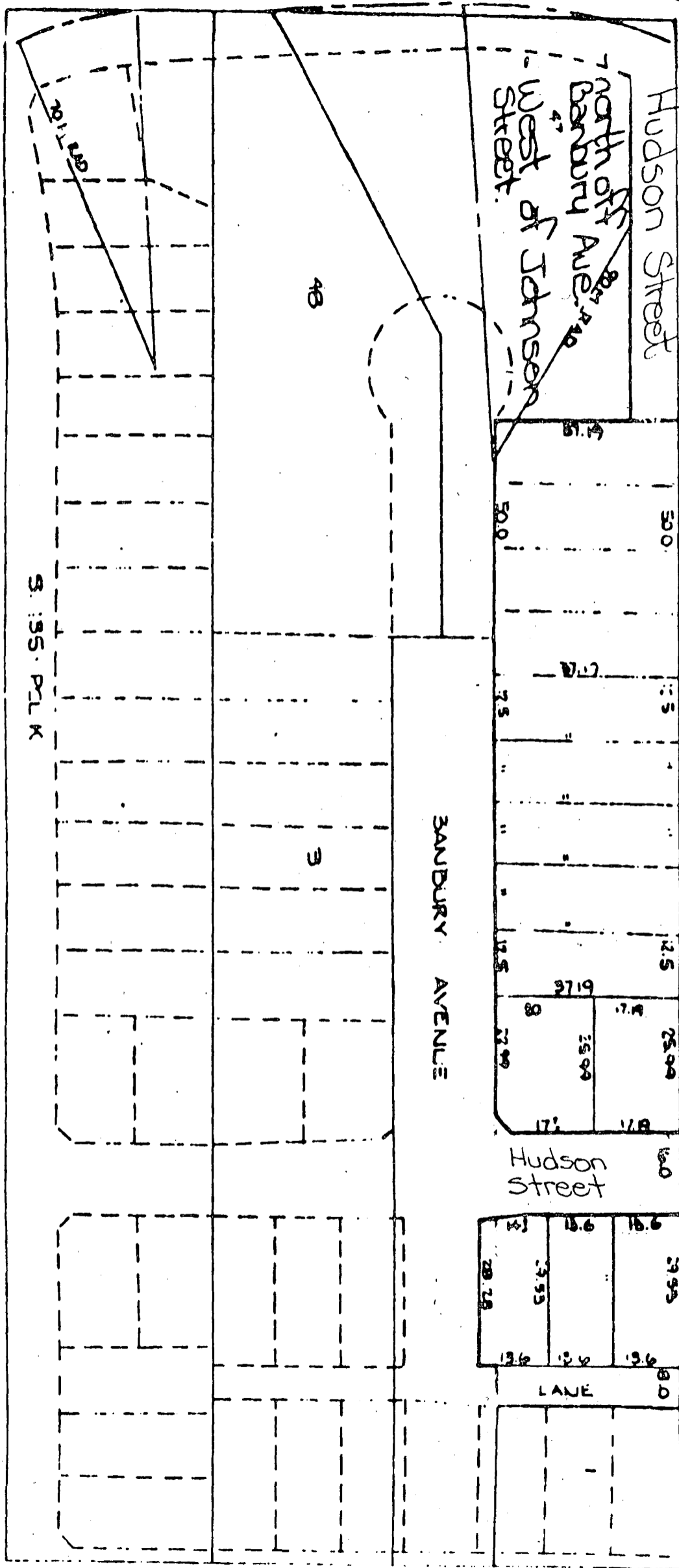
1. LOTS TO BE A MINIMUM OF 4036.47<sup>2</sup> (375M<sup>2</sup>)  
 A MINIMUM OF 41.01' (12.5M) AT BUILDING LINE,  
 TO BE VERIFIED BY BC LAND SURVEYOR.
2. DASHED LINES INDICATE PROPOSED  
 SUBDIVISION.

SEE 8-3618.

**CORPORATION OF THE DISTRICT OF COQUITLAN**  
 SUBDIVISION PRELIMINARY  
 Approved with conditions  
 Nov 23 1982  
 M. Maxwell for Planning Director

DRAWN: DCC  
 SCALE: 1"=200'  
 DPG NO. B-1918 H

100 a.m.  
 This plan expires in 90 days from date shown  
 This plan and surveyor's subdivision plans must  
 be submitted to the Approving Officer prior to  
 any new application must



Hudson Street  
 North of Sandbury Ave.  
 West of Johnson Street

50.0  
 25.00  
 27.99  
 29.55  
 22.28

Hudson Street  
 16.6  
 16.6  
 13.6  
 13.6  
 13.6

LANE  
 0.0

3.35 P.L.K.

48

3

SANDBURY AVENUE

JOHNSON STREET



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, February 15, 1983 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

8-3727 R. & S. THROWER  
 650 ROBINSON STREET  
Lot 42, D.L. 41, Pl. 36633

Tabled for the owner to clarify:

- 1) the plans of the proposed renovations to the existing building to bring it into conformity with the setback requirements from the north property line;
- 2) the agent acting on his behalf.

The information requested in 1) above will be reviewed by the Building Department once it has been received, noting that the Approving Officer is still not prepared to consider a reduction of the setback requirements from the north property line from 6.0 metres to the existing 1.8 metres.

8-3737 R. & J. KIEWITZ  
 771 ROCHESTER AVENUE  
Lot 15, Blks. 13 & 14, D.L. 3, Pl. 2030

Tabled for:

- 1) review of the proposal by the Building and Engineering Departments;
- 2) review of the proposed road width along the north side of the development by the Planning and Engineering Departments.

The Committee notes that if a subdivision layout is found technically feasible, it would be referred to adjacent property owners for comments.

8-3711B TAU HOLDINGS LTD.  
 1230-1242-1248 JOHNSON STREET  
 S. 135.5' of Pcl. K (Ref. Pl. 1132); Lots 1 & 2, Pl. 6944, all in  
D.L. 385

Approved subject to:

- 1) proof of ownership of Lot 13 on Johnson Street being provided;
- 2) rezoning of the property by Council to RS-4 One-Family Compact Residential;
- 3) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control By-law No. 1023;

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 15, 1983

8-3711B con't

- 4) payment of the development cost charge for drainage, as required by By-law No. 1124, consisting of \$27,420 per gross hectare of land being subdivided;
- 5) removal of all existing buildings and structures and the provision of plot plans which will verify that any building which is to be retained will comply with the setback requirements of the Building and Zoning By-laws;
- 6) payment of the estimated 1983 municipal taxes on all parcels prior to final approval;
- 7) registration in the Land Titles Office of any necessary easements.

The Committee notes that the development cost charge of \$600 per unit is not required as the applicant is dedicating 5% of the lands under application as 'PARK'.

8-3736 FRIENDSHIP BAPTIST CHURCH OF COQUITLAM  
2950 DEWDNEY TRUNK ROAD  
Lot 7, Blk. 2, D.L. 378, Pl. 3467

Tabled for:

- 1) the applicant to have a plan prepared by a B.C. Land Surveyor which provides information on the location and elevation of the natural boundary of Scott Creek;
- 2) the applicant to discuss with the Engineering Department the provision of sanitary sewers to the site;
- 3) the Planning Department to review the advance road and lot pattern for this area.

The Committee notes that responses from the Water Management Branch of the Ministry of Environment and Federal Fisheries and Oceans have not as yet been received.

8-1940 J.F. LYNCH  
826 COMO LAKE AVENUE  
Rem. N. 273' of Lot 1, Blk. 4, D.L. 366, Pl. 8619

The proposed subdivision does not meet the District's policy that subdivisions along arterial streets should provide access off the arterial when an alternative access arrangement is available. The Committee therefore recommends that the subdivision proposal indicated on Sketch 8-1940 be declined as it does not meet the foregoing objective.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 15, 1983

8-1940A J.F. LYNCH  
826 COMO LAKE AVENUE  
Rem. N. 273' of Lot 1, Blk. 4, D.L. 366, Pl. 8619

Approved subject to:

- 1) physical construction of Como Lake Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of the estimated 1983 municipal taxes before final approval;
- 3) 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;
- 4) removal of all existing buildings and structures prior to final approval;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) access to both new parcels being restricted to the lane allowance.

8-2572E NU-WEST DEVELOPMENT CORP. LTD.  
Blks. B & C, NW 1/4 Sec. 10, Twp. 39, Pl. 1686

Reapproved subject to:

- 1) physical construction of all services required by Subdivision Control By-law No. 1023 on all roads bounding, abutting and lying within the development;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 85 dwelling units permitted to be constructed;
- 3) payment of 1983 municipal taxes on both parcels before final approval.

8-3665C MINISTRY OF ENVIRONMENT  
MINNEKHADA PROPERTY  
N. 1/2 Sec. 9 (S&E Pt. 1.6 ac.); E. 1/2 of N.E. 1/4 Sec. 8; W. 1/2 of N.E. 1/4, Sec. 8; (Ex. Pt. of Pl. 19066); Pcl. A, Ex. Pl. 623, Sec. 8; Pcl. B (402961E), S.E. 1/4 Sec. 8; all of Twp. 40

The Committee reviewed the letter from the applicant's surveyor dated 83 02 01 and commented that they would have no objections to the 45-foot road along the western boundary of Lot 13 maintaining its existing status.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 15, 1983

8-2365E D. & E. RATCLIFFE  
3665 CROUCH AVENUE  
Rem. L.S. 6, Sec. 17, Twp. 40

Tabled for the applicant to clarify the comments contained within the letters from the Water Management Branch and Fish and Wildlife Branch of the Ministry of Environment dated January 24, 1983 and January 28, 1983 respectively.

8-3599F QUANTA ENTERPRISES LTD., DISTRICT OF COQUITLAM  
2828-2836-2848 GLEN DRIVE  
Lot 41, P1. 28523; Rem. 231' of 7 & Rem. 7, P1. 148; Ptn. of  
Dufferin Street, all in D.L. 383

The Committee finds sketch 8-3599F technically feasible based on the following assumptions:

- 1) that "Terry Fox Creek" will be relocated to the approximate location indicated on sketch 8-3599F;
- 2) that the leave strip along the relocated "Terry Fox Creek" will be protected by restrictive covenants and not park dedication;
- 3) that the required 15.0 metre setback from the relocated creek natural boundary will be relaxed on the lands to the west by the Water Management Branch of the Ministry of Environment.

8-3414B DEVI DEVELOPMENTS LTD.  
1287 PIPELINE ROAD  
Lot 217, Twp. 39, P1. 60115

Approved subject to:

- 1) physical construction of Pipeline Road, Redonda Drive and the lane allowance 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 26 new dwelling units permitted to be constructed;
- 3) payment of the estimated 1983 municipal taxes before final approval;
- 4) removal of all existing buildings and structures, or alternatively, their relocation onto one of the future lots in compliance with the setback requirements of the Building and Zoning By-laws;
- 5) access to all lots along Pipeline Road being from the lane allowance.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 15, 1983

8-3714 NINA V. ROBERTSON  
3001 PASTURE CIRCLE  
Lot 23, Blk. 1, D.L. 374, Pl. 15657

The Approving Officer, after reviewing the comments from the property owner to the north, is of the opinion that a relaxation of the setbacks to the extent proposed would not be entertained. Furthermore, creation of such a lot would allow the construction of a house on the new lot which would have an effect on the established amenities of the adjoining property. The Approving Officer therefore is not willing to approve the subdivision in light of the effect a new home would have on the amenities of the adjacent property.

8-3608A J. HODGSON  
3567 VICTORIA DRIVE  
Lot 7, N.E. 1/4 Sec. 7, Twp. 40, Pl. 21357

Approved subject to:

- 1) cash payment for the future construction of the services required by Subdivision Control By-law No. 1023 for the frontage of the proposed westerly lot on Victoria Drive;
- 2) payment of watermain charges;
- 3) payment for water connections;
- 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) payment of the estimated 1983 municipal taxes before final approval.

8-3323E E. REDL  
1255 ROCHESTER AVENUE  
Lot 19, Blk. 25, D.L. 109, Pl. 23975

The Committee received letters from the Water Management Branch and Fish and Wildlife Branch of the Ministry of Environment dated January 24, 1983 and February 4, 1983 respectively. General imposition of their recommendations would make a majority of the lots unbuildable. Due to the historical and ongoing nature of this subdivision, the Committee feels that the available building areas on each proposed lot should be reviewed on a site specific basis. The Committee further notes that the applicant has been requested to retain the services of a geotechnical engineer to establish building envelopes. Therefore, the applicant's consultant should be in contact with Mr. J. MacInnes and Mr. Bruce Cox for input on siting envelopes.

March 1, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, March 1, 1983 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  
N. Maxwell, Planning Assistant

8-3719 ANTONIO SECCIA, MARIO SECCIA, GIUSEPPE SECCIA  
1005 RIDGEWAY AVENUE  
Pcl. R (Ref. Pl. 50639) Blk. 22, D.L. 356, Gp. 1, Pl. 1714

Reapproved subject to:

- a) installing self closures to each suite;
- b) installing smoke alarms in each suite;
- c) smoke detectors being installed in the stairwells and corridors;
- d) exit signs being installed in the basement parking area;
- e) the exit doors not being locked at the western end of the underground parking area;
- f) the swings being reinstalled on the swing set.

The Committee notes that Council on 1982 12 07 approved the proposed conversion subject to the applicant first completing the above matters.

8-3415M BEEDIE CONSTRUCTION CO. LTD.  
2000 BLOCK SHAUGHNESSY PLACE  
Strata Lots Numbered 462 to 470 Inclusive (Phase 10B),  
Sections 12 & 13, Township 39, Strata Plan NW939

Tabled for the applicant to demonstrate that there are sufficient building areas on each of the proposed lots, noting that the present proposal does not provide for sufficient building areas on the lots adjacent to the turnaround.

8-874G BOSA BROS. CONSTRUCTION  
2905 GLEN DRIVE  
Lot 60, D.L. 386, Gp. 1, Pl. 6992, NWD Hoy Creek

Approved subject to:

- 1) payment of the estimated 1983 municipal taxes before final approval;
- 2) registration in the Land Titles Office of covenants in keeping with the Ministry of Environment Water Management Branch letter dated 1983 02 11.

The Committee notes that since emergency vehicle access and public access areas to the proposed buildings on the northerly lot are located on the proposed southerly lots, and easements and restrictive covenants are to be provided as a condition of any development permit on the northerly lot. The Committee further notes that the District of

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 1, 1983

8-874G con't

Coquitlam should be made a party to the restrictive covenants in order to ensure their continued existence.

8-3737 R. & J. KIEWITZ  
771 ROCHESTER AVENUE  
Lot 15, Blk 13 & 14, D.L. 3, Pl. 2030

The Committee reviewed the applicants' proposal to remove a portion of the existing building in order to comply with the minimum rear yard setback of 6.0 metres. The Committee has no objection to that proposal; however, as the matter of the proposed road width along the northern side of the subdivision has not been resolved, the application remains tabled.

The Committee notes from the applicants' information that there may be an alternative subdivision layout available to the applicants; however, it involves the cooperation of the property owner to the west. In this regard, the Committee suggest that the applicant contact the Planning Department to review subdivision alternatives.

8-3736A FRIENDSHIP BAPTIST CHURCH  
2950 DEWDNEY TRUNK ROAD  
Lot 7, Blk 2, D.L. 378, Gp. 1, Pl. 3467

The Committee reviewed the variation to the advance road and lot pattern for this area prepared by the Planning Department. The Committee finds the adjustments to the advance plan acceptable; however, as the other matters contained in the Planning Department letter dated 1983 02 18 have not been resolved, the application remains tabled.

8-2365E D. V. & E. RATCLIFFE  
3665 CROUCH AVENUE  
Rem. L.S. 6, Sec. 17, Twp. 40

Approved subject to:

- 1) payment of the estimated 1983 municipal taxes before final approval;
- 2) registration in the Land Titles Office of a covenant in keeping with the requirements contained in the letter from the Water Management Branch of the Ministry of Environment dated February 15, 1983. These covenants relate to:
  - a) setbacks from the top of the bank of Pollard Creek and
  - b) saving the Province of British Columbia and the District of Coquitlam harmless in the event of flooding;

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 1, 1983

8-2365E con't

- 3) registration in the Land Titles Office of a covenant in keeping with the requirements contained in the Fish and Wildlife Branch of the Ministry of Environment letter dated January 28, 1983. This covenant would prevent disruption to the existing vegetation within 9.0 m of the top of the bank of Pollard Creek.

The Committee notes that the covenant outlined in item 2 shall be between the owner of the property, the District of Coquitlam and the Province whereas the covenant in item 3 shall be between the owner and the Fish and Wildlife Branch of the Ministry of Environment. Copies of the second covenant should be supplied to the District for information.

8-3738

H & R MATHESON  
433 MUNDY STREET  
W. 145.19' of Lot 3, Blk 8, D.L. 112, Pl. 6482

Approved subject to:

- 1) cash payment for the future construction of the full frontage of the property on Mundy Street to the standards required by Subdivision Control Bylaw No. 1023;
- 2) removal of all existing buildings and structures;
- 3) payment for one new driveway culvert if required;
- 4) payment for one new water connection;
- 5) payment of the development cost surcharge as required by Bylaw No. 988 consisting of \$600 for the one additional dwelling units permitted to be constructed;
- 6) payment of the estimated 1983 municipal taxes before final approval.

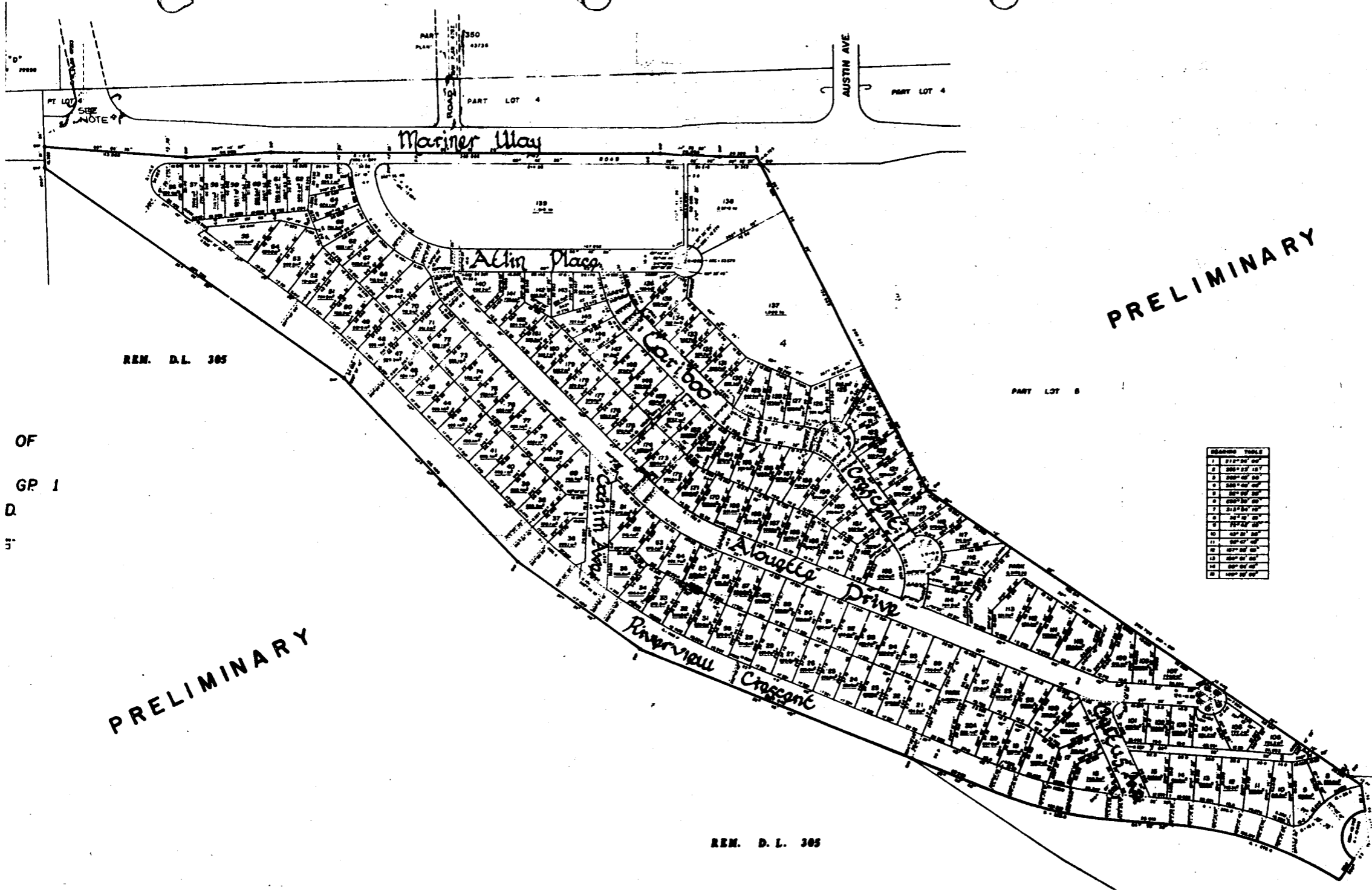
STREET NAMES

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

Atlin Place, Cariboo Crescent, Alouette Drive, Cultus Avenue, Canim Avenue, Riverview Crescent and Mariner Way.

Enc





PRELIMINARY

REM. D. L. 305

PART LOT 6

NO.	DESCRIPTION
1	100' x 100'
2	100' x 100'
3	100' x 100'
4	100' x 100'
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98	100' x 100'
99	100' x 100'
100	100' x 100'

OF  
GP 1  
D  
J

PRELIMINARY

REM. D. L. 305

MARCH 15, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, March 15, 1983 at 9:30 a.m., with the following persons present:

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

8-3739A

M. & S. FARRELL, DISTRICT OF COQUITLAM  
430 SCHOOLHOUSE STREET  
Lot 2, N $\frac{1}{2}$  Blk. 23, D.L. 109 & 110, P1. 20737

Approved subject to:

- 1) rezoning of the property by Council to RS-3 One-Family Residential (555 m<sup>2</sup> lots);
- 2) Council approval of the proposed lane cancellation;
- 3) cash payment for the future construction of the full frontage of the property on Schoolhouse Street to the standards required by Subdivision Control By-law No. 1023;
- 4) removal of all existing buildings and structures prior to final approval;
- 5) payment of the estimated 1983 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) payment for one additional water connection;
- 8) payment for one additional driveway crossing, if required;
- 9) registration in the Land Titles Office of any necessary easements.

8-1463A

S. SEKHON, J. SEKHON, N. SEKHON, D. SEKHON  
626 SMITH AVENUE  
Lot 1, Blk. 2, D.L. 7, P1. 18139

Reapproved subject to:

- 1) the physical construction of Vanessa Court for the full frontage of the property in accordance with the requirements of Subdivision Control By-law No. 1023;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one new dwelling unit permitted to be constructed;
- 3) payment of the estimated 1983 municipal taxes before final approval;
- 4) registration in the Land Titles Office of any necessary easements.

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 15, 1983

8-3085B

FEBRUARY VENTURES LTD., DISTRICT OF COQUITLAM  
FOSTER AVENUE  
Lot 349, D.L. 356, Pl. 62398 & lane

Tabled for comments from the abutting property owners on the proposed lane cancellation.

8-1935F

A.E. FRIESEN, J.F. FRIESEN  
1486 COAST MERIDIAN ROAD  
Lot 6 of NW¼ Sec. 13, Twp. 39, Pl. 47740

Reapproved subject to:

- 1) physical construction of Coast Meridian Road for the full frontage of the property to the requirements of 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 three new dwelling units permitted to be constructed;
- 3) payment of the estimated 1983 municipal taxes before final approval;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of watermain charges;
- 6) payment of watermain connections;
- 7) submission of a surveyor's plot plan showing the location of the existing buildings in relation to the proposed new lot line, and this plot plan confirming that the existing buildings comply with the setback requirements of Zoning By-law No. 1928 and the National Building Code.

8-3736A

FRIENDSHIP BAPTIST CHURCH OF COQUITLAM  
2950 DEWDNEY TRUNK ROAD  
Lot 7, Blk. 2, D.L. 378, Pl. 3467

The Committee finds sketch 8-3736A technically feasible based on the following assumptions:

- 1) Sanitary sewer can and will be provided for the site.
- 2) The applicant can meet the 200-year flood requirement as an elevation for the underside of the habitable floor area of the church.
- 3) That adequate fire flows in regard to water can be provided for institutional use.
- 4) The existing house is to be removed since it would appear, from the plan provided by the applicant, that it will be located over the future property line.

At the time of finding this application technically feasible, the Subdivision Committee also made a comment with regard to accessory off-street parking. The general statement was to the effect that since the church, in initial phase, is providing seating capacity for 230 persons, and since the initial phase requires only 40 accessory off-street parking spaces, a potential parking problem is foreseen in regard to overflow parking onto Dewdney Trunk Road during times when the church is in operation.

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 15, 1983

8-3090C

NU-WEST GROUP LIMITED  
2955 WALTON AVENUE  
Lot 3, Blk. 1, Pl. 15816; Pcl. A (S&E Pl. 5039 & 11099);  
both in NW $\frac{1}{4}$  Sec. 11, Twp. 39

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The Committee, in principle, agrees with the applicant's proposal to create wider and shallower lots, however, as there are technical problems associated with the layout, the application was tabled for the Planning Department to prepare an alternative subdivision layout. The Committee notes that there may be deficiencies with the municipal water supply in the area, and this particular aspect of the development is being investigated by the Engineering Department.

8-3364E

MINISTRY OF LANDS, PARKS AND HOUSING  
RIVERVIEW CRESCENT AT CULTUS AVENUE  
Lot 8 of D.L. 305, Pl. 65386

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The Committee reviewed a proposal from the applicant's engineering consultant dated March 4, 1983 for the development of the subject lands. The Committee approved the subdivision subject to:

- 1) physical construction of all roads bounding and abutting the subdivision to the standards required by Subdivision Control By-law No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of the estimated 1983 municipal taxes before final approval.

MARCH 29, 1983

SUBDIVISION COMMITTEE MEETING  
MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, March 29, 1983 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

8-3611

E. & J. GOODRICH  
908 COTTONWOOD AVENUE  
Lot 24, Blks. 10-13, D.L. 366, Pl. 6908

Approved subject to:

- 1) physical construction of all services required by Subdivision Control By-law No. 1023 on Cottonwood Avenue and Spruce Avenue;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of the estimated 1983 municipal taxes before final approval;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the three new dwelling units permitted to be constructed.

The Committee notes the Building Department's concern that the occupancy certificate has not as yet been issued as there are a number of outstanding items which require attention.

8-2135B

W. & A. NOTON  
817 COTTONWOOD AVENUE  
Lot 46, D.L. 366, Pl. 24764

Approved subject to:

- 1) physical construction of Runnymede Avenue and the lane allowance to the requirements of Subdivision Control By-law No. 1023;
- 2) payment of watermain charges if required;
- 3) payment for one new water connection for the lot on Runnymede Avenue;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one new dwelling unit permitted to be constructed;
- 5) payment of the estimated 1983 municipal taxes before final approval.

8-7861

R. DUCHARME  
449 WALKER STREET  
Lot D, Blk. 14, D.L. 3, Pl. 16520

Approved subject to:

- 1) physical construction of the full frontage of Walker Street to the standards required by Subdivision Control By-law No. 1023;

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 29, 1983

8-786I con't

- 2) removal of all existing buildings and structures prior to final approval;
- 3) the existing fence and hedge along the south property line to remain in its present condition;
- 4) no access to the proposed rear lot being granted from the lane allowance;
- 5) provision of walkway lighting along the lane allowance to the standards required by Subdivision Control By-law No. 1023;
- 6) payment of the estimated 1983 municipal taxes before final approval;
- 7) registration in the Land Titles Office of a highway reservation agreement over the southerly 6.1 metres of the proposed rear lot to provide for possible road purposes if required in the future;
- 8) registration in the Land Titles Office of a restrictive covenant regarding setbacks to ensure that the following setbacks are maintained for the proposed rear lot;
  - a) 13.8 metres from the south property line;
  - b) 6.0 metres from the north and east property lines;
  - c) 7.6 metres from the rear property line of the existing home at 449 Walker Street.

8-3493G

FARWEST DEVELOPMENTS LTD.  
975 JUDD COURT & 3019 DEWDNEY TRUNK ROAD  
Lot 249, Pl. 60641; Pcl. A (S&E Pcl. 1, Pl. 10182),  
both in D.L. 381

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Approved subject to:

- 1) payment of the estimated 1983 municipal taxes on both parcels prior to final approval;
- 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 for one additional water connection as required.

8-1599B

R.A. WHITE  
839 WYVERN COURT  
Lot 7, Blks. 3 & 4, D.L. 367, (S&E Pl. 24400, Pl. 37984 &  
Pl. 36778), Pl. 13109

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Tabled for a review of the geotechnical report submitted by the applicant's consultant, noting that additional survey information on the degree of slope may be required.

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 29, 1983

8-3601C

AUSTIN DEVELOPMENTS LTD.  
1389 GABRIOLA DRIVE & 1385 GABRIOLA DRIVE  
Lots 21 & 23, Sec. 13, Twp. 39, Pl. 64404

Approved subject to payment of the estimated 1983 municipal taxes before final approval.

8-3415M

BEEDIE CONSTRUCTION CO. LTD.  
2000 BLOCK SHAUGHNESSY STREET  
Strata Lots 462-470, Sec. 12 & 13, Twp. 39,  
NW 939 (Phase 10B)

The Committee reviewed a plan received in the Planning Department March 15, 1983 which indicates that a building envelope of approximately 7.3 metres by 11.5 metres is possible on each of the proposed 13 lots. However, as one of the proposed lots straddles an existing easement containing a sanitary sewer system, the application was tabled for clarification from the applicant on how he proposes to resolve this matter.

The Committee notes further that the number and location of existing and proposed sanitary sewer, storm sewer, and water connections should be reviewed on an individual basis.

8-3599

QUANTA ENTERPRISES  
2828-2836-2848 GLEN DRIVE  
Lot 41, Pl. 28523; Rem. 231' of 7 & Rem. 7, Pl. 148;  
Ptn. of Dufferin St., all in D.L. 383

The Committee reviewed the information received in the Planning Department 1983 03 18 from the District of West Vancouver in relation to "Private Park" areas.

The Committee tabled their comments on this proposal until review of the information is completed.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, April 12, 1983 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director  
N. Nyberg, Municipal Engineer  
L. Scott, Supervisor, Subdivision & Development  
K. McLaren, Development Control Technician  
N. Maxwell, Planning Assistant  
E. Tiessen, Deputy Planning Director (for 8-3090 & 8-3681 only)

8-3090D      NU-WEST GROUP LIMITED  
2955 WALTON AVENUE  
Lot 3, Blk. 1, Pl. 15816; Pcl. A (S&E Pl. 5039 & 11099);  
both in NW $\frac{1}{4}$  Sec. 11, Twp. 39

The Committee finds the road and lot layout technically feasible for referral to Public Hearing, noting that the Committee has no objection to the dedication of the extension of Sherman Avenue to provide frontage and access to the proposed lots at the northeast corner of the subdivision, though this is subject to Council approval.

8-3681A      PARK LANE VENTURES LTD.  
1295 SHERMAN STREET  
Lots 2 & 3, NW $\frac{1}{4}$  Sec. 11, Twp. 39, Pl. 23753

Declined, as the proposed road locations do not coincide with the advance plan established for this area.

8-3681B      PARK LANE VENTURES LTD.  
1295 SHERMAN STREET  
Lots 2 & 3, NW $\frac{1}{4}$  Sec. 11, Twp. 39, Pl. 23753

Tabled for the Planning Department to seek the input of the Fish and Wildlife Branch of the Ministry of Environment on the development of the lands to the east.

8-3626H      CAMEX CANADA CORP., BEEDIE CONSTRUCTION CO. LTD.  
1030 WESTWOOD STREET  
Lot 16, Sec. 13, Twp. 39, Pl. 53172

Declined, as the proposed subdivision does not meet Subdivision Control By-law No. 1023 requirements in terms of minimum road allowance widths.

The Committee suggests that the applicant pursue a subdivision layout which would be consistent with the earlier approval. The Committee notes further that they will be seeking clarification on the extent of filling, the crest of the future slope, the degree of the slope, as well as the proposed method of construction on any filled areas. Eventually soils analyses of these lots may be required.



SUBDIVISION COMMITTEE  
MINUTES OF APRIL 12, 1983

8-3312B

R.D. PARISH  
755 ROCHESTER AVENUE  
Lot 7, Blk. 12, D.L. 3, Pl. 18756

Tabled for the Planning Department to contact the adjacent property owners with a view to obtaining their comments on the proposed subdivision.

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) cash payment for the future construction of Smith Avenue, Emerson Street, and the lane allowance, for the frontage of the proposed westerly lot, noting that no sidewalk would be required on the east side of Emerson Street;
- 2) removal of the garage prior to final approval;
- 3) payment of the estimated 1983 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) payment for one additional water connection;
- 6) payment for one additional driveway if required.

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

The Committee would draw to the applicant's attention the fact that the westerly lot is a corner lot and therefore this must be taken into consideration when choosing a house plan for the proposed lot.

8-3354C

BURNABY INVESTMENTS LTD.  
2849 DACRE AVENUE  
Blk. D, D.L. 373, Pl. 6699

Approved subject to:

- 1) Council adoption of a Road Exchange By-law to facilitate exchange of the portions of existing road allowance being cancelled for the widening required along Mariner Way;
- 2) the servicing requirements of Subdivision Control By-law No. 1023 including:
  - a) physical construction of required services for the new road being dedicated, Dewdney Trunk Road, and the lane;
  - b) cash payment for the future installation of services along Mariner Way to the intersection with Dewdney Trunk Road;

SUBDIVISION COMMITTEE  
MINUTES OF APRIL 12, 1983

8-3354C con't

- 3) no accesses being granted from Dewdney Trunk Road or Mariner Way;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the ten new dwelling units permitted to be constructed;
- 5) payment of the estimated 1983 municipal taxes before final approval;
- 6) registration in the Land Titles Office of any necessary easements;
- 7) removal of all existing buildings and structures prior to final approval.

The Committee notes that the portion of road allowance being acquired along the western boundary of the site is classed as sensitive lands. This classification will require the owners of the future lots along the western boundary to secure a conservation permit from Council prior to any earthworks being carried out on the proposed lots.

8-3085B

FEBRUARY VENTURES LTD., DISTRICT OF COQUITLAM  
FOSTER AVENUE  
Lot 349, D.L. 356, Pl. 62398 & lane

The Committee, after reviewing objections to the proposed cancellation from the property owner to the west, would recommend to Council that the proposed lane cancellation not proceed.

8-2911

TRETEX DEVELOPMENT LTD.  
GLEN DRIVE  
Lots 84 & 85, Pl. 39564, E $\frac{1}{2}$  of 2, Blk. E, Pl. 3975;  
all in D.L. 384A

The Committee reviewed two alternatives prepared by the applicants which would eliminate the dedication and construction of the central road. The Committee tabled the applicants' proposals for review by the Traffic Section of the Engineering Department.

8-3736A

FRIENDSHIP BAPTIST CHURCH OF COQUITLAM  
2950 DEWDNEY TRUNK ROAD  
Lot 7, Blk. 2, D.L. 378, Pl. 3467

Approved subject to:

- 1) Council approval of the proposed rezonings;
- 2) cash payment for the future construction of Dewdney Trunk Road to the standards required by Subdivision Control By-law No. 1023;
- 3) construction of a sanitary sewer main to service the site;

SUBDIVISION COMMITTEE  
MINUTES OF APRIL 12, 1983

8-3736A con't

- 4) payment of estimated 1983 municipal taxes before final approval;
- 5) registration in the Land Titles Office of a covenant in keeping with the recommendations in the Ministry of Environment, Water Management Branch letter dated March 28, 1983.

8-3599G

QUANTA ENTERPRISES LTD., DISTRICT OF COQUITLAM  
2828-2836-2848 GLEN DRIVE  
Lot 41, Pl. 28523; Rem. 231' of 7 & Rem. 7, Pl. 148;  
Ptn. of Dufferin Street, all in D.L. 383

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) Council approval of a Road Exchange By-law covering the cancellation of a portion of Dufferin Street south off of Glen Drive;
- 3) the requirements of Subdivision Control By-law No. 1023, including:
  - a) physical construction of Glen Drive and the internal road system;
  - b) cash payment for the future construction of the Dufferin Street turnaround;
- 4) payment of the estimated 1983 municipal taxes before final approval;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) registration in the Land Titles Office of a restrictive covenant in favour of the Fish and Wildlife Branch of the Ministry of Environment which prevents the disturbance of the habitat from the west property line of the overall subdivision to nine metres from the eastern natural boundary of the relocated Terry Fox Creek;
- 7) registration in the Land Titles Office of restrictive covenants in keeping with the recommendations in the Ministry of Environment, Water Management Branch letter dated March 1, 1983.

The Committee notes that the development cost charge of \$600 per unit permitted to be constructed is not required as the applicant is dedicating "PARK" as part of the development.

In relation to 6) above, the Committee, after considerable input and discussion, is not prepared to endorse a "private park" arrangement since it would not be in the best interests of the Municipality.

SUBDIVISION COMMITTEE  
MINUTES OF APRIL 12, 1983

8-1599B

R. WHITE  
839 WYVERN COURT  
Lot 7, Blks. 3 & 4, D.L. 367, (S&E Pl. 14400, Pl. 37984 &  
Pl. 36778), Pl. 13109

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Approved subject to:

- 1) cash payment for the future construction of the frontage of the new lot to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of the estimated 1983 municipal taxes before final approval;
- 3) 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;
- 4) payment for one additional water connection;
- 5) registration in the Land Titles Office of restrictive covenants which:
  - a) restrict the placement of any buildings or structures to within the area recommended by Golder Associates;
  - b) state that no vegetation is to be disturbed below the top of bank and that additional landscape planting will be installed, as recommended by Golder Associates;
  - c) state that all buildings and structures will be constructed in a manner consistent with the recommendations;
  - d) provide for the removal of all excess excavation materials from the site;
  - e) save the District of Coquitlam harmless in the event of any actions arising from land slippage, etc.;
  - f) notify all future purchasers of the presence of fill and the existence of the Golder Associates report and making the report an integral part of the covenant;
  - g) provide for a joint access arrangement for utilization of the existing access configuration;
- 6) the applicant tracing and evaluating the storm water discharge from Wyvern Court and the existing home. The Committee notes that all storm water from the existing and proposed residence should be directed to Wyvern Court, or alternatively carried to the base of the ravine in a manner consistent with the Golder recommendations.

The Committee notes further that a conservation permit must be applied for and secured from Council prior to the issuance of any building permit or the undertaking of any earthworks on the site.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, April 26, 1983 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

8-3673A

D. & S. MORRISON  
831 MILLER AVENUE  
Lot 319, D.L. 367, Pl. 64468

Approved subject to:

- 1) cash payment for the future construction of the approximate 17.7 metre frontage of the new lot on Miller Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) payment for one additional water connection;
- 3) payment for one additional driveway culvert;
- 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) payment of the estimated 1983 municipal taxes before final approval.

8-3091N

FARWEST DEVELOPMENTS LTD.  
CAPE HORN AVENUE  
Lots 75 & 76, D.L. 65 & 66, Pl. 55912

Approved subject to:

- 1) physical construction of the walkway and all roads bounding, abutting and lying within the subdivision, 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 34 dwelling units permitted to be constructed;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) payment of the estimated 1983 municipal taxes before final approval;
- 5) registration in the Land Titles Office of a covenant which controls the ground floor elevation of any new home on the lot to ensure that a functional access will be constructed.

The Committee notes that they would have no objection to this application proceeding by way of phased development.

SUBDIVISION COMMITTEE  
MINUTES OF APRIL 26, 1983

8-1770B H. & A. DEVELOPMENT CORP.  
727 ROBINSON STREET  
Lot 4, D.L. 366, Pl. 5881

Approved subject to:

- 1) Council approval of the proposed rezoning to RS-3;
- 2) physical construction of Robinson Street, Gultner Street, and the lane allowance, to the standards required by Subdivision Control By-law No. 1023;
- 3) removal of all existing buildings and structures prior to final approval;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the six new dwelling units permitted to be constructed.

The Committee notes that if the road construction on Gultner Street requires encroachment onto the property to the north, then easements will be required to facilitate the required construction.

8-1399F PROJECT REALTY LTD.  
SHARPE STREET AND DEWDNEY TRUNK ROAD  
Lot 1, Blk. 1, D.L. 378, Pl. 3467

Tabled for the applicant to have preliminary road centre line plans prepared for the existing right-of-way along the north property line and the proposed new road, as well as a drawing which accurately locates the physical construction of the Sharpe Street pavement and its outlet to Dewdney Trunk Road in relation to existing lot lines.

8-2911D TRETEX DEVELOPMENT LTD.  
2918-2920-2930 GLEN DRIVE  
Lots 84 & 85, Pl. 39564; E $\frac{1}{2}$  of 2, Blk. E, Pl. 3975;  
all in D.L. 384A

Mr. T. Murphy, Supervisor, Traffic and Transportation, was present to report to the Committee regarding access matters and traffic circulation. The Committee reviewed the alternatives of road dedication and construction versus road reservation or easements.

After considerable discussion, the Committee concluded that the dedication and construction of the proposed east-west road is still required. The Committee then approved the subdivision subject to:

- 1) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control By-law No. 1023;
- 2) removal of all existing buildings and structures prior to final approval;

SUBDIVISION COMMITTEE  
MINUTES OF APRIL 26, 1983

8-2911D con't

- 3) payment of the development cost charge for drainage as required by By-law No. 1124, consisting of \$27,420 per gross hectare of land being subdivided;
- 4) payment of the estimated 1983 municipal taxes on all parcels prior to final approval;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) filling of the proposed southerly lot, as generally indicated by the plan prepared by Hayes Laird Engineering, being Job 1022, and dated April '83. The Committee notes that all filling must be completed prior to the Approving Officer signing the subdivision plans.

The Committee notes further that a development cost charge as required by By-law No. 988, consisting of \$600 for each potential dwelling unit permitted to be constructed will be required pursuant to issuance of any building permits for buildings which contain residential units.

MINIMUM WIDTH OF ROAD ALLOWANCES UNDER SUBDIVISION CONTROL BY-LAW

The Committee reviewed a legal opinion prepared by H. Castillou, Municipal Solicitor, relative to the acceptance of subdivisions containing road allowances less than the present by-law minimums. The Committee, in keeping with the Solicitor's recommendation, requests that the Engineering Department draft an amendment to Subdivision Control By-law No. 1023 for presentation to Council.

MAY 10, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, May 10, 1983 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  
N. Maxwell, Planning Assistant  
E. Tiessen, Deputy Planning Director (8-3090 & 8-3681)

8-3747      CAHERON & ASSOCIATES  
1291-1293 TERCEL COURT  
Lots 609 & 610 of D.L. 346, Pl. 62776

Approved subject to payment of the estimated 1983 municipal taxes on both parcels, noting that if final approval is sought after September 1, 1983, then the estimated 1984 municipal taxes must be paid as well.

8-3681B      PARK LANE VENTURES LTD.  
1295 SHERMAN STREET  
Lots 2 & 3 of Fractional NW $\frac{1}{4}$  Sec. 11, Twp. 39, Pl. 23753

The Deputy Planning Director reviewed the land use and lotting alternatives for the lands directly to the east. After discussing the alternatives, the Committee found sketch 8-3681B technically feasible, noting that the road pattern and land use to the east may be modified in the future.

8-3090D      NU-WEST DEVELOPMENT CORP. LTD.  
2955 WALTON AVENUE  
Pct. A, NW $\frac{1}{4}$  Sec. 11, Twp. 39, except Pt. of Pl. 5039  
and Pt. of Ref. Pl. 11099

The Committee reviewed correspondence from the applicant's consultant received in the Planning Department April 28, 1983 and May 2, 1983. The Committee recommends that the applicant pursue the subdivision layout indicated on sketch 8-3090D, which has already been found technically feasible.

The Committee tabled the applicant's suggested variation for a detailed analysis to determine if the suggested lot yields can be achieved on a subject property without reducing lot yields on lands along Johnson Street.

8-3745      A.G. DALRYMPLE  
2818 GLEN DRIVE  
Lot 46, D.L. 383, Pl. 31666

Approved subject to:

- 1) cash payment for the future construction of Glen Drive to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of the estimated 1983 municipal taxes, noting that if final approval is sought after September 1, 1983, then the estimated 1984 municipal taxes must be paid as well;



SUBDIVISION COMMITTEE  
MINUTES OF MAY 10, 1983

8-3745 con't

- 3) 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;
- 4) payment of a development cost charge for drainage purposes as required by By-law No. 1124, consisting of \$27,420 per gross hectare of land being subdivided;
- 5) the Approving Officer waiving Sections 7.03 and 7.07 of Subdivision Control By-law No. 1023 which relate to the width to length ratio and minimum parcel frontages on highways.

8-3746

E. & D. PRITCHETT  
3353 MASON AVENUE  
Lot A & Rem. Lot 8, Blks. 1 & 2, Sec. 11, 12 & 14, Twp. 39

Tabled for:

- 1) the Engineering Department to investigate the water pressure and fire flows for this area;
- 2) a report from the Simon Fraser Health District;
- 3) the submission of a plan prepared by a B.C. Land Surveyor which locates the top of the bank of Hyde Creek and also establishes the degree of the slope below the crest of the bank. This information should be supplied as far north as the home on Lot A directly to the west.

The Committee notes that as the applicants are proposing a modification to the advanced road and lot plan for the area, this proposal will be sent to the adjacent owners to the north for their information.

8-3312B

R.D. PARISH  
755 ROCHESTER AVENUE  
Lot 7, Blk. 12, D.L. 3, Pl. 18756

The Committee recommends that the Approving Officer not approve this subdivision, in keeping with Section 86(1) of the Land Titles Act since a majority of the property owners within the immediate area have indicated that they are opposed to the subdivision on the basis that the subdivision plan would be against the public interest.

The Committee notes that they would have no objection to the applicant modifying his application for subdivision of the existing parcel into two lots of equal size.

8-3599

QUANTA ENTERPRISES LTD.  
2828-2836-2848 GLEN DRIVE  
Lot 41, Pl. 28523; Rem. 231' of 7 & Rem. 7, Pl. 148;  
Ptn. of Dufferin Street, all in D.L. 383

The Committee reviewed a plan prepared by the applicant's consultant which adjusts the location of the southerly east-west road and proposes three panhandle lots. The Committee finds the southerly panhandle lot to be acceptable, however, the other adjustments are unacceptable as the panhandle lots do not provide sufficient building areas and the east-west road location reduces the potential lot yield on the lands to the west.

SUBDIVISION COMMITTEE  
MINUTES OF MAY 10, 1983

8-3599H con't

The Committee then approved subdivision sketch 8-3599H subject to:

- 1) Council approval of the proposed rezoning;
- 2) Council approval of a Road Exchange By-law covering the cancellation of a portion of Dufferin Street south off of Glen Drive;
- 3) the requirements of Subdivision Control By-law NO. 1023, including:
  - a) physical construction of Glen Drive and the internal road system;
  - b) cash payment for the future construction of the Dufferin Street turnaround;
- 4) payment of the estimated 1983 municipal taxes on all parcels before final approval, noting that if final approval is sought after September 1, 1983, then the estimated 1984 taxes must be paid as well;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) payment of the development cost charge for drainage as required by By-law No. 988, consisting of \$27,420 per gross hectare of land being subdivided;
- 7) registration in the Land Titles Office of a restrictive covenant in favour of and subject to the approval of the Fish and Wildlife Branch of the Ministry of Environment which prevents the disturbance of the habitat from the west property line of the overall subdivision to 9 metres from the eastern natural boundary of the relocated Terry Fox Creek;
- 8) registration in the Land Titles Office of restrictive covenants, in keeping with the recommendations in the Ministry of Environment, Water Management Branch letter dated March 1, 1983.

The Committee notes that the development cost charge of \$600 per unit permitted to be constructed is not required as the applicant is dedicating 'PARK' as part of the development.

STREET NAMES

The Committee reviewed a proposed street name and its location is indicated on the attached map which forms part of the minutes. The Committee recommends that Council approve the following name subject to acceptance by the Post Office of Sylvan Place.

PRELIMINARY

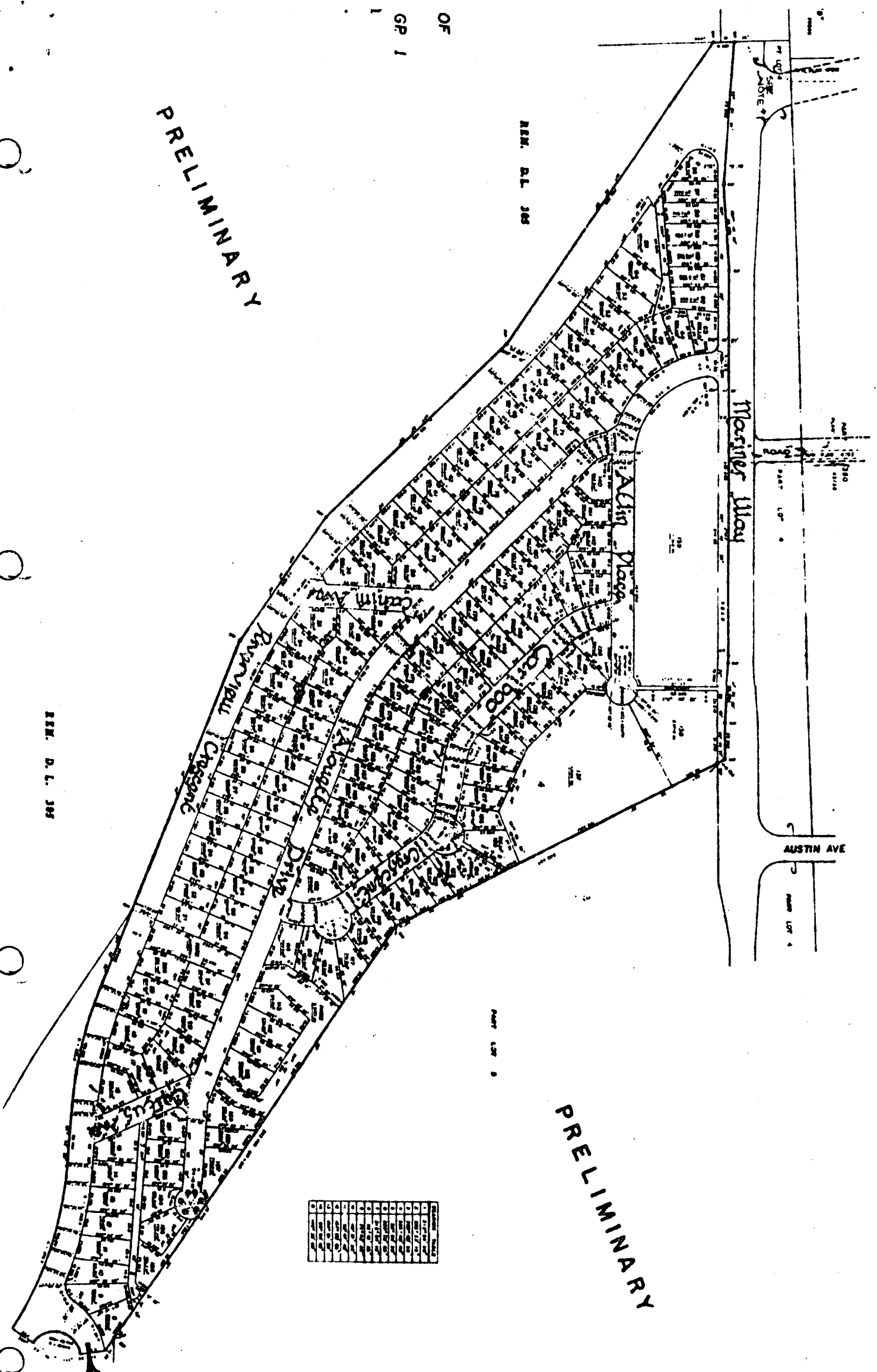
REV. P.L. 308

OF

GP 1

1

REV. P.L. 308



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PRELIMINARY

SYLVAN PLACE

MAY 24, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, May 24, 1983 at 9:30 a.m., with the following persons present:

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

8-3676 PHILIP & SHARON ALLINGER  
1830 BRUNETTE AVENUE  
Lot 1 of DL 64 Group One Plan 17796

Tabled for the Engineering Department to review site drainage for this proposed subdivision in view of letters received from property owners to the west expressing concern with drainage in this area.

8-3651 J & L KINGSBURY D & S OKEEFE  
1125 SMITH AVENUE  
Lot 278 DL 365 Group One Plan 36632

Approved subject to:

- 1) removal of the sundeck and a reduction in the openings to a maximum of 28 square feet (existing sliding doors to be removed);
- 2) cash payment for the future installation of services required by Subdivision Control Bylaw No. 1023 for the frontage of the new lot on Smith Avenue;
- 3) physical construction of the lane;
- 4) 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;
- 5) payment of the estimated 1983 municipal taxes before final approval, noting that if final approval is sought after September 1, 1983, then the estimated 1984 municipal taxes must be paid as well;
- 6) payment for one additional water connection;
- 7) payment for one new driveway.

The Committee recommends that the approving officer approve this subdivision with the knowledge that the existing home would not comply with the sideyard setback requirements upon registration of subdivision.

SUBDIVISION COMMITTEE  
MINUTES OF MAY 24, 1983

8-3748

GERARD & OLIVA BOIRE  
1007 ALDERSON AVENUE  
Lot 14 Block 24 of Lot 45 Group 1 Map 1481 NWD

Under Section 405(2a)(iii) of Zoning Bylaw No. 1928, a 15 m setback would be required from the top of the bank for any building or structure to be located on these lands. When the 15 m setback is applied to the proposed new panhandle lot, along with the normal front, rear and sideyard setbacks of the zoning bylaw, there is no building area on this proposed future lot.

This application is therefore declined since it cannot be utilized for its intended use.

8-3745A

J. K. COOPER REALTY LTD.  
2818 GLEN DRIVE  
Lot 46 DL 383 PL 31666

The Subdivision Committee received a letter dated May 12, 1983 from the Fisheries and Oceans Canada. This letter requires either 18 m from the centre line of this stream or 15 m from the high-water mark be retained in a naturally vegetated totally undisturbed state in perpetuity. When this setback is applied to the existing creek diversion and the proposed creek diversion on the lands to the east, it would affect the building area on the applicant's lots. Furthermore, this statement directly conflicts with an earlier requirement by the Water Management Branch of the Ministry of the Environment which stated that no setback would be required from the east property line.

This application is therefore tabled for the Planning Department to be in contact with the Federal Fisheries and Oceans in regard to their letter of May 12, since the Subdivision Committee has consistently taken the position that the relocation of the creek on the lands to the east should not adversely affect the lands to the west being the subject property.

8-3599

QUANTA ENTERPRISES LTD.  
2828, 2836 & 2848 GLEN DRIVE  
Rem. W 231 Ft of 7, Plan 148, Lot 41, Plan 28523.  
Rem. 7, Plan 148 all of DL 383 NWD

The Committee notes that a revised submission on this subdivision has been received in the Planning Department shortly before the meeting was to commence. This revised submission is tabled for the Planning Department to review the design and place the revised sketch before the Subdivision Committee at the next meeting.

The Committee also notes to this applicant the receipt of a letter dated May 12, 1983 from the Fisheries and Oceans Canada requiring either 18 m from the stream centre line or 15 horizontal m from the high-water mark whichever is the greater be retained in a naturally vegetated totally undisturbed state in perpetuity. This letter would appear to affect this application since a 9.0 m covenant was anticipated. An earlier letter from the Water Management Branch of the Ministry of the Environment relaxed any setback requirement for the lands to the west from Terry Fox Creek. Therefore, this application is also tabled for the applicants to be in contact with the Federal Fisheries and Oceans with regard to their letter of May 12, 1983 since their proposed creek diversion will affect the lands to the west and the required covenant would directly affect the lot yield on their lands.

SUBDIVISION COMMITTEE  
MINUTES OF MAY 24, 1983

8-1399F R. McLEAN  
SHARPE STREET AND DEWDNEY TRUNK  
Lot 1 Block 1 DL 378 Plan 3467

Tabled for the Engineering Department to complete their analysis of the plans submitted by the applicant's engineer.

8-2972A RONALD L. METLER  
1491 PIPELINE ROAD  
Lot 8 Sec 13 TWP 39 Plan 25461

Tabled for:

- 1) the applicant to submit the following information to be prepared by a British Columbia land surveyor:
  - a) the location of the natural boundary of the Coquitlam River,
  - b) the elevation of the 200-year flood level of the Coquitlam River,
  - c) the extent of filling on this property including the location and elevation of the crest of any slope and the degree of any slope.
- 2) a report from the Simon Fraser Health Unit on the suitability of the individual sites for septic disposal systems.

The Committee notes that depending on the information supplied above, a soils analysis may be required to be prepared by a professional engineer qualified in geotechnical matters and hired by the applicant.

8-3626 Camex Canada Corp.  
#202 - 1030 Westwood Street  
Lot 16, Section 13, TWP 39, Plan 53172 NWD

52#203  
?  
?  
?

The Committee received a letter from the owner of property directly to the east being Legal Subdivision 16 Section 13 TWP 39. This letter requests that legal access in the way of road dedication be provided along his west boundary line where a proposed road through this subdivision comes within one foot of his easterly property line.

The Committee would note that there is no current subdivision application on this portion of the lands and would advise that when this is submitted the request of the owner to the east will be given consideration. In the meantime, the Committee would request that the Planning Department write to the owner to the east and request information on where he feels there are subdividable lands along his west boundary line and where he considers that access is required.

SUBDIVISION COMMITTEE  
MINUTES OF MAY 24, 1983

8-3300C

D. & J. CHAN  
J. & N. SCHURMAN  
D. ROWE  
GROVER AVENUE  
Lot 323, Pl 57533, Lot 361, Pl 65019, both in DL 366

Reapproval subject to:

- 1) completion of Grover Avenue and the lane allowance 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) payment of the estimated 1983 municipal taxes on both properties prior to final approval, noting that if final approval is sought after September 1, 1983 then the estimated 1984 municipal taxes must be paid as well;
- 4) registration in the Land Titles Office of any necessary easements.

8-3327C

KOVACH CONSTRUCTION LTD.  
2535 CAPE HORN AVENUE  
Ptn Lot 10 (25131E) DL 67 & 113 PL 1002

Approved subject to:

- 1) cash payment for the future installation of services in accordance with Bylaw No. 1023 for the frontage of the property on Cape Horn Avenue;
- 2) water connections;
- 3) payment of the estimated 1983 municipal taxes before final approval noting that if final approval is sought after September 1, 1983 then the estimated 1984 municipal taxes must be paid as well;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$600 for the three potential new dwelling units permitted to be constructed;
- 5) removal of all existing buildings on the property, or alternatively, their relocation to comply with municipal bylaws.

8-2333

GENSTAR DEVELOPMENT COMPANY  
EAGLE RIDGE SUBDIVISION  
Phase VIII Rem of Lot 38 PL 32594 (Genstar) Mun. Land S. Side of  
Walton West of Johnson Street

The Committee received a preliminary submission from Genstar Development Company with regard to a road alignment within Phase VIII of their Eagle Ridge Development. In relation to this preliminary submission, the Committee notes as follows:

SUBDIVISION COMMITTEE  
MINUTES OF MAY 24, 1983

8-2333 cont'd

- 1) the preferred intersection alignment at Walton Ave. is a modification of "alternative D" which treats the south leg of the intersection as a curve meeting minimum by-law standards for horizontal layout. However, this preference is subject to an acceptable vertical alignment being proven to be possible.
- 2) to expedite this matter, Genstar should now make a normal subdivision application, which should include:
  - a) precise location of the crest of slope and degree of slope along Scott Creek, verified by a British Columbia Land Surveyor
  - b) profile information indicating the vertical geometry of roads
  - c) contour information verified by field check"



JUNE 7, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, June 7, 1983, with the following persons present:

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

8-426C

LIANA CONSTRUCTION CORP.  
567 EBERT AVENUE  
Lot A, Blk. 11, D.L. 7, Pl. 18209

Approved 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, 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 1983 municipal taxes, noting that if final approval is sought after 1983 09 01, then the estimated 1984 municipal taxes must be paid as well;
- 4) construction of a chain link fence along the east side of the walkway.

8-341511

BEEDIE CONSTRUCTION CO. LTD.  
2000 BLOCK SHAUGHNESSY STREET  
Strata Plan of Strata Lots 462-470, Sec. 12 & 13,  
Twp. 39, NW 939 (Phase 10B)

The Committee reviewed the letter from the applicants dated 1983 05 25. In keeping with the referenced letter which requests that the application be withdrawn, no further action will be taken by the District.

8-2972A

R.L. METLER  
1491 PIPELINE ROAD  
Lot 8, Sec. 13, Twp. 39, Pl. 25461

The Committee acknowledges receipt of the plan prepared by the applicant's surveyor which provides information on the location of the natural boundary and the elevation

SUBDIVISION COMMITTEE  
MINUTES OF JUNE 7, 1983

8-2972A cont'd

of the 200-year flood level of the Coquitlam River. The application, however, remains tabled for:

1. the submission of a plan which indicates the extent of filling on this property. If the plan cannot be prepared by the applicant's surveyor, it may be that the applicant will be required to hire a professional engineer specialized in geological matters to review the extent of fill and supply a detailed soils analysis.
2. a report from the Simon Fraser Health District.

The Committee notes that they are still awaiting comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, as well as Fisheries and Oceans Canada and the Planning Department will send copies to these agencies of the plan prepared by the applicant's surveyor to assist in that review.

8-3599

QUANTA ENTERPRISES LTD.  
2828, 2836 & 2848 GLEN DRIVE  
Lot 41, Pl. 28523; Rem. 231' of 7 & Rem. 7, Grp. 1,  
Pl. 148; all in D.L. 383

The Committee reviewed a further variation prepared by the applicants, received in the Planning Department just prior to the meeting. The Committee tabled this latest proposal for the applicant to:

1. prove out the adequacy of the building areas on the lots proposed at the extreme northwest and southwest corners of the overall subdivision;
2. obtain in writing an acknowledgement from the owners of the property directly to the east that they are aware of what the effect would be by adjusting the road outlet from the originally proposed location to Dufferin Street.

The Committee notes that they have received a response dated 1983 05 27 from their letter dated 1983 05 24 to Fisheries and Oceans Canada requesting clarification on their recommendation for setbacks from "Terry Fox Creek". The Committee requests that the Planning Department again write Fisheries and Oceans Canada as there still appears to be conflicting requirements as to setbacks and also the effect those setbacks would have on the subject property and property to the west.

8-3745A

J.K. COOPER REALTY LTD.  
2818 GLEN DRIVE  
Lot 46, D.L. 383, Pl. 31666

The Committee acknowledges receipt of a letter from Fisheries and Oceans Canada dated 1983 05 27 which confirms their earlier comments on setback requirements from the proposed relocated Terry Fox Creek. The Committee is of the opinion that there still appears to be conflicting information and therefore requests that the Planning Department again contact Fisheries and Oceans Canada in an attempt to resolve their recommended setback requirements.

SUBDIVISION COMMITTEE  
MINUTES OF JUNE 7, 1983

8-3626J

CAMEX CANADA CORP.  
NORTH END OF SHAUGHNESSY STREET  
Lot 16, Sec. 13, Twp. 39, Pl. 53172

The Committee reviewed sketch 8-3626J, which is a subdivision proposal prepared by the Planning Department. This proposal is being put forward as the applicant has indicated a wish to create 10 lots at the south-west part of the captioned parcel. The Committee notes that the applicant has indicated that if the ten lots were to be approved, he proposes to locate approximately six metres of fill over the subject lands. In light of the proposal to place fill on the subject lots, the Committee tabled this application for the applicant to supply the following information:

- 1) the latest engineering design drawings of the area prepared by the applicant's engineering consultant, R.F. Binnie & Associates;
- 2) a more precise description and location of the proposed fill;
- 3) written advice from a geotechnical engineer on the proposed filling operation;
- 4) the eventual degree of slope on the lots after the fill has been placed, as well as the location of the proposed crest of slope and the degree of slope below the crest northwards towards Lot 17;
- 5) written advice from a professional engineer as to what effect the fill may have on existing rip-rapping along the Coquitlam River and as to the adequacy of that existing rip-rapping in protecting the proposed subdivision from river erosion.

8-2544

TRUSTEES OF COMO LAKE CONGREGATION OF THE UNITED CHURCH  
OF CANADA (APPLICANT: MRS. G. CLAY)  
1110 KING ALBERT AVENUE  
Lot 82, Blks. 21-30, D.L. 356, Pl. 27029

The Committee reviewed the application and the accompanying explanation, which was received in the Planning Department 1983 06 03. The Committee then tabled the application for the Planning and Building Departments to investigate the proposal in relation to Provincial Building regulations and the requirements of Coquitlam Zoning By-law No. 1928. In addition, the Committee requests input from the Traffic Section of the Engineering Department on what effect the proposal may have on the existing parking situation.

The Committee would note for the applicant's information that if the application proceeds as presently proposed, then one of the approval requirements would be the servicing of King Albert Avenue, Marmont Street, and the lane allowance to the standards required by Subdivision Control By-law No. 1023, whereas if the applicant was to consolidate Lot 136 and the old Lot 137, then no servicing requirements would be required as the number of lots would be remaining the same. The Committee would also add that if development of the two easterly lots does proceed, then one of the dwellings would be required to be removed and rezoning of the old Lot 137 would be required.

SUBDIVISION COMMITTEE  
MINUTES OF JUNE 7, 1983

8-3676

P. & S. ALLINGER  
1830 BRUNETTE AVENUE  
Lot 1, D.L. 64, Pl. 17796

The Committee heard a report from the Engineering Department on the possible drainage problems associated with the proposed subdivision. The Committee then tabled the application for the following:

- 1) information on how the applicant intends to drain the subdivision, noting that if the applicant proposes to utilize the B.C. Hydro right-of-way for any drainage works, then the written approval of B.C. Hydro must be supplied to the District;
- 2) the applicant to satisfy the Building Department in regard to any outstanding Building Code requirements in relation to the existing dwelling;
- 3) the applicant to supply a geotechnical report on the suitability of the lot for the intended use as unauthorized filling has apparently been carried out in the area where the new lot is proposed.

8-1399F

PROJECT REALTY LTD.  
SHARPE STREET AND DEWDNEY TRUNK ROAD  
Lot 1, Blk. 1, D.L. 378, Pl. 3467

The Committee heard a report from the Engineering Department on the applicant's preliminary engineering design drawings. The subdivision proposal is now technically feasible, with some adjustments to the lotting, notably the elimination of the proposed walkway dedication.

The Committee notes that as this latest proposal is a variation to the advance road and lot plan, the Committee requests that the Planning Department advise the owner of the lands directly to the north.

8-3090E

PARK LANE VENTURES LTD.  
2955 Walton Avenue  
Pcl. A, NW 1/4 Sec. 11, Twp. 39, except Part of Pl. 5039  
and Part of Ref. Pl. 11099

Approved subject to:

1. Council approval of the required rezoning to RS-4.
2. The requirements of Subdivision Control Bylaw #1023 including:
  - a) Physical construction of all roads and lanes bounding, abutting and lying within the subdivision noting that Johnson Street will be to arterial standards and Walton Avenue to collector standards.
  - b) Registration in the Land Titles Office of any necessary easements.
3. Payment of the development cost charge for drainage purposes as required by Bylaw No. 1124 consisting of \$27,420.00 per gross hectare of land being subdivided.
4. Payment of the development cost charge as required by Bylaw #988 consisting of \$600.00 for each of the 72 new dwelling units permitted to be constructed.

SUBDIVISION COMMITTEE  
MINUTES OF JUNE 7, 1983

5. Payment of 1983 taxes on all lots prior to final approval noting that if final approval is sought after 1983 09 01 then the estimated 1984 municipal taxes must be paid as well.
6. No accesses being permitted to Johnson Street.
7. Submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots are of adequate size.
8. Dedication of additional corner truncations if required noting that if truncations are required this may affect the ultimate lot yield.
9. Removal of all existing buildings and structures prior to final approval.
10. Dedication of road allowance by the District for the extension of Sherman Street.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, June 21, 1983, with the following persons present:

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

8-3360E

P. & H. GODIDEK  
2928 DEWDNEY TRUNK ROAD  
Rem. 2 of Lot B, Blks. 1 & 2, D.L. 373 & 381, Pl. 6175;  
Lot 46 of Lot B, Blks. 1 & 2, D.L. 373 & 381, Pl. 27390

The Committee finds the proposed subdivision technically feasible with regard to the road and lot layout and would point out that this is not a preliminary approval to subdivide. This statement is based on the following assumptions:

- 1) Council will approve the required rezoning to RS-3;
- 2) road access will be available from the south at the time of development application;
- 3) access to the most southeasterly lot being from Sharpe Street, and access to the two lots fronting Dewdney Trunk Road being from one joint access to the two lots, all other accesses to Dewdney Trunk Road being removed.

The Committee also notes that a detailed review of service requirements and possibly driveway grades for the upper lots will be undertaken when an application for development and rezoning is received.

8-3753A

PROJECT REALTY LTD.  
DEWDNEY TRUNK ROAD & SHARPE STREET  
Lot 3 of Lot 8, Blks. 1 & 2, D.L. 373, Pl. 6175

The Committee finds the proposed subdivision technically feasible for referral to Public Hearing.

The Committee notes that the existing ditch along the south side of the lands is proposed to be enclosed as part of the 1984 ditch enclosure program. If development of the lands to the south proceeds prior to implementation of the 1984 ditch enclosure program, then that development would be responsible for the enclosure of the ditch.

8-3745A

J.K. COOPER REALTY  
2818 GLEN DRIVE  
Lot 46, D.L. 383, Pl. 31666

The Committee acknowledges receipt of a letter dated June 10, 1983 from Fisheries and Oceans Canada, which removes their setback requirements from the proposed relocated Terry Fox Creek. The Committee now finds the proposed subdivision technically feasible for referral to Public Hearing.

SUBDIVISION COMMITTEE  
MINUTES OF JUNE 21, 1983

8-3599J

QUANTA ENTERPRISES LTD.  
2828, 2836, 2848 GLEN DRIVE  
Lot 41, Pl. 28523; Rem. 231' of 7 & Rem. 7,  
Pl. 148; all in D.L. 383

The Committee acknowledges receipt of a letter dated June 10, 1983 from Fisheries and Oceans Canada, which removes their earlier requirements for additional setbacks from the relocated Terry Fox Creek. The Committee therefore finds sketch 8-3599J acceptable subject to:

- 1) Council approval of the proposed rezoning to RS-4;
- 2) the requirements of Subdivision Control By-law No. 1023, including:
  - a) physical construction of Glen Drive, Dufferin Street, and the internal road system;
  - b) cash payment for the future construction of the Dufferin Street turnaround south of Hoy Creek;
- 3) payment of 1983 municipal taxes on all parcels before final approval, noting that if final approval is sought after September 1, 1983, then the estimated 1984 taxes must be paid as well;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of the development cost charge for drainage as required by By-law No. 988, consisting of \$27,420 per gross hectare of land being subdivided;
- 6) registration in the Land Titles Office of a restrictive covenant in favour of and subject to the approval of the Fish and Wildlife Branch of the Ministry of Environment, which prevents the disturbance of the habitat from the west property line of the overall subdivision to 9 metres from the eastern natural boundary of the relocated Terry Fox Creek;
- 7) compliance with the requirements contained in the Fish and Wildlife Branch of Ministry of Environment letter dated May 12, 1983;
- 8) registration in the Land Titles Office of restrictive covenants, in keeping with the recommendations in the Ministry of Environment, Water Management Branch letter, dated March 1, 1983.

The Committee notes that the development cost charge of \$600 per unit permitted to be constructed is not required as the applicant is dedicating "PARK" as part of the development.

8-3684

N.M. GODOY  
718 CLARKE ROAD  
Pcl. A, (Ex. Pl. 16792) of Lot 1, Blk. 20, D.L. 106, Pl. 10171

Approved subject to:

- 1) physical construction of Anskar Court to the standards required by Subdivision Control By-law No. 1023;

SUBDIVISION COMMITTEE  
MINUTES OF JUNE 21, 1983

8-3684 con't

- 2) removal of the existing older home at the rear of the property;
- 3) payment of 1983 municipal taxes before final approval, noting that if final approval is sought after September 1, 1983, then the estimated 1984 municipal taxes must be paid as well;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the three additional dwelling units permitted to be constructed;
- 5) registration in the Land Titles Office of any necessary easements.

8-3751 D. ANDERSON  
2920 WALTON AVENUE  
Lot 44, D.L. 383, P1. 24126

Declined, as no sanitary sewer system is available to service the proposed development.

8-2679A V. GODIN  
823 ROCHESTER AVENUE  
Lot 2, Blk. 15, D.L. 3 (S&E P1. 34675), P1. 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) payment of 1983 municipal taxes before final approval, noting that if final approval is sought after September 1, 1983, then the estimated 1984 municipal taxes must be paid as well;
- 5) registration in the Land Titles Office of any necessary easements.

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.

8-3750 D. MARSOLAIS  
777 EDGAR AVENUE  
Lot 68, Blk. 42, D.L. 3 etc., P1. 25593

Approved subject to:

- 1) cash payment for the future installation of the services required by Subdivision Control By-law No. 1023 for the approximate 24-metre frontage of the proposed new lot;



SUBDIVISION COMMITTEE  
MINUTES OF JUNE 21, 1983

8-3750 con't

- 2) payment of 1983 municipal taxes, noting that if final approval is sought after September 1, 1983, then the estimated 1984 municipal taxes must be paid as well;
- 3) 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;
- 4) payment for one additional water connection;
- 5) payment of watermain charges.

8-368E

B. & L. MELHUS  
541 LINTON STREET  
Rem. Pcl. A of Lot 1, SE¼ D.L. 358, Ex. P1. 10268

The Committee recommends that the Approving Officer waive Section 7.03 of the Subdivision Control By-law as it is the Committee's opinion that the proposed lots are suitable to the existing topography. The subdivision was then approved subject to:

- 1) removal of all existing buildings and structures prior to final approval;
- 2) cash payment for the future installation of the services required by Subdivision Control By-law No. 1023 for the full frontage of Linton Street;
- 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) payment of 1983 municipal taxes before final approval, noting that if final approval is sought after September 1, 1983, then the estimated 1984 municipal taxes must be paid as well;
- 5) registration in the Land Titles Office of a restrictive covenant restricting the disturbance of the land below the top of the bank and within eight metres of the top of the bank;
- 6) registration in the Land Titles Office of a covenant over the lots to require that all excavation materials be placed in the front yards during construction.

The Committee would note that if the applicant wished to reduce the width of the eight-metre covenant line to allow construction closer to the top of the bank, then the applicant must have a report prepared by an engineer qualified in geotechnical matters which establishes that the ground conditions warrant a relaxation and encroachment into the subject area.

The Committee would note further that as the homeowner will not be residing on the lands at the time of final approval, the homeowner's service exemption would not apply.

SUBDIVISION COMMITTEE  
MINUTES OF JUNE 21, 1983

8-3749

MR. & MRS. M. SIMIC  
713 EDGAR AVENUE  
Lot 112, D.L. 3, Pl. 28065

Approved subject to:

- 1) the applicant securing, in writing, the approval of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Fisheries and Oceans Canada of the proposed creek enclosure;
- 2) the applicant securing a conservation permit from Council to undertake the proposed work in sensitive lands;
- 3) cash payment for the future installation of the services required by Subdivision Control By-law No. 1023 for the approximately 14.9 metre frontage of the new lot;
- 4) registration in the Land Titles Office of a right-of-way for the proposed storm sewer;
- 5) payment of 1983 municipal taxes before final approval, noting that if final approval is sought after September 1, 1983, then the estimated 1984 municipal taxes must be paid as well;
- 6) payment for one new water connection;
- 7) payment of watermain charges if required;
- 8) 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.

8-3415N

BEEDIE CONSTRUCTION CO. LTD.  
RIVER SPRINGS, PHASE 10C  
Lot 26, Sec. 12, Twp. 39, Pl. 61475

The Committee tabled this matter pending a decision from the applicants in relation to Section 86(1)(a) of the Land Titles Act, which states in part that the Approving Officer may, at the cost of the subdivider, have an examination and report made of the subdivision.

8-3744

DISTRICT OF COQUITLAM  
1148-1154 WESTWOOD STREET  
Lot 140, Pl. 63462; Lot A, Pl. 11545; Lot B, Pl. 11388,  
all in D.L. 384A & Twp. 39

Approved.

8-3752

ARCAN INVESTMENTS LTD.  
218 BLUE MOUNTAIN STREET  
Lot D, Blk. 50, D.L. 1, Pl. 2716 (Pl. 34126)

Tabled for reports from the Building and Fire Departments.

SUBDIVISION COMMITTEE  
MINUTES OF JUNE 21, 1983

8-1434B L. PASSAGLIA  
1340 COAST MERIDIAN ROAD  
Lot 3 (S&E Pl. 21624), L.S. 1, Sec. 13, Twp. 39, Pl. 12942

Approved subject to:

- 1) cash payment for the future installation of services required by Subdivision Control By-law NO. 1023 for the approximate 17.5-metre frontage of the proposed northerly lot;
- 2) payment for one additional water connection;
- 3) payment for one additional driveway culvert;
- 4) payment of 1983 municipal taxes before final approval, noting that if final approval is sought after September 1, 1983, then the estimated 1984 municipal taxes must be paid as well;
- 5) 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;
- 6) Simon Fraser Health District approval of the proposed subdivision.