

SUBDIVISION COMMITTEE

JULY 5, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, July 5, 1983 at 9:00 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

8-3035D

DISTRICT OF COQUITLAM
WEST OF HICKEY & SOUTH OF TOLMIE
Lot 11, D.L. 112 & 113 (S&E Pl. 44326), Pl. 4888

Approved 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) physical construction of a walkway or walkways through to Leduc Avenue;
- 3) provision for walkway lighting if required;
- 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 11 dwelling units permitted to be constructed;
- 6) registration in the Land Titles Office of a covenant to prevent the disturbance of the existing habitat between the required setback line and the property line on all lots affected by the setback line from the crest of slope;
- 7) construction of a temporary "snow fence" along the required ravine setback line to help prevent disturbance to the area between the property line and the setback line from the crest of slope.

8-3543I

DISTRICT OF COQUITLAM
WEST END ASHURST AVENUE
Portion of Rem. D.L. 112

Approved subject to:

- 1) physical construction of all services required by Subdivision Control By-law No. 1023, including the physical construction of Ashurst Avenue;
- 2) physical construction of the walkway running south off Ashurst Avenue;
- 3) provision for walkway lighting if required;
- 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 11 dwelling units permitted to be constructed;

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8-3543I con't

- 6) registration in the Land Titles Office of a covenant to prevent the disturbance of the existing habitat between the required setback line and the property line on all lots affected by the setback line from the crest of slope;
- 7) construction of a temporary "snow fence" along the required ravine setback line to help prevent disturbance to the area between the property line and the setback line from the crest of slope.

8-3543H DISTRICT OF COQUITLAM
HICKEY STREET
Lots 484 & 485, Pl. 57955 & Rem. Lot 190, Pl. 43915,
all in D.L. 113

Approved.

8-3754 K.A. KULMALA
624 CHAPMAN AVENUE
W. 97.5' Lot 5, Blk. 3, D.L. 106, Pl. 6467

Declined, as the proposed subdivision does not conform to the established road and lot plan for the subdivision of this area.

8-2544 TRUSTEES OF COMO LAKE CONGREGATION OF UNITED CHURCH OF CANADA
1110 KING ALBERT STREET
Lot 82, Blks. 21-30, D.L. 356, Pl. 27029

Declined, as the applicant's proposal would:

- 1) increase the non-conforming status of the existing church building in relation to parking requirements of Zoning By-law No. 1928;
- 2) not comply with the spatial separation requirements of the National Building Code in relation to construction standards along the eastern wall of the existing church.

8-3597D VANAC DEVELOPMENT CORP.
1210 FALCON DRIVE
Lot 458, D.L. 346, Pl. 60955

The Committee recommends that the Strata Titles Approving Officer sign the Form E and subsequent Form 10s for the various phases.

8-3756 GENSTAR CORPORATION
EAGLE RIDGE SUBDIVISION
Lot 580, D.L. 238, Pl. 63079

Tabled, pending confirmation by the applicants that the site is suited for its intended use. In this regard, the Committee requests the submission of a preliminary site plan

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8-3756 con't

which proves out that the proposed building can meet the siting and parking requirements of Coquitlam Zoning By-law No. 1928.

8-3755

G. & B. WAGSTAFF
756 ROCHESTER AVENUE
Lot 19 of E $\frac{1}{2}$ Blk. 39 of A, D.L. 3, Pl. 17626

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

The Committee notes that if no objections are received from the adjacent owners, the Committee would request the submission of a plan prepared by a B.C. Land Surveyor which provides detailed information on the creek location and the degree of slope below the crest of the bank.

JULY 19, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, July 19, 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

8-3360F PAUL & HILDE GODIDEK
2928 DEWDNEY TRUNK ROAD
Rem 2 of Lot B, Blk 1 & 2, DL 373, 381
Plan 6175; Lot 46 of Lot B, Blk 1 & 2
DL 373, 381, Plan 27390

The Committee reviewed a revised lotting plan prepared by the Planning Department which deviates from the earlier proposal in that joint subdivision of existing parcels is now proposed. The Committee finds the proposed road and lot layout indicated on Sketch 8-3360F technically feasible, however 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 south easterly lot being from Sharpe Street and access to the two lots fronting Dewdney Trunk Road being from one joint access to those two lots and all other accesses to Dewdney Trunk Road being removed.

The Committee also notes that a detailed review of servicing requirements and possible driveway grades for the upper lots will be undertaken when applications for rezoning and subdivision are received.

8-3753F MR. & MRS. W. A. NOWE - PROJECT REALTY LTD.
DEWDNEY TRUNK ROAD AND SHARPE STREET
Lot 3 of Lot 8, Block 1 & 2, District Lot 373, Plan 6175

The Committee reviewed a plan prepared by the Planning Department which indicates a minor adjustment in the central road location necessitated by a change to the advance road and lot plan for the land to the north. The Committee finds Sketch 8-3753B technically feasible and understands that the applicant has no objection to the change.

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.

SUBDIVISION COMMITTEE
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8-3757 CHRISTERLI PROPERTIES CORPORATION
2635 - 2655 BARNET HIGHWAY
Municipality of Coquitlam, Part of Parcel 235, of District
Lot 238, Group 1, Ref. Plan 63602 - Municipality of Coquitlam,
Lot 222 of District Lots 238 and 383, Group 1, Plan 57698,
EXCEPT Part of Lot 222 on Plan 57699, New Westminster District

Approved subject to:

- 1) the signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the plans by the Municipal Approving Officer;
- 2) 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;
- 3) installation of additional service requirements to service the proposed new lot if required.

8-3511A DISTRICT OF COQUITLAM
B. C. TELEPHONE CO.
GORDON AVENUE
2998 CHRISTMAS WAY
PCL B DL 381, P1 64662
Lot 98, DL 381, P1 46807

Approved subject to:

- 1) Council approval of the necessary road closure bylaw;
- 2) widening of the existing sanitary sewer easement by 3 metres to the west to allow for future sanitary sewer works;
- 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.

8-368E BRYAN AND LAURIE ELLEN MELHUS
541 LINTON STREET
EP 10268 of Lot 1, S.E. ¼, D.L. 358, Ex. P1. 24440,
29317 and 44175

The Committee reviewed a letter dated July 12, 1983 from Fisheries and Oceans Canada. In the referenced letter they request that there be no disturbance of the vegetation within 15 metres of the natural boundary of the stream. The Committee notes that item 5 of the approval conditions of 83 06 21 required an 8-metre covenant from the top of the bank. This covenant area exceeds the Fisheries and Oceans request in terms of width, making an additional covenant unnecessary.

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8-3681B P. BURMNIUK
1295 SHERMAN STREET
Lot 2 and Lot 3 of the Fractional NW $\frac{1}{4}$
of Section II Township 39, Plan 23753 NWD

Approved subject to:

- 1) Council approval of the required rezoning to RS-4;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Sherman Street, Walton Avenue and the internal road system to the standards required by Subdivision Control Bylaw No. 1023 noting that Walton Avenue will be to collector standards;
- 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 No. 988 consisting of \$600 for each of the 31 new dwelling units permitted to be constructed;
- 5) payment of 1983 municipal taxes on all lots noting that if final approval is sought after 1983 09 01 then the estimated 1984 municipal taxes must be paid as well;
- 6) submission of a plan prepared by a B. C. Land Surveyor which verifies that all lots will be of adequate size;
- 7) removal of all existing buildings and structures prior to final approval.

8-3626 BEEDIE CONSTRUCTION CO. LTD.
CAMEX CANADA CORP.
NORTH END OF SHAUGHNESSY STREET
Lot 16, Section 13, Twp. 39, Plan 53172 NWD

The Committee reviewed a letter dated July 6, 1983 from the applicants indicating a proposal for a phased development. The Committee is of the opinion that phased earthworks followed by phased subdivisions may be feasible. In this regard, the Committee would request the submission of the following information:

- 1) an existing topographical map upon which the tentative final topography has been superimposed. This plan should also indicate the approximate phase boundary locations;
- 2) individual plans for each phase which would show existing and proposed contours including the extent of regrading beyond that phase to a point which would make the resulting exposed slopes stable and what type of temporary vegetation is proposed on all exposed slopes;

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8-3626 cont'd

- 3) information from the applicant on how he would propose to monitor the compaction of the fill to ensure that all fill materials have been properly placed since many of the lots will contain some fill material;
- 4) information on how the applicant would propose to direct surface runoff on a phased basis;
- 5) supplying of all reports and plans referred to in the letter of July 6, 1983 from the applicant.

8-3756

GENSTAR DEVELOPMENT COMPANY (GENSTAR CORPORATION)
SOUTHERN SLOPE HOLDINGS (1959) LTD.
EAGLE RIDGE SUBDIVISION
Portion of Lot 580, D.L. 238, Gp. 1, Plan 63079, N.W.D.

Approved subject to:

- 1) 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;
- 2) physical construction of additional service connections if required.

AUGUST 9, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 1:30 p.m. on Tuesday, August 9, 1983, with the following persons present:

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

8-3755

G. & B. WAGSTAFF
756 ROCHESTER AVENUE
LOT 19 OF EAST 1/2 BLK. 39 OF A, D.L. 3, PL. 17626

The Committee reviewed two responses from adjacent property owners relative to the proposed subdivision. The Committee tabled this subdivision for review of the responses by the Approving Officer.

8-3301

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 several road and lot layout proposals prepared by the Planning Department. The Committee requested that the Planning Department concentrate on the three proposals which do not include lane dedication or the extension of Ellice Avenue. The Committee then tabled these three alternatives for:

- 1) review of the alternatives by the traffic section of the Engineering Department;
- 2) the long range section of the Planning Department to review the proposals in relation to the elevated light rapid transit implications for this area.

8-3760

D. SUTHERLAND
426 WALKER STREET
LOT 9, D.L. 3, PL. 2030

Approved subject to:

- 1) physical construction of Walker Street and Selman Street to the standards required by Subdivision Control By-law No. 1023. The Committee notes that the Homeowner's Service Exemption would not apply as the homeowner would not be residing on the property at the time of final approval.
- 2) payment of the development cost charge required by By-law No. 988, consisting of \$600 for one additional dwelling unit permitted to be constructed;
- 3) payment for one additional water connection;

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8-3760 con't

- 4) registration of any necessary easements;
- 5) 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.

8-2854

DISTRICT OF COQUITLAM
HICKEY STREET AND AUSTIN AVENUE
LOT 59, D.L. 360, PL. 31841

Approved subject to:

- 1) physical construction of Austin Avenue, Hickey Street and Haversley Avenue 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 the one additional dwelling unit permitted to be constructed;
- 3) registration of any necessary rights-of-way.

8-3752

ARCAN INVESTMENTS LTD.
218 BLUE MOUNTAIN STREET
LOT D, BLK. 50, D.L. 1, PL. 2716 (PL. 34126)

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for strata title conversion subject to:

- 1) physical construction of Roderick Avenue to the standards required by Subdivision Control By-law No. 1023, including:
 - a) pavement widening;
 - b) curb, gutter, and sidewalk;
 - c) streetlighting;
 - d) road drainage;
- 2) submission of satisfactory written evidence that all affected tenants consent to the proposed conversion.

8-2544A

COMO LAKE UNITED CHURCH
535 MARMONT STREET, 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 revised proposal prepared by the applicants. The Committee tabled this latest proposal for:

- 1) the Planning Department to review the parking implications with the Legal Department;
- 2) review of the parking and access configuration on the proposed new lot;

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- 3) confirmation from the Building Department that the proposed 2.77-metre setback from the eastern church building wall to the new lot line is adequate.

The Committee notes that if preliminary approval is granted, the approval conditions would contain the removal of the existing church house and rezoning of the easterly lot to P-2 Special Institutional by Council.

8-3758

GENSTAR DEV. CORP., SOUTHERN SLOPE HOLDINGS (1959) LTD.
EAGLE RIDGE
LOT 581, D.L. 238, PL. 63079

Declined, as the proposed subdivision does not provide for the road dedication requirements contained in the Ministry of Transportation and Highways letter dated 1983 07 13.

8-3758A

GENSTAR DEV. CORP., SOUTHERN SLOPE HOLDINGS (1959) LTD.
EAGLE RIDGE
LOT 581, D.L. 238, PL. 63079

Approved subject to:

- 1) physical construction of the extension of Runnel Drive to the standards required by Subdivision Control By-law No. 1023, in keeping with the Ministry of Transportation and Highways letter of 1983 07 13;
- 2) 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;
- 3) physical construction of additional service connections if required.

8-1973A

W. BYRNELL
821 COTTONWOOD AVENUE
LOT 47, BLKS. 10 & 13, D.L. 366, PL. 24764

Reapproved subject to:

- 1) physical construction of a storm sewer, pavement widening, concrete curb on Runnymede Avenue to the standards of Subdivision Control By-law No. 1023, and the physical construction of the lane to a gravel standard, and cash payment for one-half the value of the future installation of a storm sewer in the lane, and future lane paving;
- 2) cash payment for the future installation of a concrete sidewalk and streetlighting on Runnymede Avenue;
- 3) payment for one new water connection;
- 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;

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8-1973A con't

- 5) 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;
- 6) payment of watermain charges for the existing watermain on Runnymede Avenue;
- 7) registration in the Land Titles Office of any necessary easements.

8-3750

D. MARSOLAIS
777 EDGAR AVENUE
LOT 68, BLK. 42, D.L. 3, PL. 25593

The Committee reviewed correspondence from the applicant's Solicitor wherein a request for exemption from servicing on Walker Street was requested.

The Committee tabled this matter for a review of the document supplied by the applicant's Solicitor by the District's Legal Department.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW CRESCENT, CULTUS AVENUE
PTN. OF LOT 4, D.L. 305, PL. 64144

Tabled for:

- 1) the applicant to clarify the timing of the provision of the survey information to establish the zoning boundaries of all areas within PLhase II, including the lands presently under review.
- 2) submission of information on the relocation of the proposed emergency outlet east of and parallel to Riverview Crescent;
- 3) the applicant to clarify the necessity of the proposed PARK on the northeast corner of Riverview Crescent and the proposed cul-de-sac;
- 4) the applicant to advise the District of the possibility of returning the lower proposed PARK to the Building Corporation of B.C.;
- 5) clarification of the boundaries of the proposed "forest park", and the side-sloping land adjacent to Chilko Drive and the proposed lot to the east.

The Committee notes, for the applicant's information, that the minimum road width for local streets is 16.5 metres, not the 15.0 indicated on the applicant's submission.

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8-3759A

PONOKIO HOLDINGS LTD.
CORNER OF LANSDOWNE DRIVE AND GUILDFORD WAY
LOT 154, D.L. 385, PL. 53820

The Committee reviewed the applicant's proposal, including the plans which indicated the applicant's proposal in relation to building and access locations. The Committee commented that it is the District's policy not to grant access to arterial streets such as Guildford Way when an alternate access is available. The Committee also commented that they would prefer the elimination of the Lansdowne Drive access and the creation of an easement for joint access purposes along the southern side of the corner lot. The access easement should also contain a covenant clause in the District of Coquitlam's name to prevent the cancellation of the joint access.

The Committee tabled this subdivision proposal for comments from the applicant on the above municipal suggestion.

8-3746

E. & D. PRITCHETT
3353 MASON AVENUE
LOT A, EX. PL. 17090 & REM. LOT 8, PL. 18967, BOTH IN SEC. 12,
TWP. 39

Approved subject to:

- 1) physical construction of Mason Avenue and the new road to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of 1983 municipal taxes on both existing parcels, noting that if final approval is sought after 1983 09 01, 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 five additional dwelling units permitted to be constructed;
- 4) registration of any necessary easements;
- 5) registration in the Land Titles Office of covenants, in keeping with the requirements of the Ministry of Environment, Fish and Wildlife Branch letter dated 1983 06 16, and the Ministry of Environment, Water Management Branch letter dated 1983 06 06;
- 6) compliance with the Fisheries and Oceans suggestions in their letter of 1983 05 30;
- 7) removal of the most northerly barn prior to final approval.

8-1399G

R. MCLEAN
SHARPE STREET AND DEWDNEY TRUNK ROAD
LOT 1, BLK. 1, D.L. 378, PL. 3467

Approved subject to:

- 1) Council approval of the proposed rezoning to RS-3;
- 2) physical construction of all roads bounding, abutting, and lying within the subdivision to the standards required by Subdivision Control By-law No. 1023;

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8-1399G con't

- 3) registration in the Land Titles Office of any necessary easements;
- 4) 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;
- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 20 new dwelling units permitted to be constructed;
- 6) removal of all existing buildings and structures prior to final approval;
- 7) submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots will be of adequate size;
- 8) dedication of sufficient land from the Meadowbrook Elementary School site to accommodate the proposed roadworks at the western end of the proposed cul-de-sac;
- 9) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the plans by the Municipal Approving Officer.

8-3753B

PROJECT REALTY LTD.
DEWDNEY TRUNK ROAD AND SHARPE STREET
LOT 3 OF LOT 8, BLKS. 1 & 2, D.L. 373, PL. 6175

Approved subject to:

- 1) Council approval of the proposed rezoning to RS-3;
- 2) physical construction of all roads bounding, abutting and lying within the subdivision 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 seven new dwelling units permitted to be constructed;
- 6) 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 ;
- 7) submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots will be of adequate by-law size;
- 8) registration in the Land Titles Office of a covenant, in keeping with the requirements of the Ministry of Environment, Water Management Branch letter dated 1983 07 04.

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- 9) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer.

8-786I

R. DUCHARME
449 WALKER STREET
LOT D, BLK. 14, D.L. 3, PL. 16520

The Committee reviewed a request from the applicant for the removal of the requirement for certain restrictive covenants in relation to setbacks on the proposed panhandle lots. The Committee finds the request acceptable and updates the approval conditions to read as follows:

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

AUGUST 23, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, August 23, 1983, at 9:30 a.m., with the following persons present:

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

8-3738

H. & R. MATHESON
433 MUNDY STREET
W. 145.19' OF LOT 3, BLK. 8, D.L. 112, PL. 6482

Reapproved 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 By-law 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 charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 6) payment of all current, outstanding or delinquent taxes and the succeeding year's taxes if final approval is sought after September 1, 1983.

8-3763

C. DUBOIS
3360 HAZEL DRIVE
E. 1/2 OF LOT 1 OF N. 1/2 L.S. 16, SEC. 13, TWP. 39, PL. 18397

Tabled for the Engineering Department to review the domestic water supply for this area.

The Committee notes that if there is adequate water supply to service the proposed subdivision, the Committee will, prior to giving consideration of preliminary approval, request the submission of a plan prepared by a B.C. Land Surveyor, which provides information on the location of the top of bank, as well as the degree of slope below the top of the bank.

8-3745A

J.K. COOPER REALTY LTD., A. DALRYMPLE
2818 GLEN DRIVE
LOT 46, D.L. 383, PL. 31666

Approved subject to:

- 1) rezoning of the property to RS-4 by Council;
- 2) the requirements of Subdivision Control By-law No. 1023, including:

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8-3745A con't

- a) physical construction of McCoomb Drive;
- b) cash payment for the future construction of Glen Drive;
- 3) 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;
- 4) payment of the 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) registration in the Land Titles Office of any necessary easements;
- 6) 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 26, 1983;
- 7) payment of all current, outstanding or delinquent taxes and the succeeding year's taxes if final approval is sought after September 1, 1983.

8-1802C

NU-WEST DEVELOPMENT CORP. LTD.
CAPE HORN AVENUE
PART OF LOT 10, PL. 1002, PCL. A OF LOT 10 OF PCL. C, PL. 8029F;
ALL IN D.L. 65 & 66

Reapproved subject to:

- 1) Council approval of the proposed rezoning to M-3 Special Industrial;
- 2) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the plans by the Municipal Approving Officer;
- 3) physical construction of all services required by Subdivision Control By-law No. 1023 on all roads bounding, abutting and lying within the subdivision;
- 4) access into the development being via the interchange only. The Committee notes that no permanent or temporary accesses will be granted from Cape Horn Avenue.
- 5) provision of a building scheme covenant in a registrable form acceptable to the Planning Director being registered in the Land Titles Office concurrent with the subdivision;
- 6) provision of a restrictive covenant in a registrable form to the satisfaction of the Municipal Engineer over the area recommended by the Engineering Department for a drainage retention facility. The restrictive covenant should, as a minimum, contain the following clauses:
 - a) that no buildings or structures be constructed within the covenanted area;
 - b) that no filling be permitted except as allowed by the Municipal Engineer;
 - c) that the owner save harmless the District and the Province of British Columbia;

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8-1802C con't

- d) that the Municipality be permitted to construct any further necessary drainage works;
- e) that the Municipality be allowed to enter the area restricted by the covenant to carry out any necessary maintenance;
- 7) construction of the lane running west off of the cul-de-sac to the standards required by the Municipal Engineer;
- 8) registration in the Land Titles Office of a restrictive covenant in keeping with the requirements contained in the Ministry of Environment's letter dated 1982 04 23;
- 9) approval of the subdivision by the Department of Federal Fisheries and Oceans. The Committee notes that we have not as yet received any specific requirements from this federal agency.
- 10) submission of a security in an amount equal to the estimated costs of installing the landscaping and fencing, as indicated on the landscape plan prepared by Dan Matsushita Associates Ltd., being Job No. 80-78, and stamped Received, District of Coquitlam Planning Dept., 1980 06 26. The security must be in a form acceptable to the Municipal Treasurer.
- 11) payment of all current, outstanding or delinquent taxes and the succeeding year's taxes if final approval is sought after September 1, 1983.

8-3712A

G. & M. SMITH, R. & N. MOL
630 SMITH AVENUE
LOT 2 (S&E E.50') & E.50' OF 2; BOTH IN D.L. 7, PL. 18152

Declined, as the Committee is not prepared to recommend to the Approving Officer a reduction in the required rear yard setback from 6.0 metres to the approximate 3.0 metres proposed.

The Committee recommends that the Planning Department review subdivision alternatives for this area.

8-3750

D. MARSOLAIS
777 EDGAR AVENUE
LOT 68, BLK. 42, D.L. 3, PL. 25593

The Committee reviewed a response from the Municipal Solicitor in relation to the applicant's request for exemption from servicing on Walker Street. It is the Municipal Solicitor's opinion that the document signed in 1963 does not exempt the owner from future subdivision costs. Therefore the approval conditions of 1983 06 23 are still applicable.

8-3733

ALDERSON PROPERTIES LTD.
215 & 233 BEGIN STREET
LOTS 4 & 5, D.L. 46, PL. 2624

Declined, as the applicant has not supplied the information requested by the Committee at their meeting of 1982 12 22.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 23, 1983

8-2607E COAST TRACTOR & EQUIPMENT LTD.
1000 LOUGHEED HIGHWAY
LOT 62, D.L. 16, PL. 35507

Declined, as the applicant has not supplied the information requested by the Committee at their meeting of 1982 10 12.

8-3260B BARNET AUTOCRAFT LTD.
2790 BARNET HIGHWAY
LOT 43, D.L. 383, PL. 29028, S&E PL. 57445

Declined, as the applicant has not supplied the information requested by the Committee at their meeting of 1982 10 26.

8-3764 G. & D. MICKEY, B. ONG
632 & 636 SCHOOLHOUSE STREET
LOTS 1 & 2, N. 1/2 BLK. 4, D.L. 357, PL. 12879

Tabled for review by the Traffic Section of the Engineering Department in relation to possible road widening requirements along the south side of Foster Avenue.

The Committee notes that if the subdivision is approved, one of the requirements would be the removal of a sufficient amount of the southerly garage to make it comply with the siting requirements of the Zoning By-law and National Building Code.

8-2915 DISTRICT OF COQUITLAM
EAST OF MUNDY STREET & NORTH OF DAWES HILL ROAD

The Committee reviewed a petition from residents along Lorraine Avenue wherein they requested that the lotting pattern on municipal land at the eastern end of Lorraine Avenue be modified to prevent through traffic. The Committee recognizes the possibility that the present lot layout may induce non-residents of Lorraine Avenue to utilize Lorraine Avenue as a through road. In light of this fact, the Committee requests the Planning Department to modify the advance lotting pattern for this area to prevent Lorraine Avenue from becoming a through street.

8-3626 CAMEX CANADA CORP., BEEDIE CONSTRUCTION CO. LTD.
NORTH END OF SHAUGHNESSY STREET
LOT 16, SEC. 13, TWP. 39, PL. 53172

The Committee received a letter from the applicant dated 1983 08 22 wherein the applicant states that he is "prepared to proceed with the project on the basis that it would be done all at one time rather than phases". The applicant further indicates agreement with all of the 25 original preliminary approval conditions, and in particular item 3 which requires the completion of all major earthworks prior to final approval of survey plans by the Approving Officer. Based on the letter from the applicant, the Committee is of the opinion that subdivision of the lands is technically feasible.

8-3626 con't

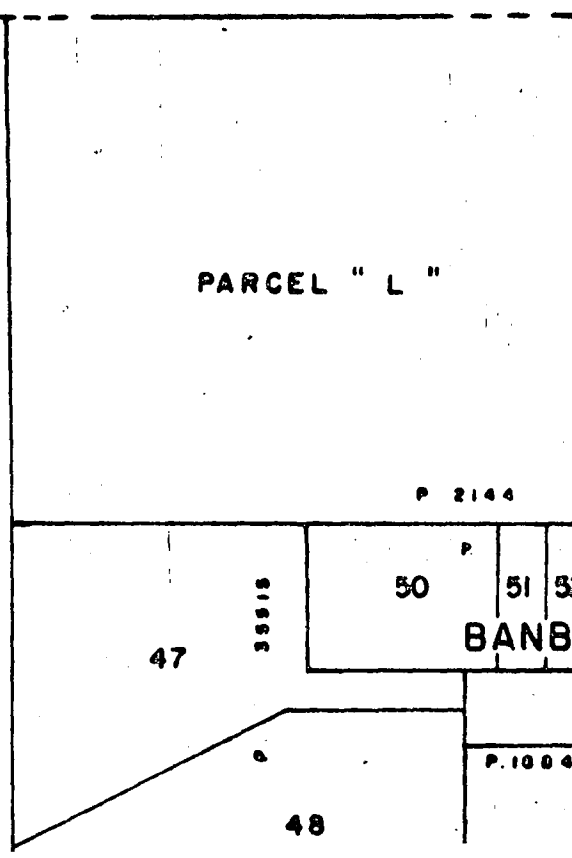
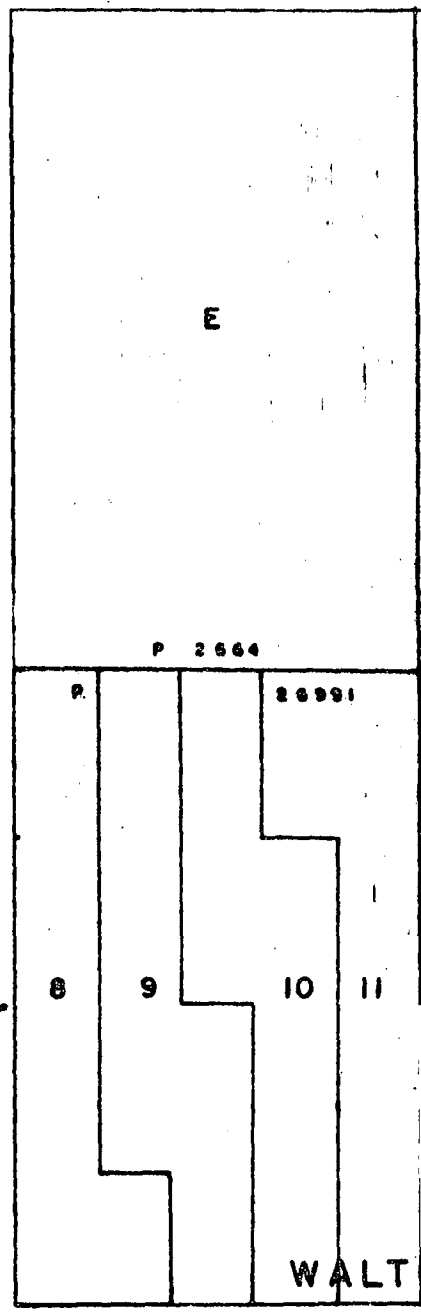
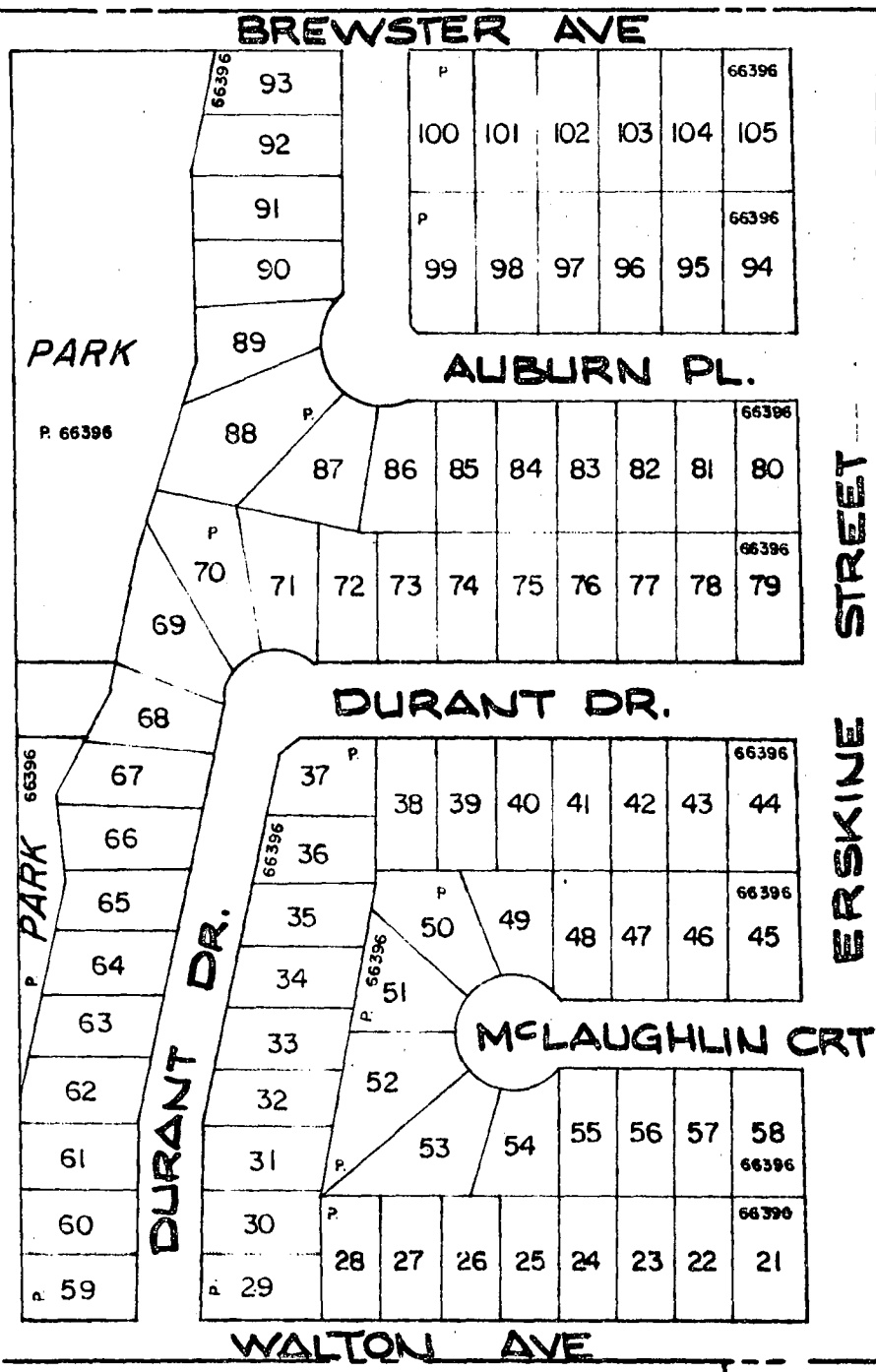
However, the original preliminary approval for this application has expired. Upon receipt of a new application, the Committee would consider an updated preliminary approval. The conditions of any new preliminary approval can be expected to vary somewhat from the original 25 items. The areas of change will result from amendments to Zoning By-law No. 1928 in regard to building on steep sloping lands, and from input from the adjacent landowner with regard to the provision of access to his lands.

STREET NAMES

The Committee reviewed proposed street names and their locations are 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:

Pacific Street
Brewster Avenue
Auburn Place
Durant Drive
McLaughlin Court
Erskine Street

NORTH OF WALTON,
WEST OF JOHNSON



PARCEL " L "

P 2144

BANB

P.1000

SEPTEMBER 6, 1983

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 6, 1983, with the following persons present:

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

8-3755

G. & B. WAGSTAFF
756 ROCHESTER AVENUE
LOT 19 OF E. 1/2 BLK. 39 OF A, D.L. 3, PL. 17626

The Committee heard a report from the Planning Department that the owner, Mr. Wagstaff, has verbally advised that the land has been sold and he therefore withdraws his application for subdivision.

8-3764

G. & D. MICKEY, B. ONG
632 & 636 SCHOOLHOUSE STREET
LOTS 1 & 2, N. 1/2 BLK. 4, D.L. 357, PL. 12879

The Committee reviewed a letter from the owners of Lot 1 wherein they advise that they no longer wish to continue with the application. The Committee stated, however, that they are still awaiting input from the Traffic Section of the Engineering Department on future road implications at this intersection. Even though the application has been withdrawn, the Committee will endeavour to establish future road allowance requirements in the event that a new application is activated at some time in the future.

8-2972A

R.L. METLER
1491 PIPELINE ROAD
LOT 8, SEC. 13, TWP. 39, PL. 25461

The Committee acknowledges receipt of a letter dated August 24, 1983 from the Chief Public Health Inspector of the Simon Fraser Health District wherein he recommends that the subdivision not be approved. The Committee tabled this matter for the applicant to contact the Simon Fraser Health District in an effort to resolve the concerns of the Chief Public Health Inspector.

8-1802C

NU-WEST DEVELOPMENT CORP. LTD.
CAPE HORN AVENUE
LOT 10, PL. 1002; PCL. A OF LOT 10 OF PCL. C, PL. 8029F;
ALL IN D.L. 65 & 66

The Committee acknowledges receipt of a letter dated August 25, 1983 from the applicants wherein they request that the requirement for a covenant for the proposed drainage retention facility be removed. The request was tabled for the Engineering Department to contact the Ministry of Transportation and Highways seeking clarification on drainage retention requirements in this area.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 6, 1983

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW CRESCENT, CULTUS AVENUE
PTN. OF LOT 4, D.L. 305, PL. 64144

The Committee reviewed two requests from the applicant's engineering consultant, one dated August 24, 1983, and the second dated September 2, 1983. In relation to the first request, the Committee has no objection to the concept of the elimination of the park strips. The Committee notes that Council approval will be required as the removal of the park strips would be an amendment to the Community Plan for Riverview. The Committee notes further that the above comment was based on the applicant's engineer first being able to prove to the satisfaction of the Engineering Department that the greenstrips will not be required for drainage purposes in the future.

In relation to the requests contained in the second letter, the Committee commented that, due to the soil conditions of the area and the lack of a suitable alternative, they have no objection to the creation of double fronting lots in the lower eastern area. However, the matter of cul-de-sacs and lanes adjacent to Chilko Drive was tabled for review by the Planning Department.

The Committee went on to state that if lanes are to be the primary access for the lots along Chilko Drive, the lanes should be at least 8.5 metres in width.

SEPTEMBER 20, 1983

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 20, 1983, with the following persons present:

D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director (for 8-1903 only)
L.T. Scott, Supervisor, Subdivision & Development
N. Nyberg, Municipal Engineer
A.J. Edwards, Assistant Municipal Engineer (for 8-1903 only)
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant
M. Carver, Subdivision & Development Technologist

8-1903

CAMEX CANADA CORP.
BEECAM SUBDIVISION
L.S. 2 OF SEC. 13, TWP. 39, EXCEPT PT. SUBDIVIDED BY PL. 28937

The Subdivision Committee discussed the original submission of November 1982, Council Resolution No. 468 of May 9, 1983, and the recent submission of information by the developer's engineer. Council Resolution No. 468 establishes current development policy in this part of the Northeast Sector and in the absence of an Official Community Plan, establishes the guidelines by which the Approving Officer may consider the subdivision. The applicant has requested preliminary approval be given on the basis of current information.

The area proposed for subdivision is currently zoned RS-2 and By-law No. 1315, 1983 would introduce RS-3 zoning. The checklist for preliminary approval will provide valuable information for Council's consideration of By-law No. 1315, 1983.

Since the land is not serviced, the preliminary approval depends on Council's initiative to commence sector servicing plans for water and sewer systems. The process involves a predesign study for each system, drafting a development cost charge by-law, incorporation of the projects in the annual budget, construction of the works and assessment of the proposed subdivision of the appropriate development cost charges.

The Committee agreed on a preliminary approval for application 8-1903D, conditional on:

- 1) Approval of Rezoning By-law No. 1315, 1983 by Council.
- 2) Compliance of the subdivision design with Council policy for future road access.

There are four alternatives and Council will be asked for a decision on which options are acceptable:

Access Option A: Oxford Street Bridge over David-Pathan;
Access Option B: Hyde Creek access road;
Access Option C: Glenbrook Street connection;
Access Option D: Oxford cul-de-sac and T-intersection.

- 3) Compliance with the environmental covenants envelope adjacent Hyde Creek, as outlined in proposal 8-1903D, and more specifically the requirements contained in the letters from Fisheries and Oceans Canada dated September 12, 1983, Ministry of Environment, Water Management Branch letter dated February 9, 1983, Ministry of Environment, Fish and Wildlife Branch letter dated February 10, 1983, and Ministry of Environment, Water Management Branch letter from Victoria dated March 3, 1983.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 20, 1983

8-1903 con't

- 4) Compliance with the slope easement envelope adjacent to the David-Pathan connector, as outlined in proposal 8-1903D.
- 5) Dedication of the David-Pathan connector.
- 6) Servicing of all roads bounding, abutting and lying within the development to the standards required by Subdivision Control By-law No. 1023.
- 7) Compliance with setbacks from the escarpment as established by Zoning By-law No. 1928.
- 8) Adoption of a sector water servicing plan by Council and approval of the physical construction thereof via annual budget approval. A predesign study, estimated at \$15,000, would be required to prepare a Development Cost Charge By-law for submission to the Ministry of Municipal Affairs. Approval of the Development Cost Charge By-law would allow the development to be assessed.
- 9) Adoption of a sector sewer servicing plan by Council and approval of the physical construction thereof via annual budget approval. A predesign study, estimated at \$15,000, would be required to prepare a Development Cost Charge By-law for submission to the Ministry of Municipal Affairs. Approval of the Development Cost Charge By-law would allow the development to be assessed.
- 10) Payment of development cost charges on a per lot basis for a sector water system benefitting the lands.
- 11) Payment of development cost charges on a per lot basis for a sector sewer system benefitting the lands.
- 12) Approval by the District, Ministry of Environment, and Fisheries and Oceans Canada, of a drainage outfall retention system to Hyde Creek.
- 13) Signing of the survey plans by B.C. Hydro prior to the Approving Officer signing the survey plans.
- 14) 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.
- 15) Payment of all current, outstanding, or delinquent taxes, and the estimated 1984 municipal taxes before final approval.
- 16) Registration of any necessary easements.
- 17) Submission of a plan prepared by a B.C. Land Surveyor verifying that all lots are of adequate by-law size.

8-1599C

R. WHITE
839 WYVERN AVENUE
LOT 7, BLKS. 3 & 4, D.L. 367, (S&E PL. 24400, PL. 37984 &
PL. 36778), PL. 13109

Tabled for confirmation of an acceptable intended use of the proposed large remainder.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 20, 1983

8-3774 932 ROBINSON STREET LTD.
748 & 758 CLARKE ROAD
BLK. 18, D.L. 106, PL. 4485 (EX. 1ST PCL. A, EX. PL. 8537 AND
2ND PART THEREOF, REF. PL. 10944); LOT 156, D.L. 106, PL. 56717

Approved subject to:

- 1) payment of all current taxes and the estimated 1984 municipal taxes on all parcels prior to final approval;
- 2) registration in the Land Titles Office of any necessary easements.

8-3330 V. & P. O'KEEFE
2425 CAPE HORN AVENUE
LOT 29, D.L. 65, PL. 27543

Approved subject to:

- 1) the provision of services in accordance with the requirements of Subdivision Control By-law No. 1023 for the frontage of the two new lots on Dawes Hill Road and Cape Horn Avenue;
- 2) submission of a plan prepared by a B.C. Land Surveyor verifying that all lots will be of adequate by-law size;
- 3) payment of all current, outstanding or delinquent taxes, and the estimated 1984 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 two new dwelling units permitted to be constructed;
- 5) registration in the Land Titles Office of any necessary easements.

8-1463A S. SEKHON
626 SMITH AVENUE
LOT 1, BLK. 2, D.L. 7, PL. 18139

Reapproved subject to:

- 1) physical construction of Vanessa Court to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of 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 all current, outstanding, or delinquent taxes, and the estimated 1984 municipal taxes before final approval;
- 4) registration in the Land Titles Office of any necessary easements.

8-3763 C. DUBOIS
3360 HAZEL DRIVE
E. 1/2 LOT 1 OF N. 1/2 L.S. 16, SEC. 13, TWP. 39, PL. 18397

The Committee reviewed a report from the Engineering Department relative to the availability of water supply to this area. As the adequacy of the water supply has been resolved, the Committee then tabled the proposed subdivision and requested the submission of a plan prepared by a B.C. Land Surveyor which provides information on the location of the top of the bank, as well as the degree of slope below the top of the bank.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 20, 1983

8-3772

VITAL DEVELOPMENTS LTD.
UNNAMED ROAD NORTH OFF LANSDOWNE IN PHASE &
LOTS 739 & 740, SEC. 10, TWP. 39, PL. 66000

Approved subject to:

- 1) registration in the Land Titles Office of easements to accommodate the existing service connections, or alternatively the relocation of the service connections;
- 2) payment of all current, outstanding or delinquent taxes and the estimated 1984 municipal taxes on both parcels prior to final approval.

8-3712C

G. & N. SMITH, R. & N. MOL, DISTRICT OF COQUITLAM
628 & 630 SMITH AVENUE
LOT 2, (S&E E. 50') & E. 50' OF 2; BOTH IN D.L. 7, PL. 18152; AND
PORTION OF ROAD ALLOWANCE

Tabled for:

- 1) comments from the applicants and the affected neighbours on the proposed closure;
- 2) a review of the proposed closure by the Traffic Section of the Engineering Department.

8-3775

PARK LANE VENTURES LTD.
EAST OF SHERMAN ON WALTON STREET
PORTION OF LOT 2 OF NW 1/4 OF SEC. 11, TWP. 39, PL. 5039 & PCL.C,
(REF. PL. 6071) OF NW 1/4 OF SEC. 11, TWP. 39 (WEST OF HOY CREEK)

Tabled for:

- 1) comments from Fisheries and Oceans Canada and the Fish and Wildlife and Water Management Branches of the Ministry of Environment;
- 2) the Engineering Department to review the adequacy of the water pressure for this area.

8-3776

PARK LANE VENTURES LTD.
EAST OF SHERMAN ON WALTON STREET
PORTION OF LOT 2 OF NW 1/4 OF SEC. 11, TWP. 39, PL. 5039 (EAST OF
HOY CREEK)

Tabled for:

- 1) comments from Fisheries and Oceans Canada and the Fish and Wildlife and Water Management Branches of the Ministry of Environment;
- 2) the Engineering Department to review the adequacy of the water pressure for this area;
- 3) review of the proposed adjustment in land use in relation to the Coquitlam Town Centre Plan.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 20, 1983

8-3511B DISTRICT OF COQUITLAM, B.C. TELEPHONE
GORDON AVENUE, 2998 CHRISTMAS WAY
LOT 98, PL. 46807; PCL. B, PL. 64662; BOTH IN D.L. 381

Approved subject to:

- 1) Council approval of the necessary Road Closure By-law;
- 2) registration in the Land Titles Office of a right-of-way over the southerly 12 metres of existing Lot 98, as well as the area being acquired to facilitate the future construction of the LRT facilities;
- 3) widening of the existing sanitary sewer easement by 3 metres to the west to allow for future sanitary sewer works;
- 4) payment of any delinquent, outstanding, or current taxes, as well as the estimated 1984 municipal taxes before final approval;
- 5) 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 August 23, 1983.

8-3777 GENSTAR DEVELOPMENTS LTD.
END OF BUOY DRIVE OFF MARINER WAY
PART OF LOT 317, D.L. 372 & D.L. 373, PL. 44332

Tabled for:

- 1) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment, and Fisheries and Oceans Canada;
- 2) the applicant to demonstrate how the lands can be serviced with water, sanitary and storm sewers;
- 3) the submission of a report prepared by an Engineer specializing in soil conditions on the suitability of the lands for development.

The Committee commented that the cancellation and acquisition of the road allowance along the northern boundary of the land would be dependent on positive comments from the owner of the land directly to the north.

8-3717A MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW CRESCENT, CULTUS AVENUE
PORTION OF LOT 4, D.L. 305, PL. 64144

Approved subject to:

- 1) rezoning of the property to RS-1 by Council;
- 2) physical construction of all roads and lanes bounding, abutting and lying within the development to the standards required by Subdivision Control By-law No. 1023;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) payment of any current, outstanding, or delinquent taxes, and the estimated 1984 municipal taxes before final approval;

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 20, 1983

8-3717A con't

- 5) registration in the Land Titles Office of covenants over the lands which contain fill material from the road construction associated with Riverview Crescent and Chilko Drive to prevent disturbance to the vegetation within the covenanted areas.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW CRESCENT, CULTUS AVENUE
PORTION OF LOT 4, D.L. 305, PL. 64144

The Committee reviewed a sketch plan prepared by the Planning Department relative to the applicant's consultant's request for consideration of the reduction in the length of lane allowances paralleling Chilko Drive. The Committee is of the opinion that the alternative prepared by the Planning Department has merit and therefore suggests that the applicant's consultant review this alternative with the Planning Department.

8-3744A

DISTRICT OF COQUITLAM
J. & E. WATTS
W. & A. KNUDSEN
1148-1154 WESTWOOD STREET
LOT 140, PL. 63462; LOT A, PL. 11545; LOT B, PL. 11388,
ALL IN D.L. 384A & TWP. 39

The Committee reviewed a revised plan prepared by the Planning Department which provides for the widening requirements along the western side of Westwood Street. The Committee then approved Sketch 8-3744A.

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 20, 1983, with the following persons present:

- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director (for 8-1903 only)
- N. Nyberg, Municipal Engineer
- A.J. Edwards, Assistant Municipal Engineer (for 8-1903 only)
- K. McLaren, Development Control Technician
- N. Maxwell, Planning Assistant
- M. Carver, Subdivision & Development Technologist

8-1903

CAMEX CANADA CORP.
BEECAM SUBDIVISION
L.S. 2 OF SEC. 13, TWP. 39, EXCEPT PT. SUBDIVIDED BY PL. 28937

The Subdivision Committee discussed the original submission of November 1982, Council Resolution No. 468 of May 9, 1983, and the recent submission of information by the developer's engineer. Council Resolution No. 468 establishes current development policy in this part of the Northeast Sector and in the absence of an Official Community Plan, establishes the guidelines by which the Approving Officer may consider the subdivision. The applicant has requested preliminary approval be given on the basis of current information.

The area proposed for subdivision is currently zoned RS-2 and By-law No. 1315, 1983 would introduce RS-3 zoning. The checklist for preliminary approval will provide valuable information for Council's consideration of By-law No. 1315, 1983.

Since the land is not serviced, the preliminary approval depends on Council's initiative to commence sector servicing plans for water and sewer systems. The process involves a predesign study for each system, drafting a development cost charge by-law, incorporation of the projects in the annual budget, construction of the works and assessment of the proposed subdivision of the appropriate development cost charges.

The Committee agreed on a preliminary approval for application 8-1903D, conditional on:

- 1) Approval of Rezoning By-law No. 1315, 1983 by Council.
- 2) Compliance of the subdivision design with Council policy for future road access.

There are four alternatives and Council will be asked for a decision on which options are acceptable:

- Access Option A: Oxford Street Bridge over David-Pathan;
- Access Option B: Hyde Creek access road;
- Access Option C: Glenbrook Street connection;
- Access Option D: Oxford cul-de-sac and T-intersection.

- 3) Compliance with the environmental covenants envelope adjacent Hyde Creek, as outlined in proposal 8-1903D, and more specifically the requirements contained in the letters from Fisheries and Oceans Canada dated September 12, 1983, Ministry of Environment, Water Management Branch letter dated February 9, 1983, Ministry of Environment, Fish and Wildlife Branch letter dated February 10, 1983, and Ministry of Environment, Water Management Branch letter from Victoria dated March 3, 1983.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 20, 1983

8-1903 con't

- 4) Compliance with the slope easement envelope adjacent to the David-Pathan connector, as outlined in proposal 8-1903D.
- 5) Dedication of the David-Pathan connector.
- 6) Servicing of all 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.
- 7) 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.
- 8) Adoption of a sector water servicing plan by Council and approval of the physical construction thereof via annual budget approval. A predesign study, estimated at \$15,000, would be required to prepare a Development Cost Charge By-law for submission to the Ministry of Municipal Affairs. Approval of the Development Cost Charge By-law would allow the development to be assessed.
- 9) Adoption of a sector sewer servicing plan by Council and approval of the physical construction thereof via annual budget approval. A predesign study, estimated at \$15,000, would be required to prepare a Development Cost Charge By-law for submission to the Ministry of Municipal Affairs. Approval of the Development Cost Charge By-law would allow the development to be assessed.
- 10) Payment of development cost charges on a per lot basis for a sector water system benefitting the lands.
- 11) Payment of development cost charges on a per lot basis for a sector sewer system benefitting the lands.
- 12) Approval by the District, Ministry of Environment, and Fisheries and Oceans Canada, of a drainage outfall retention system to Hyde Creek.
- 13) Signing of the survey plans by B.C. Hydro prior to the Approving Officer signing the survey plans.
- 14) 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.
- 15) Payment of all current, outstanding, or delinquent taxes, and the estimated 1984 municipal taxes before final approval.
- 16) Registration of any necessary easements.
- 17) Submission of a plan prepared by a B.C. Land Surveyor verifying that all lots are of adequate by-law size.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 20, 1983

8-1599C R. WHITE
839 WYVERN AVENUE
LOT 7, BLKS. 3 & 4, D.L. 367, (S&E PL. 24400, PL. 37984 AND
PL. 36778), PL. 13109

The Committee found this subdivision technically feasible subject to confirmation of an acceptable intended use of the proposed large remainder.

8-3330 V. & P. O'KEEFE
2425 CAPE HORN AVENUE
LOT 29, D.L. 65, PL. 27543

Approved subject to:

- 1) the provision of services in accordance with the requirements of Subdivision Control By-law No. 1023 for the frontage of the two new lots on Dawes Hill Road and Cape Horn Avenue;
- 2) submission of a plan prepared by a B.C. Land Surveyor verifying that all lots will be of adequate by-law size;
- 3) payment of all current, outstanding or delinquent taxes, and the estimated 1984 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 two new dwelling units permitted to be constructed;
- 5) registration in the Land Titles Office of any necessary easements.

8-1463A S. SEKHON
626 SMITH AVENUE
LOT 1, BLK. 2, D.L. 7, PL. 18139

Reapproved subject to:

- 1) physical construction of Vanessa Court to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of 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 all current, outstanding, or delinquent taxes, and the estimated 1984 municipal taxes before final approval;
- 4) registration in the Land Titles Office of any necessary easements.

8-3763 C. DUBOIS
3360 HAZEL DRIVE
E. 1/2 LOT 1 OF N. 1/2 L.S. 16, SEC. 13, TWP. 39, PL. 18397

The Committee reviewed a report from the Engineering Department relative to the availability of water supply to this area. As the adequacy of the water supply has been resolved, the Committee then tabled the proposed subdivision and requested the submission of a plan prepared by a B.C. Land Surveyor which provides information on the location of the top of the bank, as well as the degree of slope below the top of the bank.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 20, 1983

8-3772 VITAL DEVELOPMENTS LTD.
UNNAMED ROAD NORTH OFF LANSDOWNE IN PHASE &
LOTS 739 & 740, SEC. 10, TWP. 39, PL. 66000

Approved subject to:

- 1) registration in the Land Titles Office of easements to accommodate the existing service connections, or alternatively the relocation of the service connections;
- 2) payment of all current, outstanding or delinquent taxes and the estimated 1984 municipal taxes on both parcels prior to final approval.
- 3) the applicant providing a letter from B.C. Hydro which states that B.C. Hydro is in agreement with the electric service connection being on the adjoining lot.

8-3712C G. & N. SMITH, R. & N. MOL, DISTRICT OF COQUITLAM
628 & 630 SMITH AVENUE
LOT 2, (S&E E. 50') & E. 50' OF 2; BOTH IN D.L. 7, PL. 18152; AND
PORTION OF ROAD ALLOWANCE

Tabled for:

- 1) comments from the applicants and the affected neighbours on the proposed closure;
- 2) a review of the proposed closure by the Traffic Section of the Engineering Department.

8-3775 PARK LANE VENTURES LTD.
EAST OF SHERMAN ON WALTON STREET
PORTION OF LOT 2 OF NW 1/4 OF SEC. 11, TWP. 39, PL. 5039 & P.C.L.C,
(REF. PL. 6071) OF NW 1/4 OF SEC. 11, TWP. 39 (WEST OF HOY CREEK)

Tabled for:

- 1) comments from Fisheries and Oceans Canada and the Fish and Wildlife and Water Management Branches of the Ministry of Environment;
- 2) the Engineering Department to review the water pressure for this area.

8-3776 PARK LANE VENTURES LTD.
EAST OF SHERMAN ON WALTON STREET
PORTION OF LOT 2 OF NW 1/4 OF SEC. 11, TWP. 39, PL. 5039 (EAST OF
HOY CREEK)

Tabled for:

- 1) comments from Fisheries and Oceans Canada and the Fish and Wildlife and Water Management Branches of the Ministry of Environment;
- 2) the Engineering Department to review the water pressure for this area;
- 3) review of the proposed adjustment in land use in relation to the Coquitlam Town Centre Plan;
- 4) review of the adequacy of the park leave strip in relation to the draft advance street plan prepared by the Planning Department.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 20, 1983

8-3511B DISTRICT OF COQUITLAM, B.C. TELEPHONE
GORDON AVENUE, 2998 CHRISTMAS WAY
LOT 98, PL. 46807; PCL. B, PL. 64662; BOTH IN D.L. 381

Approved subject to:

- 1) Council approval of the necessary Road Closure By-law;
- 2) registration in the Land Titles Office of a right-of-way over the southerly 12 metres of existing Lot 98, as well as the area being acquired to facilitate the future construction of the ALRT facilities;
- 3) widening of the existing sanitary sewer easement by 3 metres to the west to allow for future sanitary sewer works;
- 4) payment of any delinquent, outstanding, or current taxes, as well as the estimated 1984 municipal taxes before final approval;
- 5) 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 August 23, 1983.

8-3777 GENSTAR DEVELOPMENTS LTD.
END OF BUOY DRIVE OFF MARINER WAY
PART OF LOT 317, D.L. 372 & D.L. 373, PL. 44332

Tabled for:

- 1) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment, and Fisheries and Oceans Canada;
- 2) the applicant to demonstrate how the lands can be serviced with water, sanitary and storm sewers;
- 3) the submission of a report prepared by a professional engineer qualified in geotechnical matters on the suitability of the lands for development.

The Committee commented that the cancellation and acquisition of the road allowance along the northern boundary of the land would be dependent on positive comments from the owner of the land directly to the north.

8-3717A MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW CRESCENT, CULTUS AVENUE
PORTION OF LOT 4, D.L. 305, PL. 64144

Approved subject to:

- 1) rezoning of the property to RS-1 by Council;
- 2) physical construction of all roads and lanes bounding, abutting and lying within the development to the standards required by Subdivision Control By-law No. 1023;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) payment of any current, outstanding, or delinquent taxes, and the estimated 1984 municipal taxes before final approval;

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 20, 1983

8-3717A con't

- 5) registration in the Land Titles Office of covenants over the lands which contain fill material from the road construction associated with Riverview Crescent and Chilko Drive to prevent disturbance to the vegetation within the covenanted areas to note setback requirements from the toe of the slope in relation to Section 405 of Zoning By-law No. 1928.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW CRESCENT, CULTUS AVENUE
PORTION OF LOT 4, D.L. 305, PL. 64144

The Committee reviewed a sketch plan prepared by the Planning Department relative to the applicants' consultant's request for consideration of the reduction in the length of lane allowances paralleling Chilko Drive.

If the applicants wish to pursue this concept, the Committee would consider a proposal with extended cul-de-sacs so as to create lots with front yards on the cul-de-sacs and exterior side yards on Chilko Drive. Any design concept should take into consideration Section 405 of the Zoning By-law in relation to siting from the crests and toes of fill and cut areas.

8-3744A

DISTRICT OF COQUITLAM, J. & E. WATTS, W. & A. KNUDSEN
1148-1154 WESTWOOD STREET
LOT 140, PL. 63462; LOT A, PL. 11545; LOT B, PL. 11388, ALL IN
D.L. 384A AND TWP. 39

The Committee reviewed a revised plan prepared by the Planning Department which provides for the widening requirements along the western side of Westwood Street. The Committee then approved sketch 8-3744A.

OCTOBER 18, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, October 18, 1983, 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

8-3763

C. DU BOIS
3360 HAZEL DRIVE
E. 1/2 OF LOT 1 OF N. 1/2 L.S. 16, SEC. 13, TWP. 39, PL. 18397

The Committee acknowledges receipt of a letter dated 1983 09 08 from the Water Management Branch of the Ministry of Environment, which states in part that "no buildings shall be constructed, nor mobile home located within 15 metres of the top of bank of Hyde Creek". The Committee commented that the imposition of the 15-metre setback from the top of the ravine bank eliminates any reasonable building envelope on the proposed easterly lot. As a result, the Committee requests that the Planning Department write to the Ministry of Environment, Water Management Branch, seeking clarification as to whether the 15-metre setback requirement is to be from the natural boundary of this tributary of Hyde Creek or from the top of the ravine.

8-3759B

PONOKIO HOLDINGS LTD.
CORNER OF LANSDOWNE DRIVE AND GUILDFORD WAY
LOT 154, D.L. 385, PL. 53820

Approved subject to:

- 1) payment of any outstanding delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 2) physical construction of service connections;
- 3) physical construction of the access from Guildford Way and the northerly access on Lansdowne Drive in a manner acceptable to the Supervisor of Traffic and Transportation, generally in the locations indicated on the plan prepared by the Traffic Section of the Engineering Department;
- 4) the traffic aisles from Guildford Way and to and from the northerly Lansdowne Drive access being protected by mutual access easements and also a restrictive covenant in favour of the Municipality to prevent cancellation of the easements without District consent.

8-3712D

G. & M. SMITH, R. & N. MOL, DISTRICT OF COQUITLAM
628 & 630 SMITH AVENUE
LOT 2 (S&E E. 50') & E. 50' OF 2, BOTH IN D.L. 7, PL. 18152; AND PORTION OF ROAD ALLOWANCE

Approved subject to:

- 1) Council approval of the proposed road exchange;
- 2) Council approval of the required rezoning to RS-3 to enable creation of 555 m² minimum sized lots;

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 18, 1983

8-3712D con't

- 3) physical construction of Vanessa Court and the walkway to the standards required by Subdivision Control By-law No. 1023, including the provision for walkway lighting;
- 4) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes before final approval on both properties.

The Committee notes that the Planning Department will be writing to all those invited to the meeting of October 12, 1983 as to this decision.

8-3775

PARK LANE VENTURES LTD.
EAST OF SHERMAN STREET ON WALTON AVENUE
PCL. C, REF. PL. 6071; PTN. OF LOT 2, PL. 5039; BOTH OF THE
NW 1/4 SEC. 11, TWP. 39

The Committee received a report from the Engineering Department that there are no water pressure problems for this area. The Committee then commented that they have received a letter dated 1983 10 05 from Fisheries and Oceans Canada which states, amongst other things, that an undisturbed area along Hoy Creek be 18 metres from the stream centre line, or 15 metres from the high water mark, whichever is greater. It was also noted that the Town Centre Plan, in relation to the greenstrips for the various watercourses, calls for dedication of the identical leave strip along the watercourses.

The Committee then tabled this proposal for the following:

- 1) the applicant to have a plan prepared by a B.C. Land Surveyor which provides information on the location of the creek centre line, its natural boundary, and the elevation of the natural boundary of the watercourse;
- 2) the applicant to adjust the lotting pattern to be consistent with the requirements of Fisheries and Oceans Canada and the leave strip concept for the Town Centre Plan.

8-3776

PARK LANE VENTURES LTD.
EAST OF SHERMAN STREET ON WALTON AVENUE
LOT 2, NW 1/4 SEC. 11, TWP. 39, PL. 5039

Declined, as the subdivision has no access from a constructed and usable street.

8-3543J

DISTRICT OF COQUITLAM
HICKEY STREET AREA
REM. 90, D.L. 113, PL. 43915 (S&E PL. 57955); REM. D.L. 112;
PCL. B, D.L. 112, PL. 60032

Tabled for clarification of the requirement for vegetation retention between the crest of slope and the line of required setback, this review also to reflect the two 11-lot municipal subdivision to the north and south.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 18, 1983

8-3712D con't

- 3) physical construction of Vanessa Court and the walkway to the standards required by Subdivision Control By-law No. 1023, including the provision for walkway lighting;
- 4) payment of any outstanding, delinquent or current taxes, and the estimated 1984 municipal taxes before final approval on both properties.

The Committee notes that the Planning Department will be writing to all those invited to the meeting of October 12, 1983 as to this decision.

8-3775

PARK LANE VENTURES LTD.
EAST OF SHERMAN STREET ON WALTON AVENUE
PCL. C, REF. PL. 6071; PTN. OF LOT 2, PL. 5039; BOTH OF THE
NW 1/4 SEC. 11, TWP. 39

The Committee received a report from the Engineering Department that there are no water pressure problems for this area. The Committee then commented that they have received a letter dated 1983 10 05 from Fisheries and Oceans Canada which states, amongst other things, that an undisturbed area along Hoy Creek be 18 metres from the stream centre line, or 15 metres from the high water mark, whichever is greater. It was also noted that the Town Centre Plan, in relation to the greenstrips for the various watercourses, calls for dedication of the identical leave strip along the watercourses.

The Committee then tabled this proposal for the following:

- 1) the applicant to have a plan prepared by a B.C. Land Surveyor which provides information on the location of the creek centre line, its natural boundary, and the elevation of the natural boundary of the watercourse;
- 2) the applicant to adjust the lotting pattern to be consistent with the requirements of Fisheries and Oceans Canada and the leave strip concept for the Town Centre Plan.

8-3776

PARK LANE VENTURES LTD.
EAST OF SHERMAN STREET ON WALTON AVENUE
LOT 2, NW 1/4 SEC. 11, TWP. 39, PL. 5039

Declined, as the subdivision has no access from a constructed and usable street.

8-3543J

DISTRICT OF COQUITLAM
HICKEY STREET AREA
REM. 90, D.L. 113, PL. 43915 (S&E PL. 57955); REM. D.L. 112;
PCL. B, D.L. 112, PL. 60032

Tabled for clarification of the requirement for vegetation retention between the crest of slope and the line of required setback, this review also to reflect the two 11-lot municipal subdivisions to the north and south.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 18, 1983

8-3728

GOODLAND DEVELOPMENTS LIMITED
1392-1402 PIPELINE ROAD
LOTS 1 & 2, D.L. 4838, PL. 16168

A revised plan of proposed development received October 14, 1983 was presented to the Committee by the Planning Director. The Committee tabled the revised application until the applicant's engineering consultant provides documentation as to geotechnical and servicing aspects of the subdivision.

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 the names:

Jasmine Court
Bluebell Avenue
Trillium Place
Honeysuckle Lane

NOVEMBER 1, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, November 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
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant
E. Tiessen, Deputy Planning Director (for 8-3717 and Advance Lotting Plan for Johnson Street east only)

8-3599J

QUANTA ENTERPRISES LTD.
2828-2848 GLEN DRIVE
LOT 41, PL. 28523; REM. 231' OF LOT 7 & REM. LOT 7, PL. 148;
ALL IN D.L. 383

The Committee reviewed a verbal request from the applicant's engineering consultant for removal of the road dedication requirement at the southern end of Dufferin Street. The Committee stated that they have no objection to the removal of the subject road dedication and then updated the preliminary approval conditions to read as follows:

- 1) the requirements of Subdivision Control By-law No. 1023, including:
 - a) physical construction of Glen Drive, Dufferin Street south off Glen to the park strip and the internal road system;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval on all parcels;
- 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) 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 nine metres from the eastern natural boundary of the relocated Terry Fox Creek;
- 5) compliance with the requirements contained in the Fish and Wildlife Branch of the Ministry of Environment letter dated May 12, 1983;
- 6) 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.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 1, 1983

8-2544A

TRUSTEES OF COMO LAKE CONGREGATION OF UNITED CHURCH OF
CANADA (MRS. A. CLAY)
535 MARMONT STREET AND 1110-1112 KING ALBERT AVENUE
LOT 82, PL. 27029; LOT 136, PL. 1714; BOTH IN BLKS. 21-30,
D.L. 356

The Committee reviewed a report from the Traffic Section of the Engineering Department which states that for a development of this magnitude, four accesses in the contemplated locations would be acceptable. In relation to the matter of a by-law amendment, the Committee commented that the Planning Department has drafted an amendment which would appear to resolve the parking requirements of the Zoning By-law. The application was then tabled until Council considers a formal application from the applicant for a regulatory change to the Zoning By-law.

8-3779

C. & J. BEAUDIN AND D. & L. GAUCHER
815-817 EDGAR AVENUE
LOT A OF LOT 17, BLK. F, D.L. 108, PL. 20854; LOT 84,
BLK. F, D.L. 3, PL. 26782

Approved subject to:

- 1) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval on both properties;
- 2) confirmation that the location of existing service connections are on the lot on which they are required.

8-3779A

C. & J. BEAUDIN AND D. & L. GAUCHER
815-817 EDGAR AVENUE
LOT A OF LOT 17, BLK. F, D.L. 108, PL. 20854; LOT 84,
BLK. F, D.L. 3, PL. 26782

Approved subject to:

- 1) registration of subdivision sketch 8-3779;
- 2) payment of any outstanding, delinquent or current taxes and the estimated 1984 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;
- 5) physical construction of the approximate 27-metre frontage of the property on Edgar Avenue to the standards required by Subdivision Control By-law No. 1023. The Committee notes that if the owner resides on one of the future lots at the time of final approval, he would be entitled to the service exemption provision of Subdivision Control By-law No. 1023.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 1, 1983

8-3360F

P. & H. GODIDEK
2928 DEWDNEY TRUNK ROAD
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 reviewed a letter from the Ministry of Transportation and Highways dated October 21, 1983 relative to the proposed development directly to the south. As the referenced letter has implications on the development potential of the lands included in sketch 8-3360F, the Committee recommends that the applicant be in contact with the Ministry of Transportation and Highways to discuss this potential subdivision in relation to their concerns with access and traffic circulation in this area.

8-3186C

ZEPHYR MOTORS LEASE (1960) LTD.
1500 LOUGHEED HIGHWAY
PCL. 2, PL. 11942; PCL. B, PL. 5076, (S&E PL. 25983), BOTH
IN D.L. 61

The Committee reviewed a letter from Fisheries and Oceans Canada dated October 24, 1983, a letter from the Ministry of Transportation and Highways dated October 18, 1983, and a report from the Engineering Department. The Committee suggests that the applicants:

- 1) contact Fisheries and Oceans Canada to resolve their requirement for a 9-metre naturally vegetated, totally undisturbed area along the creek adjacent to the subject lands;
- 2) seek clarification on the Ministry of Transportation and Highways suggested alignment of Schoolhouse Street south of Lougheed Highway;
- 3) demonstrate how it is intended to service the subject land with water and sanitary sewer.

The Committee notes that they are still awaiting comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment.

8-1032M

FARS R.S. HOLDINGS LTD. & FARS F.R. HOLDINGS LTD.
INLET STREET
LOT 379 OF SE 1.4 SEC. 11, TWP. 39, PL. 63903

The Committee recommends that the Strata Titles Approving Officer sign the necessary Form 10, thereby allowing approval of Phase II of this phased strata development.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 1, 1983

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, after reviewing a report from the Traffic Section of the Engineering Department, finds the proposed road and lot layout indicated on sketch 8-3301C technically feasible, based on the assumption that Council will approve the required rezoning to RS-3, 555 m² lots, after a Public Hearing. The Committee notes that a detailed review of servicing requirements will be undertaken when formal applications for rezoning and subdivision are received.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW HEIGHTS, STAGE II
PTN. OF LOT 4, D.L. 305, PL. 64144

The Committee reviewed a preliminary road and lot plan prepared by the applicant's consultant for the balance of the Phase II lands, being Job No. 1375P, Rev. "A", Oct./83. The Committee commented that they have no objection to the location of proposed Roads "P, T, U, and J" intersecting with Chilko Drive. However, as the area to the north and northeast of the school/park site has not as yet been satisfactorily pre-designed, the Committee does not, at this time, find the intersection locations of Road D and F acceptable.

The Committee commented that the setback requirements of Section 405 of the Zoning By-law in relation to the crest or toe of a slope is still applicable, and therefore a number of lots within the development would be rendered non-buildable. The Committee stated that the by-law was not intended to regulate the siting of buildings in relation to "man-made slopes" as part of road construction, but rather in relation to natural or partially disturbed slopes. As a result, the Committee suggests that an amendment to the Zoning By-law be drafted by the Planning Department which allows greater flexibility in the siting of buildings or structures in relation to slopes created as a result of road construction.

In relation to the proposed zoning boundaries for the RT-2, RS-3 and RS-4 areas, the Committee stated that they appeared acceptable. The boundary of the northern end of the school/park site, however, still requires study as the road and lot layout in the adjacent area has not as yet been accepted. In response to the consultant's request for comment on the buffer strip, the Committee can advise that Council, on 1983 02 28, passed a resolution which stated in part that the "unbuildable areas along the northern boundary of the Riverview site, now intended to be incorporated in private lots, should be protected by restrictive covenants prohibiting excavation, filling or removal of vegetation.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 1, 1983

8-3681C

PARK LANE VENTURES
1295 SHERMAN STREET
LOT 2 & LOT 3 OF FRACTIONAL NW 1/4 OF SEC. 11, TWP. 39,
PLAN 23753

Approved subject to:

- 1) the requirements of Subdivision Control By-law No. 1023 including physical construction of Sherman Street, Walton Avenue, and the internal road system, to the standards required by Subdivision Control By-law No. 1023, noting that Walton Avenue will be to collector standards;
- 2) payment of the development cost charge for drainage purposes as required by By-law No. 1124, consisting of \$27,420 per gross hectare of land being subdivided;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 31 new dwelling units permitted to be constructed;
- 4) payment of 1983 municipal taxes on all lots, noting that if final approval is sought after 1983 09 01, then the estimated 1984 municipal taxes must be paid as well;
- 5) submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots will be of adequate size;
- 6) removal of all existing buildings and structures prior to final approval.

ADVANCE ROAD AND LOT PLAN FOR "JOHNSON STREET EAST"

The Committee reviewed a plan prepared by the Deputy Planning Director covering the area between Johnson Street and Pinetree Way and Glen Drive and the future David-Pathan arterial. The Committee commented that the road and lot layout appears acceptable. The Committee qualified the foregoing by saying it was subject to the Water Management and Fish and Wildlife Branches of the Ministry of Environment, and Fisheries and Oceans Canada accepting the advance plan. The Committee notes that the future intersection of the David-Pathan arterial and Pinetree Way will likely be adjusted northwards.

NOVEMBER 15, 1983

SUBDIVISION COMMITTEE MINUTES

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

8-3781

K. LEISHMAN
762 ROCHESTER AVENUE
LOT 4 OF LOT 2, W. 1/2 BLK. 42, D.L. 3, ETC., PL. 16056

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

8-3751

D. ANDERSON
2920 WALTON AVENUE
LOT 44, D.L. 383, PL. 24126

The Committee reviewed a letter from Mr. Anderson dated November 2, 1983 and commented that the subdivision now appears technically feasible, assuming the completion of the sanitary sewers proposed for the development to the north, and Council approval of the necessary rezoning to RS-4, One-Family Compact Residential.

The Committee notes further that, due to the depth of the proposed sanitary sewer, there will be limited basement depths on the south side of Walton Avenue.

8-3780

W. & B. LAWRENCE
757 FOSTER AVENUE
LOT 3, BLK. 15, D.L. 366 (S&E PL. 15828), PL. 13226

Declined, as the proposed subdivision does not conform to the established road and lot pattern for the area.

8-3780A

W. & B. LAWRENCE
757 FOSTER AVENUE
LOT 3, BLK. 15, D.L. 366 (S&E PL. 15828), PL. 13226

Approved subject to:

- 1) physical construction of Foster Avenue and the proposed new road to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of any outstanding, delinquent, or current taxes, and the estimated 1984 municipal taxes, before final approval;

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 15, 1983

8-3780A 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) registration of any necessary easements.

8-2884A

DUMAS HOTELS LTD.
405 NORTH ROAD
LOT 184, PL.40662; LOT 3, BLK.4, (S&E PL.15812 & 49908),
PL. 12780; LOT 279, (S&E PL.61371), PL.49908; ALL OF D.L.3

Approved subject to payment of any outstanding, delinquent, or current taxes, and the estimated 1984 municipal taxes, before final approval on all parcels.

8-2333W

GENSTAR DEVELOPMENT CORP.
PHASES 6 & 8 OF EAGLE RIDGE
REM.38 OF D.L.238,346,383,385, PL.32594, PCL."M", D.L.385,
PL.53584; A PORTION OF REM. OF NW 37.7 AC. OF D.L.385

Tabled for: .

- 1) review of proposed road grades by the Engineering Department;
- 2) the Engineering Department to investigate the possibility of locating a temporary outlet from the development to Guildford Way from the southeast corner of the subdivision;
- 3) the applicant to supply a plan prepared by a B.C. Land Surveyor which locates the crest of slope of the ravine, as well as provides information on the degree of slope;
- 4) the applicant to review the building envelopes upon receipt of the surveyor's plan on the proposed lots at the western end of Road B and along the western side of Road C, which runs west off of Road A;
- 5) Council consideration of the proposed land exchange required to provide access to the subdivision.

8-3597E

VANAC DEVELOPMENT CORP.
1210 FALCON DRIVE
LOT 458, D.L. 346, PL. 60955

The Committee reviewed a letter, received in the Planning Department 1983 11 14, relative to the proposed subdivision and the applicants' intentions in relation to completion of the project. The Committee then approved the proposed subdivision subject to:

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 15, 1983

8-3597E con't

- 1) Council approval of an amended development permit which would allow the completion of the overall 52 units on two lots. The Committee notes that the applicants have stated they are willing to complete the required common amenity area proposed to be located north of Blocks 3 and 4, and south of Blocks 5 and 6 in advance of subdivision, thereby resolving a possible concern that these facilities would not be completed in accordance with the plans listed under the development permit.
- 2) The proposed driveway, which runs through the two sites, being protected by a mutual access easement, and also a covenant in favour of the Municipality to prevent cancellation of the easement.
- 3) Registration of easements to protect the sanitary sewer and storm sewer service lines, and also an easement for the water service if required.
- 4) Reinstatement of the sidewalk along Falcon Drive to its original condition.
- 5) Payment of any current, delinquent, or outstanding taxes, and the estimated 1984 municipal taxes, before final approval.
- 6) Registration of reciprocal easements over the constructed common amenity area located north of Blocks 3 and 4 and south of Blocks 5 and 6, thereby allowing equal use and enjoyment of these facilities for both lots.

8-3597F

VANAC DEVELOPMENT CORP.
1210 FALCON DRIVE
PROPOSED STRATA SUBDIVISION OF PROPOSED LOT 2 OF D.L. 346,
GROUP 1, PLAN

The Committee recommends that the Strata Title Approving Officer sign the Form 10.

8-3597G

VANAC DEVELOPMENT CORP.
1210 FALCON DRIVE
PROPOSED PHASED STRATA DEVELOPMENT OF PROPOSED LOT 1 OF
D.L. 346, GROUP 1, PLAN

The Committee recommends that the Strata Titles Approving Officer sign the necessary forms, thereby allowing approval of Phase I of this four-phase strata development.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 15, 1983

8-3728C

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 reviewed the preliminary engineering drawings prepared by the applicants' consultant, received in the Planning Department 1983 11 10. After considerable discussion, the Committee tabled the subdivision for:

- 1) a review of the subdivision by the traffic section of the Engineering Department in relation to:
 - a) pedestrian movements,
 - b) possible channelization at the intersection of Pipeline Road and Road A,
 - c) site lines at the intersections,
 - d) the possible extension of Road A across Pipeline Road in relation to existing property lines and house locations,
 - e) elimination of the private access to Pipeline Road from the Mobile Home Park;
- 2) a review by the Engineering Department of oversizing arrangements and the extension of services to this development;
- 3) comments from the Building and Fire Departments on the road layout in the preliminary mobile home park design;
- 4) the applicants to redesign the slope in the buffer area of the mobile home park along the rear of the existing parcels on Pipeline Road;
- 5) the Planning Department to obtain comments from the adjacent property owners in relation to the location of the roads which are to provide access to their lands;
- 6) the applicants' engineering consultant to continue the road centre line designs beyond the westerly property line for approximately 500 feet to ensure proper road grades are proposed;
- 7) the applicant's Engineer to submit sanitary sewer drainage area calculations which prove the downstream sewer system is capable of handling this additional area;
- 8) the applicant's Engineer to submit watermain and pump station calculations for review by the Engineering Department;
- 9) the Planning Department to seek the comments of B.C. Hydro in relation to the narrowing of the hydro right-of-way, the proposed road crossings, and the proposed storage area;
- 10) the applicants to contact the owner of the gravel pit to the south, with a view to obtaining a copy of the gravel removal plan for that pit to ascertain how it relates to this proposed development;

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 15, 1983

8-3728C con't

- 11) the applicants to secure comments from the Ministry of Mines in relation to the gravel pit operation to the south and what effect it would have on this proposed development;
- 12) the applicants' consultant modifying the lotting pattern along the western property line to eliminate the open space by lengthening the lots along the western side of proposed "Road B". The area which was proposed to be left as "open space" must be protected by way of restrictive covenant to prevent disturbance to the lands within that area;
- 13) the applicants' consultant to review the corner lots as many of the corner lots do not appear to have an acceptable building envelope;
- 14) the applicants to address the Committee's contention that:
 - a) slope easements should be in perpetuity rather than the three years proposed, and that restrictive covenants should be registered to prevent their cancellation;
 - b) phased development would be acceptable but all earthworks would be required to be completed prior to the applicant proceeding with the first phase;
 - c) subdivision into developable lots south of the B.C. Hydro line may not be in the public interest due to continued gravel pit development adjacent thereto;
- 15) the applicants to secure updated comments in writing from Fisheries and Oceans Canada and the Water Management and Fish and Wildlife Branches of the Ministry of Environment;
- 16) submission of a plan in accordance with By-law No. 1199 for earthworks on the total site by the applicants' consultant, together with a report prepared by a professional engineer specializing in geotechnical matters;
- 17) the Planning Department to review how to implement siting changes in view of Section 405 of the Zoning By-law, e.g. by way of development permit variations or by-law amendment;
- 18) the applicants to secure comments from the affected property owner as to the acceptability of drainage easements and the temporary settling pond on their property.

SUBDIVISION COMMITTEE MINUTES

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

- T. Murphy, Supervisor, Traffic & Transportation
- Larry Sianchuk, Traffic Technologist
- B. Stewart, Fire Prevention Officer

} Discussion of fire safety standards in relation to subdivisions

8-3186D

ZEPHYR MOTORS LEASE (1960) LTD.
 1500 LOUGHEED HIGHWAY
 PCL. 2, PL. 11942; PCL. B, PL. 5076 (S&E PL. 25983),
 BOTH IN D.L. 61

The Committee reviewed sketch 8-3186D, which indicates the location of the suggested dedication requirements of the Ministry of Transportation and Highways on District of Coquitlam land at the southwest corner of Schoolhouse Street and Lougheed Highway.

The Committee tabled this proposal for Council review of the suggested dedication from municipal lands.

The Committee acknowledges receipt of letters from Fisheries and Oceans Canada and the Water Management and Fish and Wildlife Branches of the Ministry of Environment, dated 1983 11 10, 1983 11 18, and 1983 11 15 respectively.

The Committee notes further that they are awaiting finalization of the servicing proposal by the applicant's consultant.

8-3599

QUANTA ENTERPRISES LTD.
 2828-2848 GLEN DRIVE
 LOT 41, PL. 28523; REM. 231' OF LOT 7 & REM. LOT 7,
 PL. 148; ALL IN D.L. 383

The Committee reviewed a plan prepared by the applicant's consultant, being Drawing No. 2672 P1, and stamped "Received Planning Dept., Nov. 24, 1983", proposing to modify the lotting on the eastern side of McCoomb Drive to provide for two "panhandle" lots. The proposal was declined since the Committee considered the proposed building sites inadequate and unsuitable.

8-2941A

J. & I. CUMING
 1951 CAPE HORN AVENUE & 1935 BRUNETTE AVENUE
 LOTS D & E, BLK. 1, D.L. 62 & 63, PL. 12890

Tabled for review of access and existing service connection locations by the Engineering Department.

SUBDIVISION COMMITTEE MINUTES
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8-3503C

THE ROMAN CATHOLIC ARCHDIOCESE OF VANCOUVER
747 ALDERSON AVENUE
E. 1/2 OF LOT 41, (S&E PL. 11391), PL. 874 AND LOT A,
EX. PL. 11391; BOTH OF D.L. 1 & 3

Approved subject to payment of any outstanding, delinquent, or current taxes, and the estimated 1984 municipal taxes, on both parcels prior to final approval.

The Committee notes that as no additional lots are being proposed, the service requirements of Subdivision Control By-law No. 1023 will not be imposed.

8-2665A

R. SCHLOSSER
900 BEND COURT
LOT 176, REM. BLK. "B", D.L. 369, PL. 16329

Tabled for:

- 1) review of the proposal by the Simon Fraser Health District in relation to the creation of a potential building site over a previously functioning septic disposal area;
- 2) the applicant financially undertaking to remove the septic field easement to replace the septic field easement with a holding tank;
- 3) a review of the proposal by the Assistant Municipal Engineer in relation to By-law No. 1199 to establish the minimum plan requirements to prove out building sites on both of the proposed new lots;
- 4) the applicant to demonstrate how he proposes to service the subdivision;
- 5) comments from the Fire Department.

8-3090D &
8-3681C

PARK LANE VENTURES LTD.
2955 WALTON AVENUE & 1295 SHERMAN STREET
PCL. A, NW 1/4 SEC. 11, TWP. 39, EXCEPT PART OF PL. 5039 &
PART OF REF. PL. 11099;
LOTS 2 & 3 OF FRACTIONAL NW 1/4 OF SEC.11, TWP.39, PL.23753

The Committee reviewed a request from the applicant dated 1983 11 10 for the creation of a phased subdivision. The Committee commented that they have no objection to phased subdivisions, however, this proposal restricts the subdivision potential of adjacent lands. The Committee therefore requires that the phase boundaries be modified to indicate the inclusion of Lots 65 to 70 within the boundaries of Phase I. In addition to the foregoing, the Committee requires that all of the Sherman Street road allowance be included within the Phase I boundaries.

SUBDIVISION COMMITTEE MINUTES
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8-3035D

DISTRICT OF COQUITLAM
WEST OF HICKEY STREET AND SOUTH OF TOLMIE AVENUE
LOT 11, D.L. 112 & 113, (S&E PL. 44326), PL. 4888

Approved 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) physical construction of a walkway or walkways through to Leduc Avenue;
- 3) provision for walkway lighting if required;
- 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 eleven 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 slope (property line) and nine metres from the crest of slope; and
 - b) prevent the deposit of fill in excess of a 1-metre depth between the 9-metre covenant line and a 25-metre setback line from the crest of 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.

8-3543I

DISTRICT OF COQUITLAM
WEST END ASHURST AVENUE
PORTION OF REM. D.L. 112

Approved subject to:

- 1) physical construction of all services required by Subdivision Control By-law No. 1023, including the physical construction of Ashurst Avenue;
- 2) physical construction of the walkway running south off Ashurst Avenue;
- 3) provision for walkway lighting if required;
- 4) registration in the Land Titles Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
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- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the eleven 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 slope (property line) and nine metres from the crest of slope; and
 - b) prevent the deposit of fill in excess of a 1-metre depth between the 9-metre covenant line and a 25-metre setback line from the crest of 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.

8-3543J

DISTRICT OF COQUITLAM
HICKEY STREET AREA
REM. 90, 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)

Approved subject to:

- 1) physical construction of all services required by Subdivision Control By-law No. 1023, including the physical construction of Leduc Avenue, Gale Avenue, and the proposed new road;
- 2) 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;
- 3) registration in the Land Titles Office of any necessary service easements;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 31 dwelling units permitted to be constructed;
- 5) registration in the Land Titles Office of a two-part covenant to:
 - a) prevent the disturbance of the existing habitat between the crest of slope (property line) and nine metres from the crest of slope; and
 - b) prevent the deposit of fill in excess of a 1-metre depth between the 9-metre covenant line and a 25-metre setback line from the crest of slope;
- 6) 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.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 29, 1983

POLICY STATEMENT RE FIRE SAFETY STANDARDS IN RELATION TO SUBDIVISIONS

The Committee noted that the minimum residential cul-de-sac right-of-way diameter permitted by Subdivision Control By-law No. 1023 is 25 metres. Periodically, cul-de-sacs with a lesser diameter are considered due to the peculiarities of the established subdivision pattern for an area. In instances like this, the Committee stated that they will endeavour to obtain comments from the Fire Department before giving consideration to a subdivision which provides for a lesser cul-de-sac diameter than presently called for in the Subdivision Control By-law.

DECEMBER 06, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, December 6, 1983 at 9:30 a.m., with the following persons present:

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

8-3475D

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

Tabled for written comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Fisheries and Oceans Canada.

The Committee notes that, depending on the comments from the above-noted agencies, the Committee may require enclosure of the watercourse.

8-426C

LIANA CONSTRUCTION CORP.
567 EBERT AVENUE
LOT A, BLK. 11, D.L. 7, PL. 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, 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 any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 4) construction of a chain link fence along the east side of the walkway.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 6, 1983 con't

8-2941A

J. & I. CUMING
1951 CAPE HORN AVENUE & 1935 BRUNETTE AVENUE
LOTS D & E, BLK. 1, D.L. 62 & 63, PL. 12890

Approved subject to:

- 1) payment for one new driveway culvert to service the proposed westerly lot;
- 2) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes on both parcels prior to final approval.

8-3090E &
8-3681C

PARK LANE VENTURES LTD.
2955 WALTON AVENUE & 1295 SHERMAN STREET
PCL. A, NW 1/4 SEC. 11, TWP. 39, EXCEPT PART OF PL. 5039 AND
PART OF REF. PL. 11099;
LOTS 2 & 3 OF FRACTIONAL NW 1/4 SEC. 11, TWP. 39, PL. 23753

The Committee reviewed a response from the applicant in relation to the Committee's previous comments regarding the phase boundaries. The Committee feels that the Phase I boundaries should still include the north-south road at the rear of Lots 1 to 4 along Johnson Street.

Normal procedure allows for bonding in lieu of actual construction, with services to be completed within one year. Furthermore, if the applicants are concerned with the number of lots being brought "on-stream" with Phase I, they could consider elimination of Lots 28-31 and 37-40 from this phase.

8-2333W

GENSTAR DEVELOPMENT COMPANY
PHASES 6 & 8 OF EAGLE RIDGE
REM. 38 OF D.L. 238, 346, 383 & 385, PL. 32594, PCL. "M",
D.L. 385, PL. 53584; PTN. OF REM. OF NW 37.7 AC. OF D.L. 385

The Committee reviewed a report from the Engineering Dept. in relation to proposed road grades. Of particular concern was the approximate 16% grade on Road "D".

Sketch 8-2333W remains tabled pending resolution of the Committee's concerns of 1983 11 15. In addition, the Committee requests the Planning Department to review the road and lot layout and the land use in relation to the steep road grades proposed for this area.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 6, 1983 con't

8-3597E VANAC DEVELOPMENT CORP.
1210 FALCON DRIVE
LOT 458, D.L. 346, PL. 60955

The Committee, at the request of the applicants, reconsidered their approval conditions of 1983 11 15. The Committee then approved sketch 8-3597G subject to:

- 1) Council approval of an amended development permit which would allow the completion of the overall 52 units on two lots;
- 2) the proposed driveway which runs through the two sites being protected by a mutual access easement, and also a covenant, in favour of the Municipality, to prevent cancellation of the easement;
- 3) registration of easements to protect the sanitary sewer and storm sewer service lines, and also an easement for the water service if required;
- 4) reinstatement of the sidewalk along Falcon Drive to its original condition;
- 5) payment of any current, delinquent or outstanding taxes, and the estimated 1984 municipal taxes, before final approval;
- 6) registration of reciprocal easements over the common amenity area located north of Blocks 3 and 4 and south of Blocks 5 and 6, thereby allowing equal use, enjoyment, and maintenance of these facilities for both lots.

8-3597G VANAC DEVELOPMENT CORP.
1210 FALCON DRIVE
STRATA PLAN OF LOT 1, D.L. 346, PLAN

The Committee, at the request of the applicants, reconsidered their approval conditions of 1983 11 15. The Committee recommends that the Strata Title Approving Officer sign the necessary forms, thereby allowing approval of Phase I of this four-phase strata development, on the basis that Form E provides for the common facilities (common amenity area between Blocks 3 and 4 and Blocks 5 and 6) to be developed in conjunction with Phases 1 and 2 and will be completed prior to the commencement of Phase 3.

DECEMBER 20, 1983

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, December 20, 1983, at 9:30 a.m., with the following persons present:

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

8-3648A

C.E. HIBBERT
917 FOSTER AVENUE
EAST 1/2 LOT 28, BLK. 10, D.L. 366, PLAN 6908

Approved subject to:

- 1) physical construction of Spruce Avenue to the standards required by Subdivision Control By-law No. 1023, including physical construction of sanitary sewers and storm sewers south along the east property line to Foster Avenue;
- 2) removal of the existing shed to provide for the extension of the required sanitary sewer and storm sewer facilities;
- 3) registration in the Land Titles Office of the necessary easements;
- 4) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 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) physical construction of one new water connection.

8-2471A

J. & M. NYHUS
223 MARMONT STREET
LOT 40, D.L. 46, PLAN 31201

Approved subject to:

- 1) physical construction of Quadling Avenue and Therrien Street to the standards required by Subdivision Control By-law No. 1023;
- 2) removal of the garage and shed prior to final approval;
- 3) payment of any outstanding, delinquent or current taxes and the estimated 1984 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 two new dwelling units permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 20, 1983

8-2471A con't

- 5) permanently blocking off the covered window on the east elevation and infilling the window with material which is compatible with the other building materials on that elevation, or alternatively, if the rear window is to be opened, two of the three doors in the east wall must be fitted with approved self door closures.

The Committee notes it is recommending that the Approving Officer approve this subdivision, with the knowledge that the existing home will become non-conforming upon registration of the subdivision with regard to the required rear yard set-back. It is the Committee's opinion that this is a minor variation.

The Committee would also draw to the applicant's attention that, due to the lot sizes of the proposed lots, new buildings would be restricted to one-family dwellings under the Zoning By-law No. 1928.

8-2241

M. BRAND
728 ROCHESTER AVENUE
PCL. A, EAST 1/2 BLK. 38 OF LOTS 1 & 16, MAP 874,
REF. PLAN 6663

Approved subject to:

- 1) the physical construction of Shaw Avenue and the lane 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 the one new dwelling unit permitted to be constructed;
- 3) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) clarification that no buildings or structures will be located within 5 metres of the proposed new property line on the south of the home lot.

8-3780C

W. & B. LAWRENCE
757 FOSTER AVENUE
LOT 3, BLK. 15, D.L. 366 (S&E PL. 15828), PL. 13226

Approved subject to:

- 1) physical construction of Foster Avenue and the proposed new road to the standards required by Subdivision Control By-law No. 1023;

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8-3780C con't

- 2) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the six potential new dwelling units permitted to be constructed under this subdivision;
- 4) registration of any necessary easements.

8-3781

K. LEISHMAN
762 ROCHESTER AVENUE
LOT 4 OF LOT 2, WEST 1/2 BLK. 42, D.L. 3, ETC., PL. 16056

Approved subject to:

- 1) physical construction of all services required under Subdivision Control By-law No. 1023 for the full frontages of the property on Rochester Avenue and Walker Street;
- 2) payment of any outstanding, delinquent or current taxes and the estimated 1984 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 resulting from this subdivision;
- 4) the removal of all existing buildings and structures on the property.

8-3698A
8-3699A
8-3700A
8-3701A

DISTRICT OF COQUITLAM
SOUTH SIDE OF AUSTIN AVENUE WEST OF RIVERVIEW LANDS
SOUTH OF AUSTIN AVENUE WEST OF ESSONDALE
EAST OF BRAY STREET, SOUTH OF LATIMER AVENUE
EAST OF BRAY STREET, SOUTH OF AUSTIN AVENUE

The Committee received revised sketches on these four municipal subdivisions for information only. The revised sketches have been prepared with more detailed bearings and dimensions supplied for proposed property lines.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING
RIVERVIEW HEIGHTS, STAGE II
PTN. OF LOT 4, D.L. 305, PL. 64144

The Committee received and reviewed a revised preliminary overall road and lot layout for the Stage II River Heights area dated September 1983, with Revision B, November 1983, prepared by Hunter, Laird Engineering Ltd. The revised

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8-3717 con't

preliminary layout involves a substantial number of double frontage lots, an updated road and lot layout northeast of the school site and a cul-de-sac with lots fronting thereon. at the end of The Dell.

The Committee firstly addressed the concept of double fronting lots in relation to the applicant's proposals for screening of the rear yards of this type of lot. Conceptually, the Committee is willing to consider double fronting lots, however, is not completely convinced as to the effectiveness and long-term maintenance implications of the applicant's four alternative suggestions. The Committee discussed two types of treatments on double fronting lots as follows:

- a) Relatively Flat Sites - In this particular circumstance, the Committee considered a chain link fence located behind the sidewalk, with landscape screening inside the chain link fence on road allowance. A registered document to ensure maintenance of this area by the homeowner would be required.
- b) Areas of Larger Cuts - In this circumstance, the Committee discussed the use of an aggregate "wall fence" with landscaping. The aggregate wall fence would have to be of sufficient height to improve the gradient to the rear property line, thereby increasing its usefulness. Again, a registered document of some form would be required to ensure homeowner maintenance in return for the improved lot gradient at the rear of their properties.

The Committee recognizes that construction of Chilko Drive is proceeding currently, and in some cases, services are proposed to be located behind the "wall fence", thereby making necessary an extended warranty for any such services.

In any case, if double frontage lots are allowed, a restrictive covenant would be necessary to ensure all buildings face to the interior roadway.

In order to better analyze the feasibility of the above treatment, the Committee tabled this application for an on-site inspection by members of the Subdivision Committee. Furthermore, the application was tabled for:

- a) the Planning Department to write the property owners on The Dell to advise of the latest conceptual layout which proposes a cul-de-sac at the end of their street, with a walkway outlet towards the school site. Furthermore, the property owners on The Dell will be advised of five potential building sites around the cul-de-sac. The Committee is taking this action in this particular case since the concept of a cul-de-sac at the south end of The Dell has only recently been proposed.
- b) the applicant's consulting engineer to submit road centre line designs for roads in the area northeast of the school-park site;
- c) the applicant's consulting engineer to review the areas at the end of Road T and the end of Road M, with a view to eliminating panhandle lots. In the former case, consideration may be given to connecting Road P through to Road T, while intersecting with Road S.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 20, 1983

8-2333W

GENSTAR DEVELOPMENT COMPANY
PHASES 6 & 8 OF EAGLE RIDGE
REM. 38 OF D.L. 238, 346, 383 & 395, PL. 32594, PCL. M,
D.L. 385, PL. 53584; Ptn. of Rem. of NW 37.7 AC. OF D.L. 385

The Planning Department reported back to the Committee in relation to the Committee's request for their review of the road and lot layout and the land use in relation to the steep road grades proposed for this area. The Committee also noted that a submission has been made by the applicants with regard to cross sections in and around Road D. These cross sections are meant to demonstrate possible driveway grades in this area, and the Engineering Department advised that with lowering of building elevations and the use of retaining walls, 20% driveway grades could be achieved.

The application now remains tabled for the applicant to supply a plan prepared by a B.C. Land Surveyor which locates the crest of the slope of the ravine as well as provides information on the degree of slope. This latter plan was requested by the Committee at their meeting of November 15, 1983 and is imperative for the Committee's review of the lots along the ravine crest.

8-1599D

R. WHITE
839 WYVERN AVENUE
Lot 7, Blks. 3 & 4, D.L. 367, (S&E P1. 14400, P1. 37984
and P1. 36778), P1. 13109

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 any outstanding, delinquent or current taxes and the estimated 1984 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.;

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8-1599D con't

- 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 Avenue and the existing home. The Committee notes that all storm water from the existing and proposed residence should be directed to Wyvern Avenue 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.