

SUBDIVISION
COMMITTEE

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
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Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, January 21, 1992 in the Council Committee Room, with the following persons present:

D. Buchanan	-	Planning Director
T. Arthur	-	Deputy Director, Permits & Licenses
L. Scott	-	Supervisor, Subdivision & Development
D. Palidwor	-	Design Technician
N. Maxwell	-	Planning Assistant
K. Davelaar	-	Planning Assistant
R. Telegus	-	Engineer. Envir. & Dev.,
P. Stecyk	-	Site Grading Technologist

8-3689F

DISTRICT OF COQUITLAM
1112 WESTWOOD STREET
SUBDIVISION OF N. 198' OF PARCEL A (RP 6082)
BLOCK D, DL 384A, PLAN 3817

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Ponderosa Street, Westwood Street, and the lane south of Lincoln Avenue, including any necessary provision for drainage;
 - b) registration in the Land Titles Office of any necessary easements;
2. Payment of the development cost charge for trunk drainage, as required by Bylaw No. 988.

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**SUBDIVISION COMMITTEE
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8-4251 NO. 82 TAURUS VENTURES LTD.
1151 PINETREE WAY
LOT 2, PLAN 85929, DL 384A GROUP 1, NWD

The Subdivision Committee favourably considered the concept of air space parcels noting the following:

1. The Engineering Department has reserved comment on the proposed reduction of the right-of-way of Lincoln Avenue pending their review of the revised Traffic Impact Study for the site;
2. The Engineering Department accepts the concept of the proposed north/south and east/west proposed rights-of-way;
3. The Engineering Department will review and confirm the dimensions of a reduced ALRT right-of-way noting that complete abandonment of this right-of-way is not acceptable;
4. Prior to the Subdivision Committee approving the air space parcel plan, isometric air space parcel plans signed by a British Columbia Land Surveyor, drafted to the Land Title Office standards, which conform to the Development Permit plans plus legal documents which interrelate with the Fee-Simple lands must be submitted;
5. The Committee notes that the required road works have been provided for by means of a letter of credit.

8-4245 RAVINDER SINGH CHADHA
1003 ALDERSON AVENUE
LOT 15, PLAN 1481, DL 45, GROUP 1, NWD

The Subdivision Committee reiterated their declining of the subdivision based on the neighbours' comments and the Approving Officer's position that he is not prepared to waive the "perimeter ruling" as set out in Section 7.04 of the Subdivision Control Bylaw No. 2038.

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4012E **DISTRICT OF COQUITLAM
1275 JOHNSON STREET
LOT 41, PL 24126, DL 386, GROUP 1, NWD**

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Johnson Street and Walton Avenue to the standards required of the Subdivision Control Bylaw 2038;
 - b) registration in the Land Title Office of any necessary easements including a drainage easement for the center lot fronting Johnson Street;
 - c) registration of an access agreement over the easterly portion of the lot at the corner of Johnson Street and Walton Avenue to provide access to the lot to the south until lane access is available;
 - d) registration of a covenant prohibiting vehicular access to Johnson Street;
 - e) registration of a future road reservation over the corner portion of the lot at the corner of Johnson Street and Walton Avenue;
2. Payment of two additional development cost charges for parkland acquisition and payment of the development cost charge for trunk drainage as required by Bylaw No. 988;
3. Provision of additional utility connections as required for the two additional lots.

8-2667C **BERNARD & MARY OMICHINSKI
3615 DAVID AVENUE
LOT 15, SEC. 17, TP 40, GROUP 1, NWD, PL 34808**

The Subdivision Committee deferred this application for the following:

1. The Engineering Department to comment on the required dedication and construction of David Avenue;

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8-2667C Con'td.

2. The Fire Department to comment on the acceptability of utilizing the half road along the north side of the subdivision for fire fighting purposes;
3. The Planning Department to review the proposed road and lotting patterns.

The Committee notes:

- a) the applicants will be required to extend the water supply from its existing location and to provide fire hydrants at appropriate locations;
- b) comments from the Simon Fraser Health Unit are still outstanding.

8-4135A 360513 B.C. Ltd.
3089 GLEN DRIVE
LOT 1, SECTION 11, TWP 39, NWD, PLAN _____

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) provision of separate and independent utility connections for the lot to be created in the southwest corner of this site;
 - b) registration in the Land Title Office of any necessary easements, including the required joint access easements;
2. Registration in the Land Title Office of a restrictive covenant which prevents cancellation of the joint access easements as indicated in Item 1(b) above;
3. Payment of any current, delinquent or outstanding taxes prior to final approval;
4. The installation of temporary fencing enclosing the excavated site to the satisfaction of the Fire Department.

The Subdivision Committee notes that payment of the development cost charge for parkland acquisition, as required by Bylaw No. 988, consisting of \$955 per residential unit will be required pursuant to building permit issuance.

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8-4241A R., B., F., M., WARNER & V. & P. BROOKER
1410 - 1420 HOCKADAY & 1399 PIPELINE
LOT 9, PL 38371; LOT 17, PL 35045; AND PCL 'A' REF PL 13587 (EX. PL
35100, PL 38371, 68932) N 1/2 LS 5, ALL OF SEC. 13, TP 39, GP 1, NWD

The Subdivision Committee received the plan prepared by Hunter Laird Engineering in the Planning Department December 13, 1991. The application was then deferred for:

1. The Planning Department to prepare sketch 8-4241B based on the Hunter Laird Engineering plan;
2. The applicant to provide regrading drawings pertaining to the proposed location for the church;
3. Compliance with any requirements of the Fisheries and Oceans Canada, the Fish and Wildlife Branch of the Ministry of Environment and Parks, noting that comments from these agencies have not yet been received, and that they will likely require that restrictive covenants be registered against the property;
4. Compliance with the Water Management Branch of the Ministry of Environment and Parks letter dated December 16, 1991.

The Committee notes that the applicant should demonstrate how access to usable land adjoining the proposed subdivision shall be provided.

8-4257 JOSEPH NOVAK & GEORGE SAHOTA
3150 BOWEN DRIVE
LOT 193, SEC. 11, TP 39, GP 1, NWD PL 57997

Approved subject to:

1. Removal of the existing shed;
2. Alteration of the existing house in accordance with the plans received January 14, 1992 to the satisfaction of the Director of Permits and Licences, noting that the alterations must meet all Building Codes and Zoning Bylaw requirements;

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MEETING MINUTES

8-4257 Cont'd.

3. Confirmation of the location of the renovations in relation to the proposed new property line by the applicant providing a survey certified by a B.C.L.S. prior to final approval;
4. The provision of separate and independent service connections will be required for the newly created lot and the existing services may require relocation;
5. Registration of a restrictive covenant prohibiting access to Ozada Avenue;
6. Payment of development cost charges, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
7. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4261

BRIAN & LAURIE MELHUS
541 LINTON STREET
PARCEL 'A', (EP 10268), OF LOT 1, SE 1/4, PLAN 1729 EXCEPT PARTS
SUBDIVIDED BY PLANS 24440, 29319, 44175
ALL OF DL 358, GROUP 1, NWD

The Subdivision Committee deferred sketch 8-4261 for the applicant to prove out the feasibility of establishing a storm sewer line and to provide a plan showing the zoning setback line based on Section 405 of the Zoning Bylaw certified by a British Columbia Land Surveyor.

The Committee notes that comments from Fisheries and Oceans Canada and from the Fish and Wildlife and Water Management Branches of the Ministry of Environment are outstanding and that they will likely require that restrictive covenants be registered against the property.

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8-4262 TARAS DMYTRONETZ
 1909 PIPELINE ROAD
 LOT B (S & E PL 72371, PL 65674, PL 73553)DL 5882,PL 46990, GP 1, NWD

The Subdivision Committee deferred sketch 8-4262 for the following:

1. Comments from the Simon Fraser Health Unit which should address septic field approval;
2. The applicant to prove out driveway access for the westerly lot meeting the Building Bylaw standards;
3. Comments from Fisheries and Oceans Canada and the Fish and Wildlife and Water Management Branches of the Ministry of Environment, noting that comments from these agencies have not yet been received and that they will likely require that restrictive covenants be registered against the property..

8-4263 EDWIN & DOROTHY ROBERTS
 2236 AUSTIN AVENUE
 LOT 'A', DL 112, GP 1, NWD, PL 19618

The Subdivision Committee deferred sketch 8-4263 for the applicant to demonstrate the feasibility of storm drainage for the proposed lot.

The Subdivision Committee notes that the existing driveway will need to be widened to provide access to the new lot and that a restrictive covenant will be required to be registered against the lot providing for a joint access agreement.

8-3179N DISTRICT OF COQUITLAM
 DEWDNEY TRUNK ROAD & MARINER WAY
 LOT 1, DL 373, GROUP 1, NWD, PL 86022

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of all roads bounding, abutting, or lying within the subdivision to the standards of the Subdivision Control Bylaw No. 2038, noting all roads cannot exceed the maximum allowable road grades as set out in the Subdivision Control Bylaw No. 2038;

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8-3179N Cont'd.

- b) registration in the Land Title Office of any necessary easements, including:
 - i) a right-of-way along the back of the lots adjacent Mariner Way from the property line to the toe of the fill slope, to the satisfaction of the Municipal Engineer;
 - ii) a right-of-way to protect the existing GVS&DD trunk sanitary sewer main located within the subdivision;
- 2. The applicants providing, to the satisfaction of the Director of Permits and Licences, grading plans which demonstrate:
 - a) road work slopes in plan;
 - b) existing and proposed final contours;
 - c) any necessary earth retaining structures;
 - d) by way of cross section, existing and final ground profile, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a usable finally graded state and integrated into potential development on adjacent lots.

For point 2(d) above, the rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6 m. Cross sections should be provided at regular intervals.

Plans should also demonstrate how the grading will be accomplished over and adjacent to the existing GVS&DD trunk and sanitary sewer main.

- 3. Registration in the Land Title Office of any necessary covenants, including those required to accomplish the following:
 - a) to prohibit further access to Dewdney Trunk Road and Mariner Way;
 - b) to prohibit erection of any buildings and structures within 6.0 m of the toe of the fill slope along Mariner Way, except where provision of retaining walls is found necessary by the Chief Building Inspector to increase the size of the building envelopes, which will allow for removal of the 6.0 m covenant requirements;

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8-3179N Cont'd.

4. Installation of fence crete fencing (or equivalent) along the full frontage of Mariner Way, to the satisfaction of the Municipal Engineer;
5. Payment of the development cost charges required by Bylaw No. 988, consisting of \$955 for each of the 34 additional dwelling units permitted to be constructed.

8-3669G JNB DEVELOPMENT LTD.
1219 JOHNSON STREET
LOT 1, DL 386, GROUP 1, PL 88313

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for Phase II.

8-4100L INTRAWEST PROPERTIES LTD.
UNITED BOULEVARD
LOT 2, DL 18, 19 & 20, PLAN 82051

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) the physical construction of all roads to the standards of the Subdivision Control Bylaw No. 2038, noting that United Boulevard must be built to an arterial road standard acceptable to the Municipal Engineer;
 - b) registration in the Land Title Office of any necessary easements;
2. The applicants providing, to the satisfaction of the Municipal Engineer, a joint access plan, joint access agreement and registration in the Land Title Office of covenant restricting the access locations to the lots fronting United Boulevard;
3. The applicants providing as-built drawings showing the newly relocated Trans Mountain Oil Pipeline location in relation to the proposed property lines;

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8-4100L Cont'd.

4. Payment of any current, delinquent or outstanding taxes prior to final approval;

The Subdivision Committee notes that future subdivision phases will be required to provide access to the park parcels.

DISTRICT OF COQUITLAM

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Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, February 4, 1992 in the Council Committee Room, with the following persons present:

- | | |
|-------------|--|
| T. Arthur | - Deputy Director, Permits & Licenses |
| L. Scott | - Supervisor, Subdivision & Development |
| D. Palidwor | - Design Technician |
| N. Maxwell | - Planning Assistant |
| K. Davelaar | - Planning Assistant |
| R. Telegus | - Engineer. Envirn. & Dev., |
| P. Stecyk | - Site Grading Technologist |
| C. Mohoruk | - Traffic Technologist |
| N. Nyberg | - Municipal Engineer (Present for Item 1 Only) |
| E. Tiessen | - Deputy Planning Director (Present for Item 1 Only) |

8-4266

DOUBLE ALPHA HOLDINGS LTD. WESTWOOD PLATEAU, PHASE 2

The Deputy Planning Director sought the Committee's input in regard to a proposal by Wesbild to amend the Northwest Coquitlam Official Community Plan, specifically the issue of moving a proposed area of "compact single family housing" along Pinetree Way further south to an area of steeper average slope. He presented materials submitted by Wesbild, including slope analysis, a subdivision sketch, and typical cross sections. This material proposes that most lots in this area be double fronting, in order to maximize the number of homes having a south facing rear yard, and having access on the downhill side of the road. The following comments were given to Mr. Tiessen:

a) Engineering Department:

- Concerned about excessive length of cul-de-sac.
- Concerned about groups of cul-de-sac having a single entrance only.

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8-4266

Cont'd.

- Concerned about maintenance of landscaped areas at retaining walls on high side of roads. Since this area is beyond rear yard fence, it is likely that many owners will not maintain and that this will then become a municipal maintenance cost.
- Expense to the municipality of the almost double length of road involved, for maintenance, snow clearing, waste collection, etc.
- Noted that the road width proposed does not comply with Bylaw Standards.
- Prefer staggered lighting, since lamps on one side only produces poor illumination at other side of road.

b) Permits and Licences:

- Notes that side yards as proposed in cross section drawings would not comply with Building Bylaw Standards.
- Rear yard should not exceed 15% slope, compared to the 20% indicated.
- Proposed lots along steep portions of Pinetree Way will result in need for side yards, retaining walls, all of which may not meet municipal standards.

c) Parks and Recreation:

- Concerned about the possibility that the private landscaped retaining walls on the high side of the street will become a maintenance problem for the municipality.
- Feeling that the proposed approach will result in a momentous streetscape with continuous retaining walls running along one side of the street.
- Concerned that there appears to be provisions for street trees on one side of the road only.

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8-4266 Cont'd.

d) Planning

- Concerned as to the large amount of land area devoted to roads under the double fronting scheme.
- Concern that the approach would seem to invite the owner to import more fill in order to expand the amount of relatively level land in his/her rear yard.
- Concern that additional servicing costs under this approach will increase cost of housing.

While the Committee appreciates Wesbild's market objectives, it feels that the proposal would create extra costs, without producing corresponding benefits for the District.

8-3129B NOREEN & GREG SMITH
2244 PARK CRESCENT
PORTION OF LOT 2, DL 371, GP 1, NWD, PLAN 12744

The Subdivision Committee reviewed a letter received on November 12, 1991 questioning the Committee's granting of a conditional approval of the subdivision shown on sketch 8-3129B. The Approving Officer, after reviewing the referenced letter commented that the proposed subdivision of Lot 2, Plan 12744 would neither improve nor impair access to Lot 403, Plan 34335 and, therefore, the Subdivision Committee reiterated their previous approval conditions.

8-3532A&B I. HOIGAARD, BURKE MOUNTAIN INVESTMENT
END OF OXFORD STREET
L.S. 7, SECTION 13, TWP 39

The Subdivision Committee reviewed the advance road layouts prepared by the Planning Department for this area and then commented that they would support the continuation of Oxford Street northward as shown on sketch 8-3532A.

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-3975H 356447 BRITISH COLUMBIA LTD.
2963 GUILDFORD WAY
REM. J (S & E PLAN 70184 & 73096) DL 386, PLAN 13324
& LOT 54, PLAN 72461, DL 386, GROUP 1, NWD

The Subdivision Committee noted that several items remain outstanding and, therefore, request the following from the applicants:

1. An updated tree survey indicating the diameter and species of trees along the park edge and northern covenant area for review by the Parks and Recreation Department and the Environmental Section of the Engineering Department, plus a statement from the applicants on how they propose to protect the trees along these edges;
2. The submission of a mitigation statement as required by Section 5.08 of the Subdivision Control Bylaw No. 2038 written to the satisfaction of the Municipal Engineer;

In relation to this application the Committee would reiterate the following:

- a) Appropriate fencing and signage to protect all trees in the parkland and covenant area and confirmation from the Parks and Recreation Department that the fencing has been installed in the correct location will be required prior to final approval;
- b) A restrictive covenant to protect the vegetation in the northerly area will be required;
- c) Council's approval of a Development Permit for the subdivision, with a variance for the standard of walkway required to be created to the satisfaction of the Parks and Recreation Department and Planning Department will be required.
- d) The Permits & Licences Director will require geotechnical reports with each Building Permit application.

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**SUBDIVISION COMMITTEE
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8-4220 CO-OPERATORS LIFE INSURANCE
960 LOUGHEED HIGHWAY
LOT 61, DL 16, GROUP 1, NWD PLAN 35507

The Subdivision Committee received the Traffic Section's comments on the Traffic Impact Study prepared by Hamilton & Associates dated November 1991. The Traffic Section notes that the report has allowed for the signalization of Woolridge at Lougheed Highway and that this is not acceptable to the Ministry of Transportation and Highways. The Traffic Impact Study should be revised to allow for right-in/right-out movements at the Woolridge/Lougheed intersection and should re-evaluate how this affects the traffic movement at adjoining intersections.

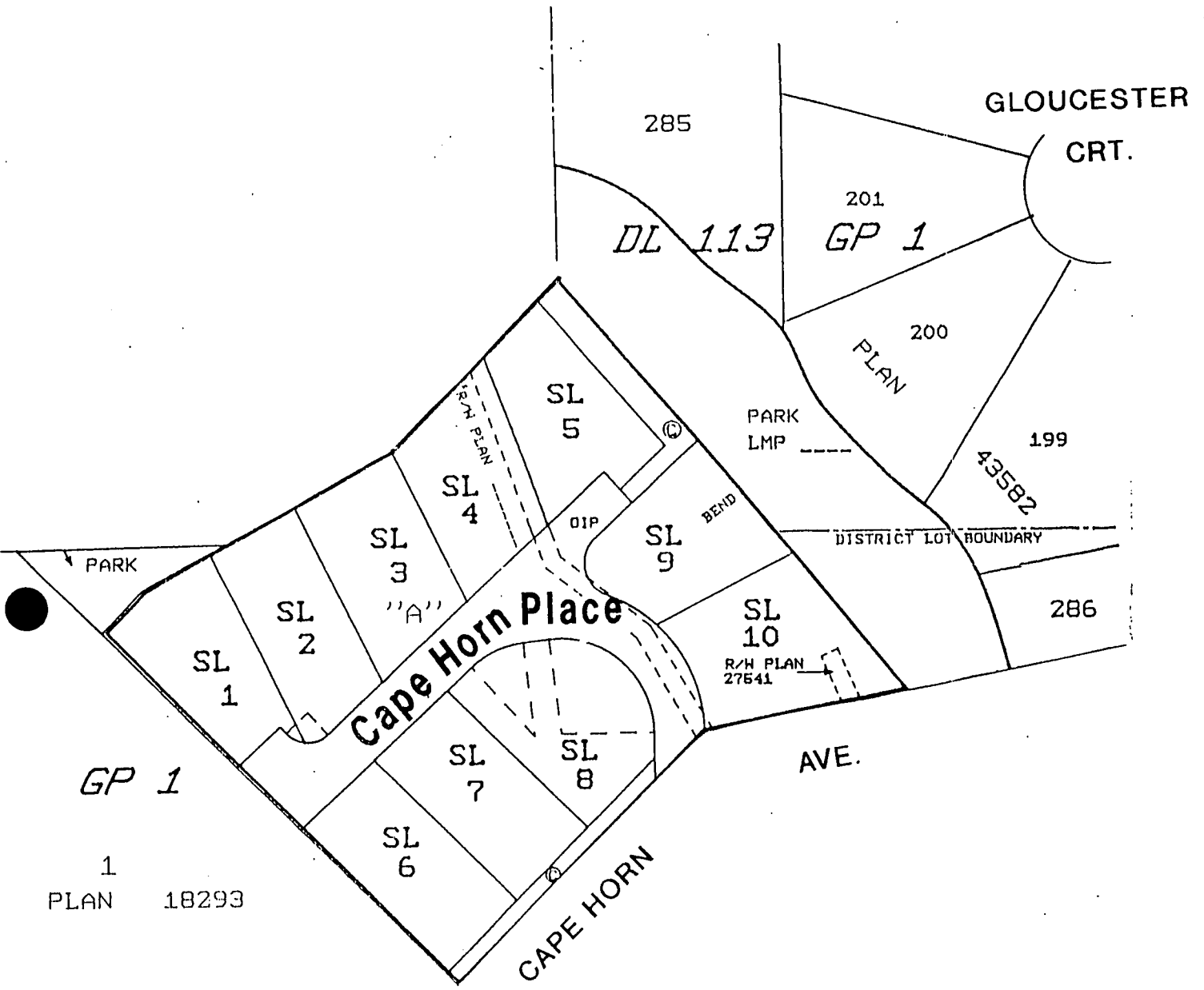
The Traffic Section also recommended that if the development proceeds that the reconstruction of the Woolridge/Lougheed intersection be completed to provide for right-in/right-out movements to both the north and south legs and the construction of a physical barrier, (i.e., a six foot chain link fence), to be constructed through this intersection to prevent uncontrolled pedestrian crossings be made conditions of any final approval.

8-4265 GARY RICHARDSON HOLDINGS LTD
RICHARDSON BROS. DEVELOPMENT LTD.
2951 PANORAMA DRIVE
LOT 4, SECTION 15, TWP 39, GP 1, NWD, PLAN LMP 415

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Form "E" Phasing Declaration.

STREET NAMES

The Committee reviewed a proposed name for a private cul-de-sac and its location is as shown on the attached map which forms a part of the minutes. The Committee recommends that Council approve the proposed name subject to its acceptance by the Post Office. The name is Cape Horn Place.



1
PLAN 18293

STREET NAMES

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, February 18, 1992 in the Council Chambers, with the following persons present:

T. Arthur	-	Deputy Director, Permits & Licenses
L. Scott	-	Supervisor, Subdivision & Development
D. Palidwor	-	Design Technician
N. Maxwell	-	Planning Assistant
K. Davelaar	-	Planning Assistant
R. Telegus	-	Engineer, Environ. & Dev.,
C. Mohoruk	-	Traffic Technologist

8-2667D

BERNARD & MARY OMICHINSKI
3615 DAVID AVENUE
LOT 15, SEC 17, TP 40, GP 1, NWD, PLAN 34808

The Subdivision Committee deferred this application for the Simon Fraser Health Unit comments while noting the following:

1. The applicant should consider contacting the Engineering Department regarding the servicing requirements for this subdivision;
2. Prior to final approval, the applicants will be required to provide a geotechnical report on sub surface soils investigation and conditions to the satisfaction of the Director of Permits and Licences;
3. Registration of a restrictive covenant prohibiting access to David Avenue will be required.

8-3301D

RICHARD FOWLER, BEATRICE SADGROVE, DOREEN BULOWSKI
825 COMO LAKE AVENUE
PCL 2 (568087 E) OF PCL A, REF PL: 6592, LOT 8 EXCEPT
PART SUBDIVIDED BY PLAN 23553 DL 367, GR 1, NWD PLAN 609

The Subdivision Committee deferred this application for receipt of comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment.

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8-3301D Cont'd.

The Committee notes that prior to consideration of final approval, the applicant will be required to submit a geotechnical report on subsurface soils investigation and conditions to the satisfaction of the Director of Permits & Licences and to register a restrictive covenant prohibiting access to Como Lake Avenue from the individual lots.

8-3517A L.&D. JEFFERY, P.&G. CULLEN
1260 THOMAS AVENUE
PCL A, EX PL 9573 OF 7 & 8, BLK 4, DL 46,
GP 1, AND PLAN 2624, S & E PL 14077

Approved subject to:

1. The applicant applying for and securing a Development Variance Permit from Council which would vary the road width and sidewalk construction requirements for Teck Street;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Thomas Avenue and Teck Street as varied under the Development Variance Permit;
 - b) registration in the Land Title Office of any necessary easements;
3. The applicant to verify with the Engineering Department the requirement of corner truncation at Teck Street and Thomas Avenue;
4. The removal of all buildings and structures prior to final approval;
5. The payment of the Development Cost Charge as required by Bylaw No. 988 for parkland acquisition, consisting of \$955 for the one additional dwelling unit;
6. The payment of any current, delinquent or outstanding taxes prior to final approval;
7. The payment for one additional sanitary sewer and water connection.

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-3975H 356447 BRITISH COLUMBIA LTD.
2963 GUILDFORD WAY
REM J (S & E PLAN 70184 & 73096) DL 386,
PLAN 13324 & LOT 54, PLAN 72461, DL 386, GROUP 1, NWD

Approved subject to:

1. Council authorizing the subdivision under a Development Permit as required under Section 976 (1) of the Municipal Act; this Development Permit is proposed to vary or supplement the Subdivision Control Bylaw No. 2038 to allow for the following the construction of a meandering public walkway to provide access to the Hoy Creek Park as specified in plans to be submitted by the applicant to the satisfaction of the Planning, Parks and Recreation and Engineering Directors;
2. Physical construction of any outstanding works required by the Subdivision Control Bylaw No. 2038 for Guildford Way and Town Centre Boulevard;
3. Submission of a tree retention survey signed by a registered arborist identifying clusters of trees suitable for retention and measures to ensure retention (i.e., proximity of excavation, root cutting, watering, snowfencing, etc.) in the area directly north of the future intersection of Guildford Way and Town Centre Boulevard.
4. Registration in the Land Title Office of any necessary easements, rights-of-way, or restrictive covenants including documents to accomplish the following:
 - a) prohibiting access to Guildford Way;
 - b) providing for an interior public pedestrian route(s) to the satisfaction of the Planning Director;
 - c) providing a mutual access document over the internal private road system with a covenant in the District's favour to prevent its cancellation, noting that this document must allow for municipal purposes (i.e., fire fighting, refuse collection, etc.);
 - d) protectng the tree retention areas;

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8-3975H Cont'd.

5. Physical construction of protective fencing along the Hoy Creek park boundary and the tree retention areas at a location ensuring the protection of the existing trees and confirmation from the Parks and Recreation Department that the fence has been installed in the correct location;
6. Registration of the appropriate legal agreements and finalization of the acquisition of the additional park land by the applicant and the Legal Department;
7. Compliance with the requirements contained in the October 15, 1990 letter from the Fish and Wildlife Branch of the Ministry of Environment.
8. Payment of any current, delinquent, or outstanding taxes prior to final approval;
9. Payment of a Development Cost Charge for drainage as required by Bylaw No. 988;

The Subdivision Committee notes that the Permits & Licences Director will require geotechnical reports with each Building Permit application.

8-4220A CO-OPERATORS LIFE INSURANCE
960 LOUGHEED HIGHWAY
LOT 61, DL 16, GROUP 1, NWD, PLAN 35507

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Woolridge Street and Lougheed Highway;
 - b) registration in the Land Titles Office of any necessary easements;
2. Payment of any current, delinquent or outstanding taxes;

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8-4220A Cont'd.

3. Signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways and compliance with any of the Ministry of Transportation and Highways requirements prior to signing of the plans by the Municipal Approving Officer;
4. Compliance with the requirements contained in the May 23, 1991 letter from the Fish and Wildlife Branch of the Ministry of Environment and the requirements contained in the May 17, 1991 letter from the Water Management Branch of the Ministry of Environment;
5. The applicants providing plans proving that any buildings to remain meet the Zoning Bylaw and Building Code requirements to the satisfaction of the Planning and Permits & Licences Directors.

The Traffic Section of the Engineering Department identified certain other works required, in their view, to enable the proposed development which are as follows:

- a) construction of a median at the centre of Lougheed Highway at Woolridge Street including any corresponding adjustments to the north side of the intersection;
- b) construction of a six foot chain link fence in the middle of the median referred to in (a) above to deter uncontrolled pedestrian crossings of Lougheed Highway;
- c) construction of a delta island on the south side of Woolridge Street and Lougheed Highway to allow right-in/right-out traffic movements only at that intersection;
- d) construction of a sidewalk and street lighting along the north side of Woolridge Street from the east property line on the southern portion of Woolridge Street to King Edward Street;
- e) the reconfiguration and reconstruction of the intersection at King Edward and Woolridge Streets, if required, after review of concept plans supplied by the applicants' traffic consultant.

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8-4241B R., B., F., M., WARNER, & V. & P. BROOKER
1399 PIPELINE AND 1410 - 1420 HOCKADAY STREET
LOT 9, PL 38371; LOT 17, PL 35045; AND PCL A, REF PL 13587(EX
PL 35100, PL 38371, 689321), N 1/2 LS5, ALL OF SEC 13, TP 39, GP 1 NWD

The Planning Department suggested the Committee consider subdivision sketch 8-4241B technically feasible to allow the proposed rezoning for the site be forwarded to Council for their consideration, however, the majority of the Subdivision Committee did not feel the proposed church site was suitable for the intended use at the proposed location. Subdivision sketch 8-4241B was subsequently declined.

8-4241C R., B., F., M., WARNER, & V. & P. BROOKER
1399 PIPELINE AND 1410 - 1420 HOCKADAY STREET
LOT 9, PL 38371; LOT 17, PL 35045; AND PCL A, REF PL 13587(EX
PL 35100, PL 38371, 689321, N 1/2 LS5, ALL OF SEC 13, TP 39, GP 1 NWD

The Subdivision Committee found sketch 8-4241C technically feasible noting that Council approval of the rezoning would be necessary.

8-4263 EDWIN & DOROTHY ROBERTS
2236 AUSTIN AVENUE
LOT A, DL 112, GROUP 1, NWD, PL 19618

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) registration in the Land Titles Office of any necessary easements;
 - b) construction of any additional utility connections required;
2. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955 for one additional dwelling unit permitted to be constructed;
3. Payment of any current, delinquent, or outstanding taxes prior to final approval.

1992 February 18
**SUBDIVISION COMMITTEE
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8-4270 DOUBLE ALPHA HOLDING CORP.
1450 JOHNSON STREET
PCL A, SEC 14 & 15, TWP 39, GP 1, NWD, PL 86682

The Subdivision Committee deferred sketch 8-4270 for the applicant to provide the following:

1. A mitigation statement addressing the future impact of construction on the site;
2. A tree retention survey signed by a registered arborist identifying clusters of trees suitable for retention and measures to ensure their retention (i.e., proximity of excavation, root cutting, watering, snowfencing, etc.);
3. Plans indicating how the long term access to the existing information centre can be provided from the northern site when the information centre converts into residential units, as the Engineering Department would not support the retention of the existing access to Johnson Street.

The Subdivision Committee notes that prior to final approval the following will be required to be registered at the Land Title Office:

- a) a restrictive covenant limiting the maximum yield on the smaller parcel to two dwelling units and on the larger parcel to 158 units;
- b) a restrictive covenant protecting the tree retention areas to be identified in No. 2 above and ensuring that protective fencing be placed around these areas.

8-3910A RONALD & HAZEL CLARK
834 SMITH AVENUE
LOT 192, DL 366, GROUP 1, PLAN 34004

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of Smith Avenue and Runnymede Avenue as well as for the additional utility connections;
 - b) physical construction of the lane allowance;

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8-3910A Cont'd.

- c) registration in the Land Title Office of any necessary easements;
2. Payment of any current, delinquent or outstanding taxes prior to final approval;
3. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit permitted to be constructed.

The Subdivision Committee recommends that the Approving Officer sign the survey plans for the proposed subdivision, with the knowledge that the existing dwelling which is to remain will become non-conforming in relation to the siting requirements of the Zoning Bylaw upon registration of the subdivision.

8-4269

GREYHAWKE ESTATES LTD.
2880 PANORAMA DRIVE
LOT N, SEC 15, TP 39, GP 1, NWD, PL 86691

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Form 'E' Phasing Declaration.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 3, 1992 in the Council Committee Room, with the following persons present:

T. Arthur	-	Deputy Director, Permits & Licenses
L. Scott	-	Supervisor, Subdivision & Development
E. Bowes	-	Landscape Design Technician
N. Maxwell	-	Planning Assistant
K. Davelaar	-	Planning Assistant
R. Telegus	-	Engineer, Environ. & Dev.,
C. Mohoruk	-	Traffic Technologist
B. Olson	-	Traffic Technologist

8-3301E

R. FOWLER, B. SADGROVE, D. BULOWSKI
825 COMO LAKE
PCL 2 (568087E) OF PCL A, REF PL 6592, BLK 8
EXCEPT PART SUBDIVIDED BY PLAN 23553,
DL 367, GR 1, NWD PLAN 609

The Subdivision Committee deferred sketch 8-3301E for the following.

1. Comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment;
2. Comments from the School District No. 43 regarding their future plans for the property directly north of the subject site;
3. Comments from the Parks and Recreation Department on the concept of dedicating as park land, the open space adjacent the proposed A.L.R.T line.

The Committee notes that prior to consideration of final approval, the applicant will be required to submit a geotechnical report on sub-surface soils investigation and conditions to the satisfaction of the Director of Permits & Licences and to register a Restrictive Covenant prohibiting access to Como Lake Avenue from the individual lots.

1992 March 3
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-3306B DAVID & LILY MELONE
909 SHERIFF STREET
LOT 30, DL 367, GP 1, NWD PLAN 24400

Approved subject to:

1. The applicant applying for and securing a Development Variance Permit from Council varying the proposed road widths and construction standards for Sheriff Street and Wyvern Court;
2. Construction of additional utility connections for the newly created lots;
3. Payment of a Development Cost Charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
4. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Sheriff Street and Wyvern Avenue as varied under the Development Variance Permit;
 - b) registration in the Land Titles Office of any necessary easements;
5. The applicant applying for and securing a Demolition Permit from the Permits and Licences Department to allow for the removal of all buildings and structures prior to final approval;
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-3934C VICTOR L. GAUTHIER
579 ALDERSON AVENUE
LOT 13, DL 1 & 3, PLAN 12211, GR 1, NWD

Approved subject to:

1. Council's approval of the required RS-3 zoning;
2. The applicants applying for and securing a Development Variance Permit varying the cul-de-sac radius on Grayson Avenue;

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-3934C Cont'd.

3. Registration of a right-of-way to provide for the road construction along Grayson Avenue;
4. Registration of a Restrictive Covenant for the purposes of determining the siting of buildings and structures in accordance with the Zoning Bylaw, stating that the boundary of the above mentioned right-of-way shall be considered to be a property line;
5. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the required improvements along Alderson Avenue;
 - b) physical construction of Grayson Avenue and the lane, noting that the Grayson Avenue works would include physical construction of the full diameter of pavement, construction of the curb and sidewalk along the south edge of the cul-de-sac up to the north property line of Grayson Avenue and provision for underground wiring for the north two lots facing Grayson Avenue;
 - c) registration in the Land Titles Office of any necessary easements including any required for drainage;
6. Physical construction of two additional utility connections;
7. Payment of a Development Cost Charge as required by Bylaw No. 988 for parkland acquisition, consisting of \$955 for each of the two additional dwelling units permitted to be constructed;
8. Payment of any current, delinquent or outstanding taxes prior to final approval;

The Subdivision Committee recommends that the Approving Officer sign the survey plans for the proposed subdivision, with the knowledge that the existing dwelling which is to remain would become non-conforming in relation to the siting requirements of the Zoning Bylaw upon registration of the subdivision.

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4212E DISTRICT OF COQUITLAM
2916 WALTON AVENUE
LOT 43, PL 24126, DL 386, GROUP 1, NWD

The Subdivision Committee reviewed an informal request from the owner of Lot 43 to create a single lot fronting Michigan Drive with the remainder of the lot "meat-hooked" to the parent lot on Walton Avenue. The Committee commented that the concept was generally acceptable to most members, however, should Mr. Moffat wish to proceed, a formal application should be submitted which would generate the required detailed review.

8-4107A LORRAINE MURPHY
644 CHAPMAN AVENUE
LOT 2, PL 14832, BLK 3, DL 106

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Chapman and Nicola Avenues to the standards required by the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Payment of any current, delinquent or outstanding taxes prior to final approval;
3. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit permitted to be constructed;
4. The driveway for the new lot on Nicola Avenue being restricted to the western side of the proposed lot.

The Committee recommends that the Approving Officer approve the proposed subdivision with the knowledge upon registration of the subdivision, the carport/shed will become non-conforming in relation to the required rear yard setback to the proposed new property line.

1992 March 3
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4245A RAVINDER SINGH CHADHA & ROLAND FINNIGAN
1003 ALDERSON AVENUE & 257 LEBLEU STREET
LOT 15, PLAN 1481, DL 45, GROUP 1, NWD

The Subdivision Committee deferred this application for the Director of Permits and Licences to review and provide details of what improvements would be required to be made to the existing dwelling at 257 LeBleu in order for it to meet the spatial separation requirements of the B.C. Building Code.

8-4246C FLETCHER CHALLENGE CANADA LTD.
15 KING EDWARD STREET
LOT 1, PLAN 82051, DL 16,17,18,19,20 & 48, GROUP 1, NWD

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of the extension of Clipper Street including a temporary turn around;
 - b) the registration of any necessary easements including a right-of-way for the temporary turn-a-round works to be constructed at the south end of Clipper Street;
2. Compliance with the Water Management Branch of the Ministry of Environment, Lands and Parks requirements as stated in the letter dated January 21, 1992;
3. Compliance with the Fisheries and Oceans requirements stated in the letter dated January 15, 1992;
4. Compliance with the Fish and Wildlife Management Branch of the Ministry of Environment, Lands and Parks as stated in their letter dated October 24, 1991;
5. Submission of a survey plan signed by a B.C. Land Surveyor, showing the location of buildings & structures to remain (including the DIP tank) to be reviewed by the Permits and Licences Department in relation to spatial separation requirements of the B.C. Building Code.

1992 March 3
**SUBDIVISION COMMITTEE
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8-4246C Cont'd.

6. 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;
7. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4256 LORETTA COTT, M. & B. JAFARY
1010 - 1016 DELESTRE AVENUE
LOT 4 (EXEPT PCL A, EX PL 8710) AND LOT 5,
ALL OF BLK 21, DL 45, GP 1, NWD, PL 1481

Approved subject to:

1. The existing shed being removed or relocated to conform to the Zoning Bylaw setback requirements;
2. Confirmation that all driveway accesses and utility connections will lie within the appropriate property lines;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4259 MR. & MRS. THOMSON
598 CHAPMAN AVENUE
LOT B, DL 106 GP 1, NWD PL 24060

Approved subject to:

1. The applicants applying for and securing a Development Variance Permit from Council to vary the pavement width and future construction requirements for Nicola Avenue;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) the physical construction of Chapman Avenue and cash payment for Nicola Avenue;

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4259 Cont'd.

- b) registration in the Land Titles Office of any necessary easements including any that may be required for drainage purposes;
3. The existing garage is to be removed or relocated to conform to the Zoning Bylaw setback requirements;
4. Payment of the Development Cost Charge as required by Bylaw No. 988, for parkland acquisition, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4271 M. & K. BEVAN-PRITCHARD
C. & L. JOHANNSON
960 - 964 KINSAC STREET
LOT 88, PL 30468 AND LOT 229 PL 35659, DL 367 GP 1, NWD

Approved subject to the payment of any current, delinquent or outstanding taxes.

8-4273 CARIBOO TRAIL HOTEL LTD.
511 ROCHESTER AVENUE
LOT 3, PL 12780, (S & E PL 15812, 49908 & 68155)
ALL OF DL 3, GP 1, NWD

The Subdivision Committee deferred this application for the Engineering Department to comment on the widening required and the ultimate road width for Rochester Avenue.

8-4272 PIARA DHALIWAL
695 BLUE MOUNTAIN
LOT 1, DL 365, LD 36, PL 6975

The Subdivision Committee recommends that the applicant apply and follow the normal procedure for a lane cancellation noting that from a cursory review, no opposition was raised by Committee members.

1992 March 3
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4137 **DISTRICT OF COQUITLAM
1123 WESTWOOD STREET
PT OF S.W. 1/4 & S.E. 1/4 OF SECTION 11,
TWP 39, PLAN 6808 (S & E PLAN 39359)**

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) the physical construction of all frontages of Westwood Street, Lincoln Avenue, and Pipeline Road to the requirements of Subdivision Control Bylaw 2038;
 - b) registration of any necessary easements;
2. Payment of the Development Cost Charge as required by Bylaw No. 988, for trunk drainage;
3. Submission of a mitigation statement addressing any possible contaminants that could be released into the atmosphere at the time of subdivision to the satisfaction of the Environment Section of the Engineering Department prior to final approval.

STREET NAMES

The Committee reviewed proposed street names for the locations shown on the attached map which form part of the minutes. The Committee recommends that Council approve the proposed street names subject to their acceptance by the Post Office.

**Marcellin Place
Herrmann Street**



HERRMANN STREET

SHILOH PLACE

MARCELLIN PL.

THACKER ST.

IRVINE ST.

STREET NAMES .

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 17, 1992 in the Council Committee Room, with the following persons present:

D. Buchanan	-	Planning Director
T. Arthur	-	Deputy Director, Permits & Licenses
L. Scott	-	Supervisor, Subdivision & Development
D. Palidwor	-	Parks Design Technician
N. Maxwell	-	Planning Assistant
K. Davelaar	-	Planning Assistant

8-2892A

KHERA INVESTMENTS LTD.
2380 CAPE HORN AVENUE
LOT 2, DL 65 & 66, GP 1, PLAN 9662

The Subdivision Committee deferred sketch 8-2892A for the following:

1. the applicant to provide an appropriate mitigation statement identifying any site contamination and outlining a plan of mitigation if required. The Committee notes that the Hunter Laird Engineering Ltd. mitigation statement dated February 25, 1992 does not correctly identify the site location and refers to burning material on site which is not allowed in the District of Coquitlam;
2. the applicant to provide a regrading plan to the satisfaction of the Permits & Licences and the Engineering Departments;
3. the applicant to provide an original soils report sealed by a Professional Engineer specializing in geotechnical matters;
4. the applicant to provide a Professional Engineer's report evaluating the existing on-site noise levels and their recommendations on how to achieve sound levels acceptable for single family development on the site;
5. comments from the Ministry of Transportation and Highways as to highway widening plans;

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8-2892 Cont'd.

6. the Planning Department to review the future road and lotting pattern for the lands to the west;

The Committee notes the following:

- a) Council's approval of RS-4 Zoning is required;
- b) all lots to be a minimum of 465 m²;
- c) the Parks and Recreation Department stated that they do not favour the park dedication as indicated on the original application, therefore, the land in question has been added to one of the proposed single-family lots.

8-3872A VITO IALUNGO
2021 AUSTIN AVENUE
PCL 'B' OF LOT 2, DL 358, GP 1, NWD, PLAN 1729 (S & E PL 30982)

Approved subject to:

1. removal and reconstruction of the existing access crossing to Austin Avenue;
2. the requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Midvale Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
3. the applicant meeting building spatial separation requirements of the Building Code to the satisfaction to the Director of Permits & Licences Department;
4. payment of any current, delinquent or outstanding taxes prior to final approval;
5. payment of a Development Cost Charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed.

1992 March 18
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4175F B.C. HYDRO
ROBSON DRIVE
LOT 30, SEC 14, TWP 39, PL 3022; LOT 1, DL 4838, GP 1, PL 83258;
PORTION OF LOT N, DL 6953, GP 1, PL 86701 & 6.34 ACRE
PORTION OF LOT LS 2, SEC 14, TWP 39, PL 31167, NWD

The Subdivision Committee extended the preliminary approval for sketch 8-4175F noting that prior to a change in ownership, the Development Permit DP-24-91 must be assigned to the new owner and approved by Council.

Phase 1 may be broken down into smaller phases subject to the completion of the appropriate conditions being met. The Committee approved subdivision sketch 8-4175F for Phase 1 subject to the following:

1. submission of a geotechnical report and regrading plan including proposed drainage collection systems on lots adjacent to all the crest of slopes to the satisfaction of the Director of Permits and Licences;
2. the requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Robson Drive, Purcell Drive, the extension of Fisher Court and the new road south off Robson Drive;
 - b) registration in the Land Title Office of any necessary easements;
3. payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955 for each of the 27 additional dwelling units permitted to be constructed in Phase 1. The Committee notes that upon development of Phase II, an additional Development Cost Charge payment will be applicable, though this will likely be offset by parkland compensation;
4. payment of any current, delinquent or outstanding taxes on all lots prior to final approval;
5. compliance with the requirements contained in the May 31, 1990 letter from the Fish and Wildlife Branch of the Ministry of Environment and Parks, noting that the letter includes the requirement for the registration of a covenant to protect the vegetation within 6 metres of the crest of slope;
6. compliance with requirements contained in the September 26, 1990 letter from the Water Management Branch of the Ministry of Environment and Parks;

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8-4175F Cont'd.

7. registration in the Land Title Office of covenants which would provide for:
 - a) a 6 metre setback from the B.C. Hydro right-of-way for any lot which encroaches into the right-of-way;
 - b) a building setback line from the crest of slope as required by Section 405 of the Zoning Bylaw;
 - c) an additional 6 metre setback from the Habitat Protection Area required by the Fish and Wildlife Branch of the Ministry of Environment and Parks in item 6 above for the first 3 lots on the west side of the watercourse south off Robson Drive, and the proposed 6 lots at the west end of the subdivision, noting that in lieu of an additional 6.0 metre covenant on these lots the applicant may submit a tree survey with tree protection measures to the satisfaction of the Director of Parks and Recreation.

The Committee notes that the development must be in accordance with Development Permit DP-24-91 approved by Council on August 6, 1991.

8-4245A

RAVINDER S. CHADHA & ROLAND FINNIGAN
1003 ALDERSON AVENUE & 257 LEBLEU STREET
LOT 15 & 16, DL 45, BLK 24, GP 1, NWD, PLAN 1481

The Subdivision Committee found sketch 8-4245A technically feasible noting the following:

1. the applicant will be required to apply for and secure a Development Variance Permit from Council allowing the reduction in the side yard setback proposed for the existing home at 257 LeBleu Street;
2. Council's approval of RS-3 Zoning is required;
3. a reciprocal maintenance easement and a covenant restricting the siting of any future dwelling will be required to be registered on the southerly lot fronting LeBleu Street;

1992 March 18
**SUBDIVISION COMMITTEE
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8-4245A Cont'd.

4. extensive reconstruction to the existing dwelling at 257 LeBleu will be necessary in order to meet the requirements of the B.C. Building Code to the satisfaction of the Director of Permits and Licences, with the work to be completed prior to final approval.

8-4270 DOUBLE ALPHA HOLDING CORP.
1450 JOHNSON STREET
PCL 'A', SEC 14 & 15, TWP 39, GP 1, NWD, PL 86682

The Subdivision Committee, after reviewing the mitigation statement and information on the existing access to Johnson Street, approved sketch 8-4270 subject to:

1. the future owner verifying in writing that on the landscape plans which are required as part of the design review covenant, they will provide greater initial detail on the tree covenant areas, indicating the species and height of existing trees, supplemental landscaping, and the location and type of tree protection measures all to the satisfaction of the Planning and the Parks and Recreation Departments;
2. the requirements of the Subdivision Control Bylaw No. 2038, including the registration of any necessary easements;
3. compliance with the requirements contained in the February 26, 1992 letter from the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks;
4. payment of any current, delinquent or outstanding taxes prior to final approval.
5. registration in the Land Title Office of the maximum unit covenants for each of the lots.

1992 March 18
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4270 Cont'd.

The Committee notes that after reviewing the proposed tree retention plan as shown on the DM Group drawings, the Parks and Recreation Department suggests that the applicant plant native conifers on the exiting hydroseeded slope above the present sales office to their satisfaction.

8-4273A CARIBOO TRAIL HOTEL LTD.
511 ROCHESTER AVENUE
LOT 3, PLAN 12780, EXCEPT PLANS 15812, 49908 & 68155,
ALL OF DL 3, GP 1, NWD

The Subdivision Committee received the Engineering Department's comments that the existing right-of-way width of Rochester Avenue is 16.9 m and that the ultimate right-of-way will be 20.1 m with the difference of 3.2 m being required from the south side of Rochester Avenue. The Committee notes that the proposed road dedication shown on the architectural plans for this site is not seen as being necessary and therefore would not be supported by the Subdivision Committee.

8-4274 KAROLY & GEZA BERGHOLD
525 EBERT AVENUE
LOT 3, DL 7, PLAN 6422

Approved subject to:

1. the removal of all buildings and structures prior to final approval;
2. the requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction Ebert Avenue and the lane;
 - b) payment for water, sanitary sewer, and storm sewer connections;
 - c) registration of any required easements;
3. payment of any current, delinquent or outstanding taxes prior to final approval;

1992 March 18
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4274 Cont'd.

4. payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit permitted to be constructed.

8-4276A D. & A KENNEDY, B. VAN LEEUWEN, D. FITZPATRICK
810 - 816 MACINTOSH STREET
LOT 22 & LOT 23, PLAN 1374, DL 368, GROUP 1, NWD

Approved subject to:

1. the requirements of the Subdivision Control Bylaw No. 2038, including;
 - a) the physical construction of Kelvin Street and MacIntosh Street;
 - b) registration of any necessary easements;
2. the payment of any current, delinquent or outstanding taxes prior to final approval;
3. payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955 for each of the three additional dwelling units permitted to be constructed;

8-4239 EDWARD KULCHESKI & HENRY HILDEBRAND
445 SCHOOLHOUSE STREET
LOT 8 AND PLAN, PL 15738, DL 110, GP 1, NWD.

The Subdivision Committee reviewed the correspondance and photos received March 6, 1992 in regard to the lane closure. The Committee reiterated its previous comment of September 17, 1991 that "the proposed lane closure would not be in the public interest and therefore the Committee will not support this lane closure."

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, April 7, 1992 in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS PRESENT: D.M. Buchanan, Planning Director
T. Arthur, Dep. Dir. Permits & Licences
L. Scott, Supv. Sub. & Dev.
R. Telegus, Engineer Envir. & Dev.
D. Palidwor, Park Design Technician
N. Maxwell, Planning Assistant
K. Davelaar, Planning Assistant
P. Stecyk, Site Grading Tech.

ALSO: Steven C. Chan, Simon Fraser Health Unit
Jeet Gill, Simon Fraser Health Unit

The two members from the Simon Fraser Health Unit gave a brief outline of the criteria and process for approving septic fields. They also commented on other areas of their expertise and their concerns with the development in the northeast area of Coquitlam.

8-3408H WAY CHAN
2305 CAPE HORN AVENUE
LOT B, BLK 7 & 8, PL. 11039, D.L. 65

The Subdivision Committee received a request from the Permits & Licences Department to remove the condition of approval that required a retaining wall be constructed prior to final approval of the subdivision plan. The Committee had no objection to the request and then approved the subdivision shown on sketch 8-3408H subject to:

1. the requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Cape Horn Avenue and Warrick Street to the standards of the Subdivision Control Bylaw No. 2038;

1992 April 7
SUBDIVISION COMMITTEE
MEETING MINUTES

8-3408H

1. cont'd/
 - b) cash payment for the future construction of Kaptey Avenue and the walkway adjacent to the southwest property line;
 - c) registration in the Land Title Office of any necessary easements;
2. payment of any current, delinquent or outstanding taxes prior to final approval;
3. payment of the Development Cost Charge as required by Bylaw No. 988, consisting of \$955 for each of the 5 additional dwelling units permitted to be constructed;
4. registration in the Land Title Office of a restrictive covenant to ensure that no buildings or structures will be located in the areas required to facilitate the ultimate subdivision potential of adjoining lots;
5. registration in the Land Title Office of a restrictive covenant to ensure that the retaining wall is constructed once excavation for the proposed dwelling is completed.

8-4103F

HASEMAN INVESTMENT CORP.
1217 BRUNETTE AVENUE
LOT 2, BLK. 5, D.L. 46, GROUP 1, N.W.D., PL. 85264

The Subdivision Committee recommends that the Strata Title Approving Officer sign the amended Form E Phasing Declaration, and the strata plans for Phases 1 and 2.

8-4241B

R. WARNER, B. WARNER, F. WARNER,
M. WARNER, V. BROOKER, P. BROOKER
1399 PIPELINE & 1410-1420 HOCKADAY
LOT 9, PL. 38371, LOT 17, PL. 35045; AND PCL. A, (REF. PL. 13587), (EX.
PLS. 35100, 38371, & 68932), N 1/2 L.S.5, ALL OF SEC. 13, TP. 39,
GROUP 1, NW.D.

The Subdivision Committee found the subdivision shown on sketch 8-4241B technically feasible as Council endorsed and gave direction to prepare a Zoning Bylaw based on the proposed interior church location.

1992 April 7
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4261

BRIAN & LAURIE MELHUS
541 LINTON STREET
LOT 1, S.E. 1/4 PLAN 1729, EXCEPT PARTS SUBDIVIDED BY PLANS
24440, 29319, 44175 ALL OF D.L. 358, GROUP 1, N.W.D.

Approved, subject to:

1. the requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) cash payment for the future construction of Linton Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) provision for any additional utility connections if required;
2. the applicant applying for and securing a Demolition Permit from the Permits & Licences Department to allow for the removal of all buildings and structures prior to final approval;
3. registration in the Land Title Office of a covenant restricting the siting of buildings adjacent to Booth Creek considering the requirements of Section 405 of the Zoning Bylaw;
4. registration in the Land Title Office of a restrictive covenant in favour of the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks as outlined in their letter dated February 19, 1992;
5. registration in the Land Title Office of a restrictive covenant in favour of the Water Management Branch of the Ministry of Environment, Lands and Parks as outlined in their letter dated March 2, 1992;
6. registration in the Land Title Office of a restrictive covenant to ensure that the proposed rockpit on the northern lot will not be located within the 4 metre covenant area as required by the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks;
7. payment of a Development Cost Charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;

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MEETING MINUTES

8-4261 cont'd/

8. the applicant installing protective fencing to the satisfaction of the Environment Section of the Engineering Department along the covenant area required by the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks;
9. payment of any current, delinquent or outstanding taxes prior to final approval.

8-4278

JEFFREY J.T. ALLEN
2000 AUSTIN AVENUE
LOT 17, D.L. 111, GROUP 1, N.W.D., PLAN 20115

The Subdivision Committee deferred this application for the following:

1. the Permits & Licences Department to review how the proposed lot line and existing dwelling comply with the spatial separation requirements of the B.C. Building Code;
2. the Approving Officer to advise whether he is prepared to sign the proposed subdivision plans with the knowledge that the dwelling will become nonconforming in relation to the required building setbacks.

8-4279

LEDINGHAM McALLISTER DEVELOPMENTS LTD.
1450 JOHNSON STREET
LOT _____, SECTION 14 & 15, TOWNSHIP 39, GROUP 1, N.W.D., PL. _____

The Subdivision Committee deferred the application shown on 8-4279 for the following:

1. the Fire Department to review the proposed internal road network and their access needs across the proposed property lines;
2. the Parks & Recreation Department to comment on the proposed access under the B.C. Hydro Transmission lines;
3. the Engineering Department to comment on the proposed access locations and driveway configurations;

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SUBDIVISION COMMITTEE
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8-4279 cont'd/

4. the applicant to provide detailed road grading plans including cross-sections where the driveway crosses over the proposed western lot. These plans should indicate the extent of the required construction on the proposed western parcel in conjunction with construction of the eastern portion of driveway;
5. the applicant to provide a professional engineer's report detailing the soils stability of the reconstruction and regrading areas referred to in item 4 above.

8-4280 390200 B.C. LTD.
100 SCHOOLHOUSE STREET
LEASE OF A PORTION OF PCL. A, D.L. 61, GROUP 1, N.W.D. PLAN LMP
1686

The Subdivision Committee deferred the proposed lease as shown on 8-4280 for the following:

1. the Municipal Solicitor to clarify the Subdivision Committee's mandate in regard to 20 year leases;
2. the Approving Officer to comment on the requirements for road frontage for the leased area;
3. the Planning Department to review the proposed parking allocation referenced in the Lease document.

8-4281 DANAE DAGG
649 CHAPMAN AVENUE
LOT A, PLAN 23182 AND A PORTION OF LANE DEDICATED BY PLAN
23182, D.L. 106, GROUP 1, N.W.D.

The Subdivision Committee declined the subdivision shown on sketch 8-4281. The Committee suggests that the applicant consider applying for a joint subdivision with one of the neighbouring properties.

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8-4282

STEPHEN & HEDVIG PINTER
529 EBERT AVENUE
PARCEL A, EXPLANATORY PLAN 10931, LOT 3, PLAN 6422, D.L. 7,
GROUP 1, N.W.D.

Approved, subject to:

1. the requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Ebert Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) physical construction of the lane to a gravel standard;
 - c) registration in the Land Title Office of any necessary easements;
 - d) physical construction of additional utility connections as required;
2. the applicant applying for and securing a Demolition Permit from the Permits & Licences Department to allow for the removal of the existing garage prior to final approval;
3. the applicant meeting the spatial separation requirements of the B.C. Building Code to the satisfaction of the Director of Permits & Licences;
4. the payment of a Development Cost Charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
5. payment of any current, delinquent or outstanding taxes prior to final approval.

8-4284

JOE & TERRI HYVARINEN
344 & 346 THERRIEN STREET
PARCEL A, D.L. 109, GROUP 1, N.W.D., PLAN LMP 2236

The Subdivision Committee finds this application technical feasible, and recommends that Council as the Approval Authority under the Condominium Act, approve the conversion into strata lots.

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4214 MALKIAT DHALIWAL & KULTAR DHALIWAL
636 & 638 CLARKE ROAD
LOT 4, D.L. 9, GROUP 1, N.W.D., PLAN 12202

Re-approved, subject to:

1. approval from B.C. Hydro and B.C. Telephone;
2. the requirements of Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Lea Avenue;
 - b) registration in the Land Title Office and any necessary easements;
 - c) submission of a mitigation statement signed by a civil engineer as required by Section 5.08 of Subdivision Control Bylaw No. 2038;
 - d) submission of the "latecomers" letter as required by Section 5.09 of Subdivision Control Bylaw No. 2038.
3. registration in the Land Title Office of a covenant to restrict the new driveway to the new lot to Lea Avenue only. The covenant should also state that the existing access to 638 Clarke Road can remain, however, if any new development occurs on that site then access to Clarke Road would be removed and the new driveway would be restricted to Lea Avenue;
4. payment of any current, delinquent or outstanding taxes prior to final approval;
5. payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955 for each of the two additional dwelling units permitted to be constructed;
6. removal of the existing buildings and structures currently located on the southern portion of the site;
7. removal of the existing garage which would encroach over the proposed property line or alternatively, reconstruction of the garage to meet the setback requirements of the Building and Zoning Bylaws along with submission of a surveyor's certificate to verify that the required setbacks have been attained.

1992 April 7
**SUBDIVISION COMMITTEE
MEETING MINUTES**

STREET NAMES

The Committee reviewed the proposed street name for the location shown on the attached map which forms part of the minutes. The Committee recommends that Council approve the proposed street name subject to its acceptance by the Post Office.

PRIMROSE LANE



GUILDFORD WAY

WESTWOOD ST.

EASTWOOD ST.

PRIMROSE LANE

GLEN DRIVE

STREET NAMES

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014



SUBDIVISION COMMITTEE MEETING

MINUTES

Mayor: L. Sekora

A regular meeting of the Subdivision Committee was held at 11:00 a.m. on Tuesday, April 21, 1992 in the Council Chambers, with the following persons present:

D. Buchanan	-	Planning Director
T. Arthur	-	Deputy Director, Permits & Licenses
R. Telegus	-	Engineer, Environment & Development
L. Scott	-	Supervisor, Subdivision & Development
D. Palidwor	-	Parks Design Technician
N. Maxwell	-	Planning Assistant
K. Davelaar	-	Planning Assistant

8-4201C LORNE KAVIC
523 WHITING WAY
LOT REM 42, DL 5, GP 1, NWD, PLAN 29242

The Subdivision Committee found subdivision sketch 8-4201C technically feasible, noting that the parkland acquisition issue is subject to review by Council.

8-4272 PIARA S. DHALIWAL
695, 697 BLUE MOUNTAIN
LOT I, PLAN 6975 AND LOT 248, PLAN 35006, DL 365, GROUP 1, NWD

The Subdivision Committee found sketch 8-4272 technically feasible, noting the following:

1. Council's approval of RS-3 zoning is required;
2. The stairs and landing on the south side of the deck would have to be removed in order for the structure to conform to the B.C. Building Code and Zoning Bylaw.

The Committee notes that the owner will be required to pay for survey plans, land registry fees and fair market value for the land to be created by the lane closure.

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SUBDIVISION COMMITTEE
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8-4275 HORNPAK DEVELOPMENTS LTD.
1500 BLOCK BOOTH
LOTS 25, 26, 27, 37, 38 & 39, PLAN 13202, ALL OF DL 47, GP 1, NWD

Approved subject to:

1. The applicant to remove all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;
2. Council's approval of a Road Closure Bylaw and payment of land area to be created;
3. Registration in the Land Title Office of any necessary easements;
4. The relocation of the existing sanitary sewer line which serves 1510 Brunette Avenue to the satisfaction of the Engineering Department

The Committee notes that no access to Brunette Avenue will be allowed, therefore, all accesses must be from Booth Avenue.

8-4278A JEFFERY ALLEN
2000 AUSTIN
LOT 17, DL 111, GP 1, NWD, PLAN 20115

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No 2038, including:
 - (a) physical construction of Austin Avenue, Montgomery Street, and the lane to the standards of the Subdivision Control Bylaw No 2038;
 - (b) registration in the Land Title Office of any necessary easements;
 - (c) construction of additional utility connections for the newly created lot;
2. Compliance with the B.C. Building Code to the satisfaction of the Permits and Licences Department which includes the following:
 - (a) removal of the rear porch;

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4278A Cont'd/

- (b) reduction of the door and window openings on the south elevation to a maximum of 7% of the total wall area;
3. The applicant removing the northerly retaining wall from the proposed corner/cut area and reconstructing the wall as required;
 4. The applicant to remove the existing garage prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;
 5. Payment of a Development Cost Charge as required by Bylaw No. 988, consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
 6. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee recommends that the Approving Officer approve the proposed subdivisions with the knowledge that upon registration of the subdivision, the dwelling will become non-conforming in relation to the required front and side setbacks.

8-4279A LEDINGHAM MCALLISTER DEVELOPMENTS LTD.
1450 JOHNSON STREET
LOT 1, SEC. 14 AND 15, TWP 39, GP 1, NWD, PLAN 86682

Approved subject to:

1. Registration in the Land Title Office of the following:
 - (a) reciprocal agreement between each of the three lots and the District of Coquitlam which would provide for access and utilities to pass through each of the three proposed lots as well as providing for a working easement area to allow for the required road construction;

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MEETING MINUTES

8-4279A Cont'd/

(b) a covenant restricting the maximum number of dwelling units to the following:

westerly lot : 52 units
center lot : 55 units
easterly lot : 51 units

(c) a covenant on the center lot prohibiting access to Johnson Street;

2. The applicant to provide written approval from B.C. Hydro that the proposed location of the Johnson Street driveway access is acceptable;
3. The requirements of the Subdivision Control Bylaw No. 2038, including the registration in the Land Title Office of any necessary easements.

The Committee notes the following:

- (a) The Permits and Licences Department will require regrading and drainage plans prior to the issuance of any Building Permit;
- (b) All proposed driveway accesses must meet the Subdivision Control Bylaw No. 2038 requirements ensuring that all accesses are constructed perpendicular to the roadway;
- (c) The applicant has agreed not to clear the land prior to submitting detailed landscape plans as part of the Design Review process with subsequent registration of a Restrictive Covenant defining the tree retention areas;
- (d) The driveway access within the Park strip (B.C. Hydro right-of-way) must be reviewed and is subject to the approval of the Parks and Recreation Department;
- (e) The Design Review Covenant for parcel 3A will be required to be registered over each of the three lots to be created.

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8-4280 390200 B.C. LTD.
100 SCHOOLHOUSE STREET
LEASE OF A PORTION OF PCL A, DL 61, GP 1, NWD, PLAN LMP1686

Approved subject to:

1. Registration in the Land Title Office of a Restrictive Covenant as outlined in the April 2, 1992 letter from the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks;
2. The applicant providing a letter clarifying the term "non-exclusive" as referred to in Section "C", No. 2 of the lease document to the satisfaction of the Planning Director.

8-4281 DANAE DAGG
649 CHAPMAN AVENUE
LOT A, PLAN 23182 AND A PORTION OF LANE
DEDICATED BY PLAN 23182, DL 106, GROUP 1, NWD

The Subdivision Committee deferred the application shown on sketch 8-4281 for Council's consideration of the proposed lane closure while noting that the Committee would recommend against this proposal. Any implementation depends on passage of two Bylaws after consideration of public interest by Council. The Committee also notes that if the proposal for lane closure is endorsed by Council, the applicant will be responsible for the following:

- (a) providing survey plans, land registry fees, and payment of current market value for the land to be created by the proposed lane closure;
- (b) applying for RS-3 zoning by submitting the required forms and fees.

1992 April 21
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4283 MARY CHARLTON
1005 ROCHESTER AVENUE
LOT 4, PLAN 16562, DL 3, GROUP 1, NWD

Approved subject to:

1. The applicant to remove all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - (a) physical construction of LeBleu Street and Rochester Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - (b) registration in the Land Title Office of any necessary easements;
 - (c) construction of additional utility connections for the newly created lots;
3. The payment of a Development Cost Charge, as required by Bylaw No. 988, consisting of \$955.00 for each of the two additional dwelling units permitted to be constructed;
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that all lots are single family lots. The larger lot on Rochester Avenue may have potential for a two family residential building (duplex) however the required rezoning must be approved by Council.

8-4285 CLAUDIO, MARIA, AMALIA PERO
MYRNA LANGTON, BOB LAI, SHAUNA CHOK
508 - 512 SCHOOLHOUSE STREET
LOTS 7 (SL1 AND SL2 NW 826) AND LOT 8, PLAN 13829, GP 1, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-4285 pending the receipt of the neighbours comments.

The Committee notes that the physical construction of Haversley Avenue and Schoolhouse Street will be required to the standards of the Subdivision Control Bylaw No. 2038 and that amendments may be required to the existing strata plan.

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4286 DOUBLE ALPHA HOLDING CORP.
PARKWAY BOULEVARD
LOT 3, PLAN LMP415, SECTION 15, GP 1, NWD

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - (a) physical construction of Parkway Boulevard to the standards of the Subdivision Control Bylaw No. 2038;
 - (b) registration in the Land Title Office of any necessary easements;
 - (c) construction of additional utility connections for the newly created lots;
2. Registration in the Land Title Office of a restrictive covenant prohibiting further subdivision of the newly created 5 lots;
3. Registration in the Land Title Office of a discharge of the existing yield covenant and a modification of the yield covenant for the remaining parcel;
4. The applicant providing regrading and drainage plans to the satisfaction of the Permits and Licences Department prior to final approval;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4287 MR. & MRS. G.W. ALLEN
1116 - 1120 CARTIER AVENUE
LOT A (BLK 11), PL 15656, AND LOT A (BLK 2)
PLAN 20350 BOTH OF DL 46, GP 1, NWD

The Subdivision Committee found the subdivision shown on sketch 8-4287 technically feasible subject to Council's approval of the proposed RS-3 zoning.

The Committee notes that prior to final approval the applicant will be required to construct Cartier Avenue to the standards of the Subdivision Control Bylaw No. 2038, and register a drainage easement through to Quadling Avenue.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, May 5, 1992 in the Council Committee Room, with the following persons present:

D. Buchanan	-	Planning Director
T. Arthur	-	Deputy Director, Permits & Licenses
P. Stecyk	-	Site Grading Technologist
R. Telegus	-	Engineer, Environment & Development
D. Palidwor	-	Parks Design Technician
N. Maxwell	-	Planning Assistant
K. Davelaar	-	Planning Assistant

8-4005B

M.L. MARSHALL
3321 DAVID AVENUE
LOT 13, SEC. 13, T.W.P. 39, PLAN 31060

The Engineering Department requires a greater road dedication on David Avenue than what was shown on sketch 8-4005A in order to accommodate the required servicing for this site. The Subdivision Committee therefore approved subdivision sketch 8-4005B subject to:

1. Removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District of Coquitlam to complete this demolition;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - (a) physical construction of David Avenue, Oxford Street, and Bayswater Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - (b) registration in the Land Title Office of any necessary easements;
3. Payment of the Development Cost Charge as required by Bylaw No. 988, consisting of \$955.00 for each of the five additional dwelling units permitted to be constructed;

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4005B Cont'd/

4. Registration in the Land Title Office of a Restrictive Covenant on the most southerly lot prohibiting vehicular access to David Avenue;
5. Payment of any current, delinquent, or outstanding taxes;
6. The applicant to provide a geotechnical report signed by a professional engineer providing the following:
 - (a) verification that the soils bearing meet the B.C. Building Code at MBE elevation;
 - (b) soils logs to outline if any deep fills are located on these lots.

8-4147 CHENG HUI-CHEN WU & MU-TZU WU
1319 ROSS AVENUE
LOT 134, DL 357, PL 31800

Approved subject to:

1. All buildings and structures being removed prior to final approval. The applicant is required to apply for and secure all the necessary permits to complete this demolition;
2. Payment of a Development Cost Charge, as required by Bylaw No. 988 consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
3. Payment of any current, delinquent, or outstanding taxes prior to final approval;
4. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - (a) physical construction of Ross Avenue and the lane to the standards of the Subdivision Control Bylaw No. 2038;
 - (b) registration in the Land Title Office of any necessary easements;

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MEETING MINUTES

8-4147 Cont'd/

(c) provision for additional utility connections for the newly created lot;

5. The applicant to provide a written declaration if an underground oil storage tank is or was ever existing on the site.

8-4174B D.N.K. ENTERPRISES LTD.
2300 CAPE HORN AVENUE
PARCEL 'A' PLAN 5325, DL 65 & 66, & PARCEL 2 OF PARCEL
'A' (EX. PLAN 4325) DL 65 (EX PT. HWY ON PLAN 25983)

The Committee reviewed a letter provided by the applicant which identified an equivalent replacement to fencecrete as a cedar board fence meeting the following parameters:

1. The fence must be continuous, without gaps, holes, or cracks between elements. In particular, there must be no gap beneath the fence;
2. The material must have a reasonable life expectancy under service conditions;
3. The material must weigh a minimum of 2.5 lbs per square foot in order to have sufficient transmission loss.

The Committee would prefer a fencecrete fence, however, the Committee accepted the above recommendations and noted that the applicant would be required to supply scaled detailed plans showing the proposed fence, elevation, and materials which should include the following:

- (a) pressure treated wood which the manufacturer guarantees meets the above weight requirements;
- (b) one inch by two inch battens nailed over top of all joints.

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4288 BETTE DARLENE IVERS
1231 WINSLOW AVENUE
REMAINDER OF LOT 400, PLAN 63247 EXCEPT
PART SUBDIVIDED BY PLAN 86324 DL 356 GROUP 1, NWD

Approved subject to:

1. The removal of all building structures prior to final approval. The applicant is required to apply for and secure any necessary permits to complete this demolition;
2. Payment of any current, delinquent or outstanding taxes prior to final approval;
3. Payment of a Development Cost Charge, as required by Bylaw No. 988 consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
4. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - (a) physical construction of Winslow Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - (b) registration in the Land Title Office of any necessary easements;
 - (c) provision for the necessary utility connections for the newly created lot;
5. The applicant providing written declaration if an underground oil storage tank is or was ever existing on the site.

8-4289 DAVID J. BLANCHETTE
650 - 652 EDGAR AVENUE
LOT 1, PLAN 73392, DL 1, GROUP 1, NWD

The Committee recommends that Council, as the approving authority under the Condominium Act, approve the conversion into strata lots subject to the completion of any safety or sound proofing requirements deemed necessary by the Director Of Permits & Licences.

The Committee notes that the duplex is 4.99 m² larger than permitted under Section 603 (e)(ii) of the Zoning Bylaw.

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4290 CAPE HORN PROPERTIES LTD
42 & 43 FAWCETT ROAD
LOTS 14 & 16, DL 20, GROUP 1, NWD PLAN 85182

Approved subject to:

1. The applicant ensuring that all existing utility services fall within the proposed property lines;
2. The payment of any current, delinquent or outstanding taxes prior to final approval.

8-4293 DISTRICT OF COQUITLAM
WALKWAY CONNECTING THE LAZY 'A' STREET
AND RANCH PARK WAY
LOTS 7 & 8, PL 19285 and LOTS 30 & 31, PL 19285, DL 374

The Subdivision Committee reviewed how the unconstructed walkway between the Lazy 'A' Street and Ranch Park Way is presently being used by some of the adjacent neighbours. The Committee recommended that the Planning Department put forward the following options to the Legal Department for their consideration:

1. The District could request that all buildings and structures be removed from the walkway;
2. The owners on this block of the Lazy 'A' Street could be polled to see if they would want this walkway open and noting that any opening would necessitate removal of all encroachments and construction of the walkway to municipal standards;
3. The neighbours adjacent to this walkway could initiate a road closure bylaw which would involve surveying the property, protecting the existing utilities with a right-of-way, and purchasing the adjacent portion of walkway;
4. The District could close the walkway to public access by bylaw.

The Committee notes that there are existing underground utilities through this walkway which must be protected if any closure proceeds.

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4269 GREYHAWKE ESTATES LTD.
2880 PANORAMA DRIVE
LOT N, SEC. 15, TP. 39, GP 1, NWD, PL 86691

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for Phase 1.

8-4275 HORNPARK DEVELOPMENTS LTD.
1500 BLOCK BOOTH AND BRUNETTE AVENUE
LOTS 25, 26, 27, 37, 38 & 39, PLAN 13202,
ALL OF DL 47, GROUP 1, NWD

The Subdivision Committee raised concern with the timing of this project, the adjacent project to the west and provision of adequate access for the B.C. Tel building on lot 40. The Committee then updated the previous approval conditions to read as follows:

Approved subject to:

1. The applicant providing, if necessary, access for the B.C. Tel property prior to completion of the road closure bylaw;
2. Council's approval of a road closure bylaw and payment for the land area to be created;
3. The applicant to remove all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;
4. Registration in the Land Title Office of any necessary easements;
5. The relocation of the existing sanitary sewer line which serves 1510 Brunette Avenue to the satisfaction of the Engineering Department.

The Committee notes that no access to Brunette Avenue will be allowed, therefore, all accesses must be from Booth Avenue.

1992 May 5
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4224

R.G. STEEVES HOLDINGS LTD.
1026 BRUNETTE AVENUE
PARCEL A, DL 16 & 45, GP 1, NWD, PL 80247 AND ROAD

The Subdivision Committee received the road cancellation petition and would provide the following comments to the Municipal Solicitor for transmittal to the Land Registrar.

The Committee would have no objection to the road closure if the applicant provides the following:

1. Registration in the Land Title Office of easements to protect any existing utilities within the road allowance to be cancelled, most notably, the GVWD watermain, GVS and DD sanitary sewer main and any overhead lines of B.C. Tel or B.C. Hydro;
2. Registration in the Land Title Office of a right-of-way in a width and location acceptable to the Planning Director for the future park/walkway connector from Adair Avenue to Mackin Park as outlined in Schedule 'D' to the Maillardville Official Community Plan.

8-4266

DOUBLE ALPHA HOLDING CORP.
PROPOSED PARCELS 5T AND 5Q ON THE WESTWOOD PLATEAU
REM. BLOCK A PLAN 71962, SEC. 15, TP. 39; BLOCK B, SEC. 14, TP. 39,
LOT 3, LMP 2306, SEC. 14, TP. 39 AND DL 6953 BLOCK A DL 6769,
BLOCK A, DL 7155, BLOCK A SEC. 23 TP 39, ALL OF GROUP 1, NWD

The Subdivision Committee endorsed the "single loaded" road and lotting concept for parcel 5T. The Committee reserves the right to review this concept on a parcel by parcel basis. The Committee made the following comments in regard to the general lotting of parcels 5T and 5Q:

1. If a similar concept is allowed in parcel 5Q, laneways connecting the northern cul-de-sacs will be required within the parcel boundaries of 5Q;
2. The boulevard area on the uphill side of the road will be required to be finished with a hard surface that is maintenance free;
3. The uphill retaining wall will be required to be aesthetically pleasing and perhaps broken up with special design features;

1992 May 5
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4266 Cont'd/

4. The applicant will be required to secure the Fire Departments' approval of this concept.

The Committee notes that an additional road connection to the property south of parcel 5Q may be required to provide sufficient access to that parcel.

8-4292 BRUCE & GINA BILES AND LLOYD P. DAVIDSON
726 IVY AVENUE AND 725 ACCACIA AVENUE
LOT 93, PLAN 53470 AND LOT 7, PLAN 16508 BOTH OF DL 5, GP 1, NWD

Approved subject to payment of any current, delinquent or outstanding taxes on both lots prior to final approval.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014

SUBDIVISION COMMITTEE MEETING

MINUTES



Mayor: L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, June 2, 1992 in the Council Committee Room, with the following persons present:

D. Buchanan	-	Planning Director
N. Maxwell	-	Planning Assistant
K. Davelaar	-	Planning Assistant
D. Palidwor	-	Parks Design Technician
L. Scott	-	Supv. Subdivision & Development
R. Telegus	-	Engineer, Environment & Development
P. Stecyk	-	Site Grading Technologist

8-2885

ROCKMORE INVESTMENTS LTD.
2376 CAPE HORN AVENUE
REM. LOT 1, DLS 65 & 66, PLAN 9662

The Subdivision Committee would not encourage the proposed mixed use approach to this subdivision. Any subdivision application would require a redesign of the layout to maximize the use of a cul-de-sac off of the extension of Mariana Place to minimize potential driveway connections to Cape Horn Avenue.

8-2892A

KHERA INVESTMENTS LTD.
2300 CAPE HORN AVENUE
LOT 2, DL 65 & 66 GP 1, PLAN 9662

The Subdivision Committee has received an original soils report sealed by a Professional Engineer and a report evaluating the existing on site noise levels and recommendations on how to achieve acceptable sound levels for single family development.

The Subdivision shown on sketch 8-2892A remains deferred for the following:

1992 June 2
SUBDIVISION COMMITTEE
MEETING MINUTES

8-2982A Cont'd/

1. The applicant to provide an appropriate mitigation statement identifying any site contamination and outlining a plan of mitigation if required;
2. The applicant providing a regrading plan to the satisfaction of the Permits & Licences and Engineering Departments;
3. Written comments from the Ministry of Transportation and Highways clarifying their highway widening plans.

The Committee notes the following:

- a) Council's approval of RS-4 zoning is required;
- b) All lots to be a minimum of 465 m².

8-3091U FARWEST DEVELOPMENTS
2233 & 2230 KAPTEY AVENUE
LOT 1, PLAN 80465, AND LOT 7, PLAN 80465
OF DISTRICT LOT 65, GROUP 1, NWD

The Committee reviewed the application submitted on May 21, 1992 and reaffirmed the previous declining of the proposed subdivision. The Committee feels that the subdivision is not in the public interest as the parcel would not likely be maintained given the existing site topography and the location away from the principal dwelling site.

8-3301F A.W. AUSTIN, R. FOWLER, B. SADGROVE, D. BULOWSKI
825 COMO LAKE AVENUE
PARCEL 2 (568087E) OF PARCEL A, REF PL. 6592, LOT 8 EXCEPT PART
SUBDIVIDED BY PLAN 23553, DL 367, GROUP 1, NWD, PLAN 609

The Subdivision Committee found the subdivision shown on sketch 8-3301F technically feasible subject to Council's approval of the required RS-3 zoning.

1992 June 2
SUBDIVISION COMMITTEE
MEETING MINUTES

8-3301F Cont'd/

The Committee notes that the Parks and Recreation Department have not recommended acquisition of the property adjacent to the creek for park purposes, however, the Fish and Wildlife Branch of the Ministry of Environment has required in their letter dated February 19, 1992 the registration of a covenant to protect the vegetation within 9.0 m from the top of the bank of the watercourse.

8-3968A NICOL & VERALENA D'ONOFRIO
654 - 656 CHAPMAN AVENUE
LOT 2 & 3 OF LOT 87, BLK 3, DL 106, PLAN 14042

The Subdivision Committee declined the subdivision shown on sketch 8-3968A as it does not confirm to the advance plan for the Chapman Avenue area.

8-3968B NICOL & VERALENA D'ONOFRIO
654 - 656 CHAPMAN AVENUE
LOT 2 & 3 OF LOT 87, BLK 3, DL 106, PLAN 14042

Approved subject to:

1. The applicant applying for and securing a Development Variance Permit which would vary the Subdivision Control Bylaw No. 2038 requirements to allow for the following:
 - a) a 12.1 m right-of-way width of Nicola Avenue;
 - b) no sidewalk construction the north side of Nicola Avenue;
 - c) a 10.0 m cul-de-sac radius.
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Nicola Avenue and Chapman Avenue to the standards required by the Subdivision Control Bylaw No. 2038, or as varied under a Development Variance Permit;
 - b) registration in the Land Title Office of any necessary easements;

1992 June 2
SUBDIVISION COMMITTEE
MEETING MINUTES

8-3968B Cont'd/

3. Removal of both garages and shed. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;
4. Registration of a subdivision of Lot 1, Plan 14042 to the west to allow physical access to this proposed subdivision, or the applicant securing an access easement in a form and location acceptable to the Municipal Engineer;
5. Payment for the erection of parking regulatory signs on the new road;
6. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for each of the two additional dwelling units permitted to be constructed;
7. Payment of any current, delinquent, or outstanding taxes prior to final approval.

8-4076A J. & D. VUCKOVIC
907 FOSTER AVENUE
W 1/2 LOT 29, DL 366, PL 6908

The Subdivision Committee deferred the subdivision shown on sketch 8-4076A for the applicants to submit all of the requirements under Section 5 of the Subdivision Control Bylaw No. 2038.

8-4241D R., B., F., M., WARNER, V. & P. BROOKER
1399 PIPELINE ROAD & 1410 - 1420 HOCKADAY
LOT 9, PL 38371; LOT 17, PL 35045; AND PCL A (REF PL 13587),
(EX PL 35100, 38371 & 690832), N 1/2 LS 5,
ALL OF SEC 13, TP 39, GP 1 NWD

Approved subject to:

1. Council's approval of the required RS-3 and P-2 zoning;

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SUBDIVISION COMMITTEE
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8-4241D Cont'd/

2. An agreement on acquisition of the park areas being accepted by the subdivider and by Council, noting that a development cost charge payment will be required pursuant to the final approval of the subdivision unless it is affected by the negotiations for the proposed park dedication;
3. The applicant to submit a geotechnical report and site grading plans to the satisfaction of Permits & Licences;
4. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of all roads, bounding, abutting and lying within the proposed subdivision to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
5. The removal of all existing buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;
6. Registration in the Land Title Office of a Restrictive Covenant as outlined in the December 16, 1991 letter from the Water Management Branch of the Ministry of Environment, Parks & Lands;
7. Registration in the Land Title Office of a Restrictive Covenant if required by the Fish and Wildlife Management Branch of the Ministry of Environment, Parks & Lands noting that their requirements are still outstanding;
8. The applicant erecting protective fencing to the satisfaction of the Parks & Recreation Director, along the Fish and Wildlife Branch required covenant line prior to any regrading on the adjacent lots;
9. Construction of a permanent wood rail fence to the satisfaction of the Parks & Recreation Director along the proposed Park boundary prior to any regrading on the adjacent lots;

1992 June 2
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4241D Cont'd/

10. Payment of a Development Cost Charge as required by Bylaw No. 988, consisting of \$955.00 for each of the additional 60 dwelling units permitted to be constructed noting that this may be affected by the parkland acquisition under point #2 above;
11. Payment of any current, delinquent, or outstanding taxes prior to final approval.

8-4245A R. CHADHA & R. FINNIGAN
1003 ALDERSON AVENUE
LOT 15 & 16, DL 45, BLK 24, GP 1, NWD, PLAN 1481

Approved subject to:

1. Council's approval of the required RS-3 zoning and the required Development Variance Permit pertaining to the siting of the existing home at 257 LeBleu Street to the new property line;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Alderson Avenue, LeBleu Street and the lane to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
3. The registration of a reciprocal maintenance easement and a covenant restricting the siting of any future dwelling proposed for the future southerly lot fronting LeBleu Street;
4. The applicant to complete extensive reconstruction of the existing dwelling at 257 LeBleu Street to meet the requirements of the B.C. Building Code to the satisfaction of the Director of Permits & Licences. The applicant is required to apply for and secure any necessary permits from the District to complete this reconstruction;
5. Payment of a Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;

1992 June 2
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4245A Cont'd/

6. Payment of any current, delinquent, or outstanding taxes prior to final approval.

8-4252A GORDON AND DOROTHY MINO
639 THOMPSON AVENUE
LOT 117, DL 106, PLAN 26480, GROUP 1, NWD

Approved subject to:

1. The applicant applying for and securing a Development Variance Permit varying the width of Nicola Avenue, sidewalk construction and utility offsets;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Thompson Avenue and Nicola Avenue to the standards required by the Subdivision Control Bylaw No. 2038, or as may be varied by the above Development Variance Permit;
 - b) registration in the Land Title Office of any necessary easements;
3. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

1992 June 2
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4281 DANAE DAGG
649 CHAPMAN AVENUE
LOT A, PL 23182 AND A PORTION OF LANE DEDICATED
BY PLAN 23182, DL 106, GROUP 1, NWD

The Subdivision Committee found the subdivision shown on sketch 8-4281 technically feasible subject to Council's approval of the required RS-3 zoning and lane cancellation.

The owner must make a rezoning application for the required RS-3 zoning. The Engineering Department may require a right-of-way for utility services along Aisla Avenue.

8-4285 C., M. A., PERO; M. LANGTON, B. LAI, S. CHOK
508 - 512 SCHOOLHOUSE AVENUE
LOTS 7 (SL1 & SL2 NW826) AND LOT 8, PLAN 13829, GROUP 1, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-4285 pending the Approving Officer's review of the correspondance received from adjacent property owners.

The Committee notes that the applicant may be required to provide an alternate layout for the storm sewer line if the subdivision proceeds.

8-4287 MR. & MRS. G.W. ALLEN
1116 - 1120 CARTIER AVENUE
LOT A (BLK 11), PL 15656, AND LOT A (BLK 2), PLAN 20350,
BOTH OF DL 46, GROUP 1, NWD

Approved subject to:

1. Council's approval of the required RS-3 zoning;
2. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;

1992 June 2
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4287 Cont'd/

3. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Cartier Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements including a storm drainage easement through to Quadling Avenue;
4. Payment of a Development Cost Charge as required by Bylaw No. 988, consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
5. Payment of any current, delinquent, or outstanding taxes prior to final approval.

8-4301A COLE-MAR CONSTRUCTION LTD.
2250 - 2260 DAWES HILL ROAD
PARCEL D OF LOT 21, EXP PLAN 27676 AND REM 21 EXC PARCEL D
(EXP PLAN 27676), PLAN 27106, DL 65, GROUP 1, NWD

Approved subject to:

- 1) The registration of easements to protect the existing utilities as well as any future storm drainage lines;
- 2) Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4298 DOUBLE ALPHA HOLDING CORP.
PARCEL 6E ON THE WESTWOOD PLATEAU
BLOCK PARCEL 6E, PORTION OF REM BLOCK A, PLAN 71962,
SEC. 15, TP 39, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-4298 for the following:

1992 June 2
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4298 Cont'd/

1. Acceptance of the results from the Hamilton and Associates' Traffic Impact study by the Traffic Section of the Engineering Department as to configuration of major roads and transit implications in this general area;
2. The subdivision layout being revised by widening the portion of road from Panorama Boulevard connecting to the Meridian Sub-Station Road to a collector road standard. The road should be realigned so that the collector standard portion connects directly to the existing location of the Meridian Sub-Station Road and the adjacent road and lot pattern modified accordingly;
3. Council's approval of the required Official Community Plan Amendment and RS-1 zoning;
4. Registration in the Land Title Office of the Development Block Parcel 6E.
5. The applicant submitting detailed survey information, certified by a B.C. Land Surveyor, as required by Section 405 of the Zoning Bylaw to determine a building setback line from sloping lands and watercourses. The survey shall include the location and elevation for the crest and toe of slope and the natural boundary of the watercourse as well as the degree of slope ensuring that any significant changes in the location of the crest and toe and degree of slope are identified;
6. A subdivision layout certified by a B.C. Land Surveyor.
7. A more detailed review by the District's staff as well as a written response from the outside agencies.

The Subdivision Committee notes that detailed engineering design drawings should be submitted to the Engineering Department after preliminary approval has been received from the Subdivision Committee. At that time, the design drawings should be sealed by a Professional Engineer.

1992 June 2

**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4299

DOUBLE ALPHA HOLDINGS LTD.
PARCEL 68 & 6J, ON THE WESTWOOD PLATEAU
PARCEL 6I & 6J, PORTION OF REM BLOCK A,
PLAN 71962, SEC 15, TP 39, NWD

The Subdivision Committee deferred the subdivision on sketch 8-4299 for the following:

1. Acceptance of the results from the completion of Hamilton & Associates' Traffic Impact study by the Traffic Section of the Engineering Department as to configuration of major road and transit implications in this general area;
2. Council's approval of the required Official Community Plan amendment and RS-1 and RS-4 zoning;
3. Registration in the Land Title Office of the Development Block Parcels 6I and 6J;
4. A more detailed review by the District's staff as well as a written response from the outside agencies;
5. The applicant to provide a subdivision layout plan signed by a B.C. Land Surveyor;
6. The applicant to provide detailed survey information, certified by a B.C. Land Surveyor to determine a building setback line from sloping lands and watercourses as required by Section 405 of the Zoning Bylaw. The survey shall include the location and elevation for the crest and toe of slope and the natural boundary of the watercourse as well as the degree of slope ensuring that any significant changes in the location of crest and toe of slope and degree of slope are identified.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

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SUBDIVISION COMMITTEE MEETING

MINUTES



Mayor: L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, June 16, 1992 in the Council Committee Room, with the following persons present:

D. Buchanan	-	Planning Director
T. Arthur	-	Deputy Director Permits & Licences
K. Davelaar	-	Planning Assistant
L. Scott	-	Supv. Subdivision & Development
C. Mohoruk	-	Traffic Technologist
D. Palidwor	-	Parks Design Technician

8-4185

MR. & MRS. ROBINSON
1408 PLANETREE COURT
LOT 32, SEC. 14, TWP 39, DL 6953,
GP 1, NWD, PLAN NWP87539

The Subdivision Committee reviewed a written request dated June 3, 1992 to amend the covenant restricting the construction of a sundeck in relation to the B.C. Hydro right-of-way. The Committee had no objection to the proposed amendment to allow for the proposed sundeck.

8-4176C

CENTAUR DEVELOPMENTS LTD
310 DECAIRE STREET
LOT 5, PLAN 19530, DL 47 & LOTS 1-6, BLKS 39 & 40, PLAN 2357, DL 110

Approved subject to:

1. The completion of the required road exchange;
2. Registration in the Land Title Office of any necessary easements;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

1992 June 16
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4176C Cont'd/

The Committee notes that the payment of a Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for each dwelling unit will be required prior to issuance of any Building Permit, as well as servicing of any contiguous road frontages.

8-4269 GREYHAWKE ESTATES LTD.
2880 PANORAMA DRIVE
LOT N, SEC. 15, TP 39, GP 1, NWD, PLAN 86691

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for Phase II.

8-2752D E.T. & M.P. WILLIAMS
1380 HOCKADAY
PARCEL 'B', (REF PL 14093) EXCEPT: PT. RD.
ON PL 68932, S 1/2 LS 5, SEC. 13, TWP 39, GP 1, NWD

The Subdivision Committee deferred the subdivision shown on 8-2752D for the following:

1. The Parks and Recreation Department's comments on possible parkland acquisition;
2. The Planning Department's review of the advance road and lot layout;
3. The Engineering Department's review of the feasibility of servicing the one acre parcels;
4. The applicant to provide a geotechnical report on sub-surface soils investigation and conditions to the satisfaction of the Director of Permits & Licences;

1992 June 16
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-2752D Cont'd/

5. The Simon Fraser Health Unit's approval of the required septic fields for the proposed lots;
6. Comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Parks and Lands, as well as Fisheries and Oceans Canada.

8-4293 DISTRICT OF COQUITLAM
LAZY 'A' AND RANCH PARK
LOTS 7 & 8, PL 19285 AND LOTS 30 & 31, PL 19285, DL 374

The Subdivision Committee reviewed the Solicitor's memo dated June 3, 1992 and referred this matter to the Municipal Engineer to coordinate a response with the Municipal Solicitor and Bylaw Enforcement Officer.

The Committee notes that the public walkway is not needed at the present time for traffic or pedestrian requirements; however, there are existing underground utilities through this walkway. The Committee recommends that the District close the walkway to public access by Bylaw and send the standard encroachment letter to the appropriate adjacent neighbours.

8-4303 RITA RODRIGUE
1961 BRUNETTE AVENUE
LOT 68, DL 63, GP 1, PLAN 27420, NWD

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of Cape Horn Avenue and Brunette Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4303 Cont'd/

2. Payment of a Development Cost Charge as required by Bylaw No. 988, consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
3. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;
4. The applicant providing separate driveways for each lot;
5. The applicant providing a regrading plan to the satisfaction of the Permits & Licences Department;
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4304A S & L HOLDINGS CORP. LTD.
2544 PALMER AVENUE
LOT 3, DL 238, GP 1, NWD, PL 13360

Approved subject to:

1. The Ministry of Transportation & Highways Approving Officer signing the legal plans prior to signing of the plans by the Municipal Approving Officer;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Palmer Avenue and cash payment for the future construction of the Barnet Highway to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
3. Payment of a Development Cost Charge, as required by Bylaw No. 988, consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

1992 June 16
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4304A Cont'd/

The Committee notes that prior to issuance of a Building Permit, the applicant will be required to provide documentation proving that the retaining wall on the adjacent Lot 1, Plan 73884 has been approved by a Professional Engineer or required to submit a report by a Professional Engineer proving out the stability of the retaining wall to the satisfaction of the Director of Permits & Licences.

8-4306A WILLI ISAAK
3280 MASON AVENUE
LOT 1, PL 19503, SEC. 12, TP 39, GRP 1, NWD

The Subdivision Committee deferred the proposed road and lot layout shown on sketch 8-4306A for the Parks & Recreation Department to identify the extent of future parkland acquisition.

8-4076A J. & D. VUCKOVIC
907 FOSTER AVENUE
W 1/2 LOT 29, DL 366, PL 6908

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No 2038, including:
 - a) physical construction of Spruce Avenue and Foster Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Payment of a Development Cost Charge, as required by Bylaw No. 988, consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

1992 June 16
SUBDIVISION COMMITTEE
MEETING MINUTES

8-3987E APPIA DEVELOPMENTS LTD.
2963 GLEN DRIVE AND 2964 BURLINGTON DRIVE
LOT 2, DL 386, PLAN 83718

Approved subject to:

1. Payment of any current, delinquent or outstanding taxes prior to final approval.
2. Registration in the Land Title Office of any necessary easements including any necessary fire access right-of-ways;
3. Registration in the Land title Office of a pedestrian right-of-way in a form and location acceptable to the Planning Director.

The Committee notes that prior to issuance of a Building Permit physical construction of any outstanding works on Burlington Drive and High Street to the standards of the Subdivision Control Bylaw No. 2038 will be required; noting that the servicing along the High Street frontage is proposed to be supplemented by Development Permit requirements;

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

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SUBDIVISION COMMITTEE MEETING

MINUTES

Mayor: L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, July 21, 1992 in the Administration Department Meeting Room, with the following persons present:

D. Buchanan	-	Planning Director
T. Arthur	-	Deputy Director Permits & Licences
P. Stecyk	-	Site Grading Technologist
R. Telegus	-	Engineer, Environment & Development
L. Scott	-	Supv. Subdivision & Development
C. Mohoruk	-	Traffic Technologist
D. Palidwor	-	Parks Design Technician
K. Davelaar	-	Planning Assistant

COVENANTS ADJACENT TO CREEKS AND RAVINES WITHIN THE WESTWOOD PLATEAU

The Subdivision Committee discussed the Restrictive Covenant requirements proposed by the Fish and Wildlife and Water Management Branches of the Ministry of Environment Lands & Parks. The Committee heard from each of the District's departments and came to the following consensus:

- 1) Further discussion should be deferred pending Wesbild Enterprises Ltd. response to the approach proposed by the Water Management Branch of the Ministry of Environment, Lands & Parks for a 15.0 m setback from the crest of slope to buildings;
- 2) If the Fish and Wildlife Branch of the Ministry of Environment, Lands & Parks proposed 6.0 m tree vegetation area from the crest of slope and additional 6.0 m no buildings or structures covenant is registered, the Committee discussed the possibility of amending the Zoning Bylaw to allow for only additional restrictive covenant setbacks registered as recommended by a Professional Engineer specializing in geotechnical matters;
- 3) The Committee agreed that both covenants and the Zoning Bylaw should establish the type and extent of structures contemplated in the 6.0 m area beyond the tree protection line.

1992 July 21
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4175I 400981 B.C. LTD./ DOUBLE ALPHA HOLDING CORP.
ROBSON DRIVE & PINETREE WAY
LOT N, EXCEPT PART DEDICATED ROAD ON LMP 79, DL 6953, PLAN
86701; LOT 30, EXCEPT PART DEDICATED ROAD ON PLAN 86706, SEC.
14, TP 39, PL 3022

Approved subject to payment of any current, delinquent or outstanding taxes prior to final approval.

8-4175H 400981 B.C. LTD.
ROBSON DRIVE & PINETREE WAY
LOT _____, PLAN _____; LOT 1, DL 4838, GP 1, PLAN 83258; & 6.34
ACRE PORTION OF LS. 2, SEC. 14, TWP 39, PLAN 31167, GP 1, NWD

Phase 1 may be broken down into smaller phases subject to the completion of the appropriate conditions being met. The Committee approved the subdivision shown on sketch 8-4175H for Phase 1 subject to the following:

- 1) Registration in the Land Title Office of the required land exchange with the property to the north;
- 2) Submission of a geotechnical report and regrading plan including proposed drainage collection systems on lots adjacent to all the crest of slopes to the satisfaction to the Director of Permits & Licences;
- 3) The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Robson Drive, Purcell Drive, the extension of Fisher Court and the new road south off Robson Drive;
 - b) registration in the Land Title Office of any necessary easements;
4. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for each of the 28 additional dwelling units permitted to be constructed in Phase 1. The Committee notes that upon development of Phase II, an additional Development Cost Charge payment will be applicable, though this will likely be offset by parkland compensation;
5. Payment of any current, delinquent, or outstanding taxes prior to final approval;

1992 July 21
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4175H cont'd/

6. Compliance with the requirements contained in the May 31, 1990 letter from the Fish and Wildlife Branch of the Ministry of Environment and Parks, noting that the letter includes the requirements of registration of a covenant to protect vegetation within 6.0 m of the crest of slope;
7. Compliance with the requirements contained in the September 26, 1990 letter from the Water Management Branch of the Ministry of Environment and Parks;
8. Registration in the Land Title Office of covenants which would provide for:
 - a) a 6.0 m setback from the B.C. Hydro right-of-way for any lot which encroaches into the right-of-way;
 - b) a building setback line from the crest of slope as required by Section 405 of the Zoning Bylaw;
 - c) an additional 6.0 m setback from the habitat protection area required by the Fish and Wildlife Branch of the Ministry of Environment and Parks in Item 6 above for the first 3 lots on the west side of the watercourse, south of Robson Drive, and the proposed 6 lots at the west end of the subdivision, noting that in lieu of an additional 6.0 m covenant on these lots, the applicant may supply a tree survey with tree protection measures to the satisfaction of the Director of Parks and Recreation.

The Committee notes that the development must be in accordance with the Development Permit DP-24-91, approved by Council on August 6, 1991.

8-4297A DOUBLE ALPHA HOLDING CORP.
ROBSON DRIVE & PINETREE WAY
LOT _____, DL 6953, GP 1, NWD, PLAN _____

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Pinetree Way and any outstanding works on Robson Drive;
 - b) registration in the Land Title Office of any necessary easements;

1992 July 21
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4297A cont'd/

2. Registration in the Land Title Office of a plan exchanging land with the lot to the south prior to final approval;
3. The applicant providing a regrading plan and geotechnical report to the satisfaction of the Engineering and Permits & Licences Department;
4. Physical construction of the southern access road to the site;
5. Registration in the Land Title Office of a Restrictive Covenant prohibiting access to Pinetree Way from the lots fronting Pinetree Way;
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4220B CO-OPERATORS LIFE INSURANCE
960 LOUGHEED HIGHWAY
LOT 61, DL 16, GROUP 1, NWD, PLAN 35507

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction along Woolridge Street and Lougheed Highway;
 - b) registration in the Land Title Office of any necessary easements;
2. Payment of any current, delinquent or outstanding taxes prior to final approval;
3. Signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways and compliance with any of the Ministry of Transportation and Highways requirements prior to signing of the plans by the Municipal Approving Officer;
4. Compliance with the requirements contained in the May 23, 1991 letter from the Fish and Wildlife Branch of the Ministry of Environment, Lands & Parks;

1992 July 21
SUBDIVISION COMMITTEE
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8-4220B cont'd/

5. Compliance with the requirements contained in the May 17, 1991 letter from the Water Management Branch of the Ministry of Environment, Lands and Parks, noting that this would require the registration of a Restrictive Covenant;
6. The applicants providing plans proving that any buildings to remain meet Zoning Bylaw and building code requirements to the satisfaction of the Planning and Permits & Licences Directors;
7. The applicant providing written confirmation from B.C. Transit outlining when the No. 169 Coquitlam Centre/New Westminster Station bus re-routing via Brunette, Lougheed Highway, Woolridge to the Lougheed Park & Ride will be put into effect and what will be the scheduled frequency;
8. Council's approval of a Development Permit for the subdivision.

The Traffic Section of the Engineering Department identified certain other works required, in their view, to enable the proposed development which are as follows:

- a) Construction of delta islands on the north and south side of Woolridge Street and Lougheed Highway, as has been approved and secured by the Ministry of Transportation and Highways;
- b) Provision of a pedestrian facility and lighting along the north side of Woolridge Street from the southeast corner of the subdivision to the east property line of the Nelson Creek park strip;
- c) The reconfiguration and reconstruction of the intersection at King Edward and Woolridge Streets, noting that the applicants will be required to acquire or secure by statutory right-of-way a portion of land on the northwest corner to reconstruct this intersection.

The Committee notes that the District will not require an additional 5.0 m along the south property line as recommended by the Ministry of Transportation and Highways in the June 30, 1992 letter. The Committee also notes that the present site plans do not provide adequate ingress/egress for the Esso Card Lock site. The applicant is required to satisfy the Ministry of Transportation and Highways and the District of Coquitlam's Traffic Department concerns by redesigning this access.

1992 July 21
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4262 T. & E. DMYTRONETZ & T. & J. DMYTRONETZ
1909 PIPELINE
LOT B, (S & E. PL 72371, PL 65674, PL 73553)
DL 5882, PL 46990, GP 1, NWD

The Subdivision Committee found the subdivision shown on sketch 8-4262 technically feasible subject to Council's approval of the required RS-2 zoning.

The Committee notes that the applicant wishes to vary the requirements of the Subdivision Control Bylaw and has applied for a development variance permit. The Fire Department, however, has indicated that they would require a fire hydrant at a location meeting their approval.

8-4265 GARY RICHARDSON HOLDINGS LTD.
RICHARDSON BROS. DEV. LTD.
2951 PANORAMA DRIVE
LOT 4, SECTION 15, TWP 39, GP 1, NWD, PLAN LMP415

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for Phase 1.

8-4305 MYRNA ROLLINGSON
945 - 947 DELESTRE AVENUE
LOT 273, DL 45, PLAN 48115, NWD

The Subdivision Committee declined this application in keeping with Council's decision at their July 20, 1992 meeting.

8-4313 FRANCISCAN WOODS INVESTMENTS LTD.
3002 PASTURE CIRCLE
LOT 2, BLK 5, DL 374, GP 1, NWD, PLAN 15657

The Subdivision Committee deferred the subdivision shown on sketch 8-4313 pending the receipt of comments from adjacent owners in keeping with the procedure followed in the Ranch Park area.

1992 July 21
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4314 WILCOX DEVELOPMENT GROUP
2590 PANORAMA DRIVE
LOT C, SEC. 15, TP 39, GP 1, NWD, PLAN 86696

The Subdivision Committee recommends that the applicants submit a revised Restrictive Covenant stating that all buildings and structures must be sited at least 3.0 m from the B.C. Gas right-of-way boundary except where the B.C. Building Code limiting distance requires a greater setback.

8-4182A DOUBLE ALPHA HOLDING CORP.
LANSDOWNE DRIVE & DAVID AVENUE
REM. LOT P, PL 86696, SEC. 15, TWP 39, GP 1, NWD

Approved subject to:

1. Provision of revised regrading plans to the satisfaction of the Director of Permits & Licences, as required;
2. Supervision and certification by a Professional Engineer of all structural fill within each affected building on a lot by lot basis, as required by the Permits & Licences Department;
3. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Lansdowne Drive and the internal road within the subdivision to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
4. Payment of any current, delinquent or outstanding taxes prior to final approval;
5. Registration in the Land Title Office of Restrictive Covenants which accomplish the following:
 - a) the restriction of siting of buildings and structures on all lots adjacent to the ravine, considering building setback requirements as per Section 405 of the Zoning Bylaw No. 1928, as amended, as well as building setback recommendations of the Hardy BBT Limited geotechnical report dated December 15, 1989, written to the satisfaction of the Planning Director;

1992 July 21
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4182A cont'd/

- b) no access to David Avenue, noting that the access to the first lot on Lansdowne Drive should be in a location acceptable to the Supervisor of Traffic & Transportation;
6. Compliance with any requirements of the Fish and Wildlife Branch and the Water Management Branch of the Ministry of Environment and Parks noting that those comments may include registration of additional covenants.

8-4285 C., M., A., PERO, M. LANGTON, B. LAI, S. CHOK
508 - 512 SCHOOLHOUSE STREET
LOTS 7 (SL 1 & SL2 NW 826) AND LOT 8, PLAN 13829, GP 1, NWD

The Subdivision Committee received a house plan on July 16, 1992 from the applicant. This plan does not meet the objectives as outlined in point #2 of the minutes of the July 7, 1992 Subdivision Committee meeting.

The subdivision application remains deferred for the applicant to submit the following information:

1. Engineering plans which prove out storm sewer drainage to the newly created lot which would not encroach onto the adjacent lot to the south, to the satisfaction of the Engineering Department;
2. House plans which conform to the height and area of the adjacent homes on the south side of Haversley Avenue to the satisfaction of the Permits & Licences Department. The applicant is required to provide the existing height and area, certified by a B.C. Land Surveyor, of the adjacent homes on the south side of Haversley Avenue.

The Committee notes that the approved house plan will be registered as part of a Restrictive Covenant only allowing a building permit to be issued for a dwelling which conforms to these plans.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014

SUBDIVISION COMMITTEE MEETING

MINUTES



Mayor: L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 4, 1992 in the Council Chambers, with the following persons present:

T-2

L. Scott	-	Supv. Subdivision & Development
N. Maxwell	-	Planning Assistant
P. Stecyk	-	Site Grading Technologist
C. Mohoruk	-	Traffic Technologist
K. Davelaar	-	Planning Assistant

8-3468B

DISTRICT OF COQUITLAM
2300 TAPPEN AVENUE
LOT 114, DL 66, GROUP 1, NWD, PLAN 65060

Approved subject to:

1. Council's approval of the proposed Road Exchange Bylaw;
2. The Ministry of Transportation & Highways' Approving Officer signing the survey plans.

The Subdivision Committee notes the following:

- a) The physical construction of Tappen Avenue to the standards of the Subdivision Control Bylaw No. 2038 will be required prior to building permit issuance;
- b) The Ministry of Transportation & Highways has requested that a Restrictive Covenant be registered against the property limiting the siting of buildings and structures in relation to the future expansion of the Cape Horn Interchange.

1992 August 5
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-3930F 9939 INVESTMENTS LTD.
3300 GROSVENOR PLACE
LOT 1, SEC 13, TP 39, PLAN 86154, NWD

The Subdivision Committee deferred the proposed subdivision shown on sketch 8-3930F for the following:

1. The Planning Department staff to review the proposed subdivision layout in relation to the required minimum building envelope for each lot;
2. The applicant to submit a report from a professional engineer with experience in geotechnical engineering on subsurface soils investigation and conditions for each of the proposed lots to the satisfaction of the Director of Permits & Licences;
3. The applicant to submit a report from a professional engineer with experience in geotechnical engineering recommending the minimum setbacks of all buildings and structures from the crest of slope; these recommended setbacks should be dimensioned in relation to the future proposed property lines.
4. The applicant to submit regrading plans to the satisfaction of the Permits and Licences and Engineering Departments.

8-4175J 400981 B.C. LTD.
PINETREE WAY & ROBSON DRIVE
LOT , PLAN ; LOT 1, DL 4838, GP 1, PLAN 83258; & 6.34
ACRE PORTION OF LS 2, SEC 14, TWP 39, PLAN 31167, GP 1, NWD

The Subdivision Committee, after commenting that Phase 1 may be broken down into smaller phases subject to the completion of the appropriate conditions being met, approved the subdivision shown on sketch 8-4175J for Phase 1 subject to the following:

1. Registration in the Land Title Office of the required land exchange with the property to the north;
2. Submission of a report from a professional engineer with experience in geotechnical engineering and regrading plan including proposed drainage collection systems on lots adjacent to all the crest of slopes to the satisfaction to the Director of Permits & Licences;

1992 August 5
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4175J cont'd/

3. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Robson Drive, Purcell Drive, the extension of the Fisher Court and the new road south off Robson Drive;
 - b) registration in the Land Title Office of any necessary easements;
4. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for each of the 28 additional dwelling units permitted to be constructed in Phase 1. The Committee notes that upon development of Phase II, an additional Development Cost Charge payment will be applicable, though this will likely be offset by parkland compensation;
5. Payment of any current, delinquent, or outstanding taxes prior to final approval;
6. Compliance with the requirements contained in the May 31, 1990 letter from the Fish and Wildlife Branch of the Ministry of Environment and Parks, noting that the letter includes the requirements for registration of a covenant to protect vegetation within 6.0 m of the crest of slope;
7. Compliance with the requirements contained in the September 26, 1990 letter from the Water Management Branch of the Ministry of Environment and Parks;
8. Registration in the Land Title Office of covenants which would provide for:
 - a) a 6.0 m setback from the B.C. Hydro right-of-way for buildings and structures on any lot which encroaches into the right-of-way;
 - b) a building setback line from the crest of slope as required by Section 405 of the Zoning Bylaw;
 - c) an additional 6.0 m setback from the habitat protection area required by the Fish and Wildlife Branch of the Ministry of Environment and Parks in item 6 above for the first 3 lots on the west side of the watercourse, south of Robson Drive, and the proposed 6 lots at the west end of the subdivision, noting that in lieu of an additional 6.0 m covenant on these lots, the applicant may supply a tree survey with tree protection measures to the satisfaction of the Director of Parks and Recreation.

1992 August 5
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4175J cont'd/

The Committee notes that the development must be in accordance with the Development Permit DP-24-91, approved by Council on August 6, 1991."

8-2892A KHERA INVESTMENTS LTD.
2380 CAPE HORN AVENUE
LOT 2, DLS 65 & 66, GP 1, NWD, PL 9662

The Subdivision Committee found the subdivision shown on sketch 8-2892A technically feasible subject to Council's approval of the required RS-4 zoning.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

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Fax: (604) 526-6014



Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

T-1

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 18, 1992 in the Council Committee Room, with the following persons present:

D.M. Buchanan	-	Planning Director
T. Hawkins	-	Planning Assistant
L. Scott	-	Supv. Sub. & Dev.
R. Telegus	-	Engineer Envir. & Dev.
D. Palidwor	-	Park Design Technician
K. Davelaar	-	Planning Assistant
P. Stecyk	-	Site Grading Tech.
N. Nyberg	-	Mun. Engineer (present for discussion on file 8-4320)

8-2752E

E.T. & M.P. WILLIAMS

1380 HOCKADAY STREET

PARCEL "B" (REF. PL. 14093) EX. PART RD. ON PL. 68932, SOUTH
HALF LEGAL SUB. 5, SECT. 13, T.P. 39, N.W.D.

The Subdivision Committee deferred the subdivision shown on sketch 8-2752E for the following:

1. the applicant to provide drawings from a professional engineer proving out the proposed sanitary sewer extension to the satisfaction of the Engineering Department;
2. Council's endorsement of the area proposed for parkland acquisition;
3. comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Parks and Lands as well as Fisheries and Oceans Canada noting that they may recommend restrictive covenants be registered to preserve trees and restrict the siting of buildings and structures adjacent to the Coquitlam River, Hockaday Creek and tributary;

1992 August 18
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-2752E cont'd/

The Committee notes the following:

- 1) that the Terra Engineering report dated August 6, 1992 was found acceptable by the Permits & Licences Department;
- 2) Council's adoption of the Northwest Official Community Plan and proposed RS-3 and P-5 zoning is required prior to final approval.

8-3301F RICHARD FOWLER/BEATRICE SADGROVE/
DOREEN BULOWSKI
825 COMO LAKE
PCL. 2 (568087E) OF PCL. A, REF. PL. 6592, BLK. 8, EXCEPT PART
SUBDIVIDED BY PLAN 23553, D.L. 367, GRP. 1, N.W.D., PLAN 609

The Subdivision Committee deferred the subdivision shown on sketch 8-3301F for the applicant to submit a revised drawing showing a new lot layout and walkway configuration;

The Traffic Section of the Engineering Department to review the revised walkway proposal and possible closure/exchange idea.

8-4245A RAVINDER S. CHADHA & ROLAND FINNIGAN
1003 ALDERSON & 257 LEBLEU
LOT 15 & 16, D.L. 45, BLK. 24, GRP. 1, N.W.D., PLAN 1481

The Subdivision Committee received a letter dated August 8, 1992 from one of the owners requesting a reconsideration of the covenant setback distance between the existing home on 257 LeBleu and the future dwelling to be built on the lot to the south facing LeBleu Street. The Committee approves the subdivision subject to:

1. the requirements of the Subdivision Control Bylaw No. 2038, including;
 - a) physical construction of Alderson Avenue, LeBleu Street and the lane to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. the registration of a reciprocal maintenance easement between the two lots facing LeBleu Street;

1992 August 18
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4245A cont'd/

3. the registration of a covenant restricting the siting of any future dwelling proposed for the future southerly lot fronting LeBleu to be no closer than 3.16 m from the proposed northerly boundary;
4. the applicant to complete extensive reconstruction of the existing dwelling at 257 LeBleu Street to meet the requirements of the B.C. Building Code to the satisfaction of the Director of Permits & Licences. The applicant is required to apply for and secure any necessary Permits from the District to complete this reconstruction;
5. payment of a Development Cost Charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit permitted to be constructed;
6. payment of any current, delinquent or outstanding taxes prior to final approval.

8-4254

HENRIK & SANDRA OLOFFS &
ALMA WRIGHT
710 ROBINSON
LOT 3, D.L. 107, PLAN 17041 AND PARCEL 'A', (EX. PLAN 11733) OF
THE EAST HALF OF LOT 2, PLAN 5227

Approved subject to:

1. the requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Seaton Avenue and Robinson Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. the removal of the double garage prior to final approval. The applicant is required to apply for and secure any necessary Permits from the District to complete this demolition;
3. payment of the Development Cost Charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;

1992 August 18
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4254 cont'd/

4. payment of any current, delinquent or outstanding taxes prior to final approval.

8-4272A PIARA S. DHALIWAL
695 - 697 BLUE MOUNTAIN
LOT I, PLAN 6795 AND LOT 248, PLAN 35006, D.L. 365, GRP. 1, N.W.D.

The Subdivision Committee received a letter from the owner dated August 10, 1992 stating that he no longer wished to purchase the lane adjacent to the property. The Committee deferred this matter for the Municipal Solicitor to review this request and give the Subdivision Committee direction on how to proceed.

8-4277A KELSEY CONSTRUCTION LTD.
2839 GLEN DRIVE
CONSOLIDATION OF LOTS D AND E PLAN 20556; LOT B PLAN 20037;
LOT 20 PLAN 149; LOT B PLAN 13001, EXCEPT PLAN 29287; LOT C,
PLAN 13001, EXCEPT PLAN 29287 AND S & E PLAN 22132; PARCEL 1
OF LOT C EXCEPT REF. PLAN 22132 ALL OF D.L. 385, GRP. 1, N.W.D.

The subdivision shown on sketch 8-4277A remains deferred for the following:

1. the applicant to submit plans showing the proposed relocation of Terry Fox Creek;
2. receipt of written comments from the School District No. 43 as to their requirements for access to Glen Drive and the proposed closure of the north/south half road allowance and east/west lane. The Committee notes that Tim Murphy, the Supervisor for Traffic and Transportation, will be meeting a representative of the School District No. 43 to discuss the School District's future access needs;
3. receipt of comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Parks and Lands, noting that they may require the registration of covenants to protect Terry Fox Creek.

1992 August 18
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4277A cont'd/

The Committee notes that the Parks and Recreation Department would recommend a minimum 10 m covenant restricting the siting of buildings and structures on each side of Terry Fox Creek.

8-4294

H.J. McCULLOUGH
1475 - 1481 PIPELINE ROAD
LOTS 6 & 7, L.S. 13, SEC. 13, T.P. 39, GRP. 1, N.W.D., PL. 11892

The Subdivision Committee deferred the subdivision shown on sketch 8-4294 for the following:

1. the applicant to provide a report from a professional engineer with experience in geotechnical engineering on sub-surface soils investigation and conditions for each of the proposed lots to the satisfaction of the Director of Permits and Licences;
2. the applicant to submit plans from a professional engineer showing the proposed sanitary sewer extension from the future pump station near the southern end of Hockaday Street to this site;
3. the Engineering Department to review if the future road widening will be required along Gallette Avenue and Pipeline Road;
4. receipt of comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Lands and Parks noting that they may recommend the registration of restrictive covenants restricting the siting and elevation of any future buildings and structures.

The Committee notes the following:

- a) Council's approval of RS-3 and P-5 zoning will be required;
- b) the construction of a fencecrete fence will be required along Pipeline Road prior to final approval;
- c) the Parks and Recreation Department will require the construction of a sign on the proposed park area notifying of the future construction of park trails.

1992 August 18
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4304B S & L HOLDINGS CORP. LTD.
2544 PALMER AVENUE
LOT 3, D.L. 238, LD 36, N.W.D., PLAN 13360

The Subdivision Committee received a preliminary approval letter from the Ministry of Transportation and Highways dated July 27, 1992 subject to conditions being met including dedication along the Barnet Highway. The revised sketch 8-4304B, which indicates road dedication along the Barnet Highway, was approved subject to:

1. the Ministry of Transportation and Highways' Approving Officer signing the legal plans prior to signing of the plans by the Municipal Approving Officer;
2. the requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Palmer Avenue and cash payment for the future construction of the Barnet Highway to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
3. payment of a Development Cost Charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
4. payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that the existing lot is not serviced by storm sewer, therefore, the owner should discuss with the Ministry of Transportation and Highways the third condition contained in their July 27, 1992 letter.

8-4315 AMARJIT KHERA
940 - 946 WESTWOOD STREET
LOTS 48, 49 & 50, BLK. 8, D.L. 378, PL. 2695A, GRP. 1, N.W.D.

The Subdivision Committee deferred the subdivision shown on sketch 8-4315 for the following:

1992 August 18
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4315 cont'd/

1. the applicant to submit a letter of confirmation from the Ministry of Environment, Lands and Parks, pertaining to the removal of the existing gas tanks as the use is proposed to change from Service Station to Commercial/Residential;
2. the Engineering Department to review potential widening requirements along Westwood Street and Dewdney Trunk Road.

8-4318

DISTRICT OF COQUITLAM & MR. HOFER
2983 PASTURE CIRCLE
LOT _____, PL. _____, D.L.S. 374 & 378, AND LOT 1, PL. 16341, D.L. 374,
GRP. 1, N.W.D.

Approved subject to:

1. Council's approval of the required land exchange Bylaw;
2. all necessary utility connections being located on the lot they serve;
3. registration in the Land Title Office of any necessary easements;
4. payment of any current, delinquent or outstanding taxes prior to final approval.

8-4319

INTRAWEST DEVELOPMENT CORPORATION
1321 KETCH COURT
LOT 32, PLAN LMP 2245, D.L. 18, GRP. 1, N.W.D.

Approved subject to:

1. all necessary accesses and service connections being located on the individual lot they serve;
2. registration in the Land Title Office of any necessary easements;
3. payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that the owners should be aware that they may be limiting the future potential use of the property by subdividing into two smaller lots.

1992 August 18
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4320 GREATER VANCOUVER SEWERAGE
& DRAINAGE DISTRICT
1001 UNITED BOULEVARD
PORTION OF PCL. 1 (REF. PL. 49372) OF PCL. D, PL. 4724 S & E, PL.
85537, D.L. 16, GRP. 1, N.W.D.

Approved subject to:

1. the applicant to provide written confirmation of the availability of water supply;
2. the applicant to provide a suitable location for the parking lot adjacent the Brunette River which reflects the Official Community Plan setback and the requirements of the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Lands and Parks.

The Committee notes that all buildings and structures must be set back at least 30 m of the natural boundary of the Brunette River and 15 m of the natural boundary of Nelson Creek. Vegetation preservation areas along the Brunette River and Nelson Creek are required;

3. registration of a road reservation over the area labelled "proposed road" on the GVS & DD drawing no. SF-1956 dated August 7, 1991, Sheet 4;
4. registration of a servicing covenant for the Braid/Leeder construction such that the GVRD and its successors in title covenant to pay the equivalent or any specified area charges levied on the lands, including the lease lot, at such time as a specified area project for the construction and land acquisition is initiated by Coquitlam;
5. the applicant applying for, and Council approving, a Development Variance Permit varying the servicing requirements of the Subdivision Control Bylaw No. 2038 and substituting the servicing covenant as required in Clause 4 above;
6. registration in the Land Title Office of an access easement between the GVRD, Domtar Inc. and the District allowing access from United Boulevard, across Domtar property, to the proposed lease area.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
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T-3



Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, September 8, 1992 in the Council Chambers, with the following persons present:

D.M. Buchanan	-	Planning Director
L. Scott	-	Supv. Sub. & Dev.
R. Telegus	-	Engineer Envir. & Dev.
P. Stecyk	-	Site Grading Tech
D. Palidwor	-	Park Design Technician
N. Maxwell	-	Planning Assistant
C. Mohoruk	-	Traffic Technologist

8-1795 DISTRICT OF COQUITLAM
CHARLAND AVENUE & LAURENTIAN STREET
REM. BLKS 1 & 2, DL 111, PL 3137, GP 1, NWD

The Committee deferred comment on possible subdivision of this site pending receipt of the following:

- 1) A survey of the crest and toe of slope, the elevations along these boundaries, and the percentage grade of slope taken at regular intervals;
- 2) Preparation of a tentative lotting plan.
- 3) A report on sub-surface soils investigation and conditions to the satisfaction of the Permits and Licences Department.

8-3301H R. FOWLER, B. SADGROVE, D. BULOWSKI
815 COMO LAKE
PCL 2 (568087E) OF PCL A REF PL 6592 BLK 8 EXCEPT PART
SUBDIVIDED BY PLAN 23553 DL 367 GR 1 NWD PLAN 609

Approved subject to:

1992 September 8
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-3301H cont'd/

1. Completion of any outstanding works on Como Lake Avenue and physical construction of the new road to the standards required by Subdivision Control Bylaw No. 2038;
2. Registration in the Land Titles Office of any necessary easements;
3. Payment of any current, delinquent or outstanding taxes prior to final approval;
4. The access driveways to the corner lots being restricted to the internal street only;
5. Compliance with the requirements contained in the February 19, 1992 letter from the Fish and Wildlife Branch of the Ministry of Environment Lands & Parks noting that this will require the registration of a covenant;
6. Compliance with the requirements contained in the April 3, 1992 letter from the Water Management Branch of the Ministry of Environment Lands and Parks;
7. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for each of the 9 additional dwelling units permitted to be constructed;
8. Removal of all existing buildings and structures prior to final approval;
9. Relocation of the B.C. Telephone right-of-way;
10. Registration in the Land Titles Office of a covenant to identify the 15 m setback from the natural boundary as required by Section 405 of the Zoning Bylaw.

1992 September 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4329 SCHOOL DISTRICT NO. 43
820 BANTING STREET
PART OF LOT 43, DL 25903, DL 367, GP 1, NWD

The Committee deferred sketch 8-4329 for staff review of the proposal in relation to the following:

- 1) ALRT implications;
- 2) Lot depths in relation to those on Stanton Avenue;
- 3) The introduction of a walkway through to the west side of the watercourse.

8-3910A DONALD & HAZEL CLARK
834 SMITH AVENUE
LOT 192, DISTRICT LOT 366, GROUP 1, PLAN 34004

Re-approved subject to:

1. The requirement of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of Smith Avenue and Runnymede Avenue as well as for the additional utility connections;
 - b) physical construction of the lane allowance;
 - c) registration in the Land Title Office of any necessary easements;
2. Payment of any current, delinquent or outstanding taxes prior to final approval;
3. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for the one additional dwelling unit permitted to be constructed.

The Subdivision Committee recommends that the Approving Officer sign the survey plans for the proposed subdivision, with the knowledge that the existing dwelling which is to remain will become non-conforming in relation to the siting requirements of the Zoning Bylaw upon registration of the subdivision.

1992 September 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4005B M.L. MARSHALL
3321 DAVID AVENUE
LOT 13, TWP 39, PLAN 31060

Re-approved subject to:

1. Removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District of Coquitlam to complete this demolition;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of David Avenue, Oxford Street, and Bayswater Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
3. Payment of the Development Cost Charge as required by Bylaw No. 988, consisting of \$955.00 for each of the five additional dwelling units permitted to be constructed;
4. Registration in the Land Titles Office of a Restrictive Covenant on the most southerly lot prohibiting vehicular access to David Avenue;
5. Payment of any current, delinquent, or outstanding taxes;
6. The applicant to provide a geotechnical report signed by a professional engineer providing the following:
 - a) verification that the soils' bearing meet the B.C. Building Code at MBE elevation;
 - b) soils logs to outline if any deep fills are located on these lots.

The Committee notes that even though the building envelopes meet Bylaw standards, they are quite restrictive and therefore care must be taken in choosing house plans which comply with the setback requirements of the Zoning Bylaw.

1992 September 8
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4025A DOROTHY GRANT
629 COTTONWOOD AVENUE
LOT 7, DL 7, PL 14885, GROUP 1, NWD

Approved subject to:

1. The completion of any outstanding works on Vanessa Court and Cottonwood Avenue to the standards required by Subdivision Control Bylaw No. 2038;
2. Registration in the Land Titles Office of any necessary easements including those required for the utility encroachments on Vanessa Court;
3. Payment for any current, delinquent or outstanding taxes;
4. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for each of the two additional dwelling units permitted to be constructed;
5. Removal of all existing buildings and structures prior to final approval.

The Committee notes that even though the building envelopes meeting Bylaw standards, they are quite restrictive and therefore care must be taken in choosing house plans which comply with the setback requirements of the Zoning Bylaw.

8-4131A 9939 INVESTMENTS
SHAUGHNESSY STREET/DAVID AVENUE
LOT 16, SEC 13, TWP 39, PL 53172, EX PL 82366, GROUP 1, NWD

The Committee, after reviewing sketch 8-4131A stated that it is premature to comment on the proposed subdivision until the regrading of the slope has been completed and accepted as being stable. At that time the application could be reactivated.

The Committee made one observation, that the upper portion of Lot 1 cannot be "hooked" across Lot 2 in the fashion proposed and therefore this aspect of the subdivision should be reconsidered.

1992 September 8
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4245A **RAVINDER CHADHA & ROLAND FINNIGAN**
1003 ALDERSON & 257 LEBLEU
LOT 15 & 16, DL 45, BLK 24, GP 1, NWD, PLAN 1481

The Subdivision Committee reviewed again, at the request of the applicant, the setback covenant and maintenance easement area along the south side of the existing home at 257 LeBleu Street.

In its deliberation the Committee noted that the Development Variance Permit approved by Council requires that the new property line along the south side of 257 LeBleu Street be no closer than 0.51 m to the home. This will necessitate a minor adjustment in the property line location to ensure compliance with the variance permit. The Committee then approved sketch 8-4245A subject to:

1. The requirements of Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Alderson Avenue, LeBleu Street and the lane to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements, including the 1.29 m wide maintenance easement along the north property line of the lot south of 257 LeBleu Street to allow for maintenance of the existing dwelling at 257 LeBleu Street;
2. The registration of a covenant restricting the siting of any future dwelling proposed for the new lot south of 257 LeBleu Street to be no closer than 3.09 m from the new lot's northerly boundary. The home on the new lot may be sited 1.8 m from its north property line provided this occurs to the rear of the existing dwelling at 257 LeBleu Street;
3. The applicant completing the extensive reconstruction of the existing dwelling at 257 LeBleu Street to meet the requirements of the B.C. Building Code to the satisfaction of the Director of Permits & Licences;
4. The applicant applying for and securing any necessary permits from the District to complete the reconstruction in item 3 above;
5. Payment of any current, delinquent or outstanding taxes prior to final approval;
6. Payment of a Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4245A cont'd/

7. The applicant demonstrating by way of a certified correct plan prepared by a Land Surveyor verifying that the 0.51 m setback between the existing home at 257 Delestre Avenue and the property line has been achieved and that the area of the new lot is not less than 555 m².

8-4277B KELSEY CONSTRUCTION LTD.
2839 GLEN DRIVE
LOTS D & E PLAN 20556, LOT B PLAN 20037, LOT 20 PLAN 149, LOT B
PLAN 13001 EXCEPT PLAN 29287, LOT C PLAN 13001 EXCEPT PLAN
29287 AND S & E PLAN 22132, PARCEL 1 OF LOT C EXCEPT
REF PLAN 22132 ALL OF DL 385, GROUP 1, NWD

The Committee finds sketch 8-4277B technically feasible while noting the following:

1. The applicant will have to meet the setback and buffering provisions along the relocated watercourse as required by the Fish and Wildlife and Water Management Branches of the Ministry of Environment Lands and Parks.
2. A minimum 10.0 m wide access easement will be required to be established along the west side of the site to serve the future school to the north.
3. Council approval of a Road Exchange Bylaw will be necessary.

8-4285 C., M., A., PERO, B. LAI, S. CHOK
508 - 512 SCHOOLHOUSE STREET
LOTS 7 (SL 1 & SL2 NW 826) AND LOT B8 PLAN 13829 GROUP 1, NWD

The Committee reviewed the revised concept for a house received in the Planning Department September 4, 1992. After reviewing the concept, the Committee commented that it appears to meet the objectives as stated earlier, however, the application remains deferred for the following:

1. The Engineering Department to review the acceptability of the proposed storm sewer drainage plan;

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4285 cont'd/

2. The applicant to have the elevation information indicated on the housing concept certified correct by a B.C. Land Surveyor. The plan should also provide the existing and proposed ground elevation at the four corners of the lot and existing and proposed ground elevation at the four corners of the house. This information is to be to the satisfaction of the Permits & Licences Department.

The Committee notes that once the house plan has been finalized, it will be registered as part of a covenant only allowing a building permit to be issued for a dwelling which conforms with those plans.

8-4291B DOUBLE ALPHA HOLDING CORP.
LOTS T AND X, SEC 15, TP 39, NWD, PLAN 86685
AND LOT 3, SEC 15, TP 39, NWD, PLAN LMP415

Approved subject to:

1. The requirements of Subdivision Control Bylaw No. 2038 including:
 - a) completion of any outstanding works on Parkway Boulevard and the physical construction of the internal streets;
 - b) registration in the Land Titles Office of any necessary easements;
2. The applicant applying for and securing a Development Variance Permit from Council varying road widths and utility offsets;
3. Registration in the Land Titles Office of a covenant to prevent resubdivision of the proposed lots;
4. Completion of any regrading works to the satisfaction of the Director Permits & Licences;
5. Payment of any current, delinquent or outstanding taxes prior to final approval;

1992 September 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4291B cont'd/

6. Registration in the Land Titles Office of a covenant in keeping with the requirements of the June 11, 1992 letter from the Water Management Branch of the Ministry of Environment, Lands and Parks;
7. Compliance with the requirements contained in the July 6, 1992 letter contained from Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks, noting that amendments to the existing covenant boundaries may be required;
8. Registration in the Land Titles Office of a covenant which restricts the siting of buildings and structures on all single-family lots adjacent the ravines, considering building setback requirements as per Section 405 of Zoning Bylaw No. 1928, as amended, as well as building setback recommendations of the Hardy BBT Ltd. geotechnical report dated August 6, 1992, written to the satisfaction of the Planning Director;
9. Registration in the Land Titles of a restrictive covenant the access and siting for all "single loaded" lots to specific roads;
10. The applicant to submit a letter of undertaking stating that the proposed Lot 45 will not be developed without first being subdivided with the property to the north.

The Committee notes the Approving Officer's consent is required to allow discharge of the restrictive covenant registered against the title of Lots T and U, which limits the total maximum number of single-family lots that can be created through subdivision of Lots T and U upon registration of the subdivision plan.

The Committee also notes that the legal subdivision plan boundaries must correspond with the zoning line boundaries to the satisfaction of the Planning Director.

8-4307A RON FOX
571 CHAPMAN
LOT 7, PLAN 15046, DL 55, GROUP 1, NWD

The Committee declined subdivision sketch 8-4307A as proposed Lot B does not contain a building envelope as required by Section 406 (2) of the Zoning Bylaw.

1992 September 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4307 RON FOX
571 CHAPMAN
LOT 7, PLAN 15046, DL 55, GROUP 1, NWD

Approved subject to:

1. The requirements of Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Chapman Avenue to the standards required by Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Titles Office of any necessary easements;
2. Payment of any current, delinquent or outstanding taxes prior to final approval;
3. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
4. Registration in the Land Titles Office of a covenant in keeping with the August 6, 1992 letter from the Water Management Branch of the Ministry of Environment and Parks;
5. Registration in the Land Titles Office of a covenant in keeping with the requirements contained in the July 7, 1992 letter from the Fish and Wildlife Branch of the Ministry of Environment and Parks;
6. Registration in the Land Titles Office of a covenant in keeping with the siting requirements of the Zoning Bylaw;
7. Compliance with the requirements contained in the May 6, 1992 letter from the Greater Vancouver Regional District;
8. Physical construction of the proposed bridge noting that any permits for the construction must be secured from the Permits & Licences Department prior to the commencement of any construction. The bridge weight capacity should be a minimum of 90,000 lbs to accommodate fire trucks, or alternatively, the District may accept a lesser weight rating of the bridge provided the future home is sprinkled to Fire Department standards.

1992 September 8
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4315A AMARJIT KHERA
942 WESTWOOD STREET
LOTS 48, 49, & 50, BLK 8, DL 378, PL 2695A, GROUP 1, NWD

The Committee finds sketch 8-4315A technically feasible.

8-4321A ALLAN NAGY
1428 HOCKADAY
LOT 16, SEC 13, TWP 39, PL 35045, GR 1, NWD

The Committee finds sketch 8-4321A technically feasible subject to Council's approval of the required rezoning to RS-3.

8-4322 B.P.Y.A. 836 HOLDINGS LTD.
210 - 240 SCHOOLHOUSE STREET
LOTS 5, 6, 7, DL 61, PL 87064, GROUP 1, NWD

Approved subject to the payment of any current, delinquent, outstanding taxes prior to final approval.

8-4323 EVA LISETH
964 DELESTRE
LOT 137, PL 47594, DL 45, GR 1, NWD

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Delestre Avenue to the standards required by the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Removal of all existing buildings and structures prior to final approval noting that demolition permits must be secured from the Permits & Licences Department;
3. Payment of any current, delinquent, outstanding taxes prior to final approval;

1992 September 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4323 cont'd/

4. Payment of a Development Cost Charge by Bylaw No. 988 consisting of \$955.00 for each of the three additional dwelling units permitted to be constructed.

8-4247 LIBERTY HOMES LTD.
2990 PANORAMA DRIVE
LOT B, PLAN 86682, TWP 39, GROUP 1, NWD

The Committee recommends that the Strata Title Approving Officer sign the plans for Phase II subject to Planning Department staff first confirming that the strata plans are consistent with the architectural drawings for the project.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

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SUBDIVISION COMMITTEE MEETING

MINUTES

Mayor: L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, September 22, 1992 in the Council Committee Room, with the following persons present:

D. Buchanan	-	Planning Director
L. Scott	-	Supv. Subdivision & Development
K. Davelaar	-	Planning Assistant
N. Maxwell	-	Planning Assistant
P. Stecyk	-	Site Grading Technologist
C. Mohoruk	-	Traffic Technologist

8-4265

G. RICHARDSON HOLDINGS LTD.
RICHARDSON BROS. DEV. LTD.
2951 PANORAMA DRIVE
LOT 4, SECTION 15, TOWNSHIP 39, GP 1, NWD, PLAN LMP 415

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for Phase II.

8-4269

GREYHAWKE ESTATES LTD.
2880 PANORAMA DRIVE
LOT N, SEC 15, TP 39, GP 1, NWD, PL 86691

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for Phase III.

8-4300B

DOUBLE ALPHA HOLDINGS CORP.
BLOCK PARCEL 5 & 6 FOR PHASE II OF WESTWOOD PLATEAU
REM. BLK. A, PL 71962, SEC 15; BLK B, SEC 14; LOT 3, LMP 2306
SEC 14 & DL 6953; BLK A, DL 6769; BLK A, DL 7155; BLK A SEC 23;
LOT Q, PL 86691, SEC 15, EX.LMP 2150; LOT _____, LMP _____
SEC 15; LOT X, PL 86685, SEC 15; LOT C, PL 86699, SEC 14;
ALL OF TWP 39 GROUP 1, NWD

Approved subject to:

1992 September 22
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4300B cont'd/

1. The requirements of the Development Agreement dated 1988 08 18, along with any existing and subsequent amendments to said agreement prior to final approval, including:
 - a) a Council resolution regarding the size and number of development blocks as required by Section 3.03 of the Agreement;
 - b) the applicants obtaining a certificate in writing from the Municipal Engineer indicating that provision for the construction of the required Major Servicing and Block Servicing components and securities for their completion has been made as required by Section 3.04 and 3.05 of the Agreement;
 - c) the applicants providing an executed Design Review Covenant for the proposed school site parcels (as required by Section 3.07 of the Agreement) as well as for all block parcels other than those to be developed for single-family housing, utilities, open space or parks and recreation uses;
 - d) the applicants providing an executed lot size covenant for block parcels containing a special lot size area as required by Section 3.08 of the Agreement;
 - e) the applicants providing an executed Section 215 of the Land Title Act covenant which would regulate the environmental maintenance standards as required by Section 3.09 (a) of the Agreement;
 - f) the applicants providing an executed Section 215 of the Land Title Act covenant requiring the 18 hole golf course to be fully accessible to the general public as required by Section 3.09 (b) of the Agreement;
 - g) the applicants providing an executed Section 215 of the Land Title Act Covenant requiring the completion of the 9-hole golf facility and golf academy prior to or concurrently with any 18 hole golf course as required by Section 3.09 of the Agreement;

1992 September 22
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4300B cont'd/

- h) the applicants providing an executed Section 215 of the Land Title Act covenant as required by Section 3.10 of the Agreement to the satisfaction of the Planning Director, on all single-family block parcels and specific townhouse parcels limiting the maximum number of lots or dwelling units allowed in each parcel. The Committee notes that discharge of these covenants registered against the single-family parcels will be considered prior to the Approving Officer signing the plans for subdivision to single-family lots within said parcels, but only after registration of covenants prohibiting further subdivision on certain lots which have further subdivision potential at the Land Title Office;
- i) the applicants obtaining from the Municipal Engineer written confirmation that the Temporary Road as per Schedule E92 of the Agreement has been constructed to the satisfaction of the Municipal Engineer or registering of a Section 215 of the Land Title Act covenant limiting issuance of building permits as required by Section 3.11(b) of the Agreement;
- j) the applicants providing a security equal to 150% of the estimated value for the completion of park facilities and additional park facilities as required by Section 9.02 (b) of the Agreement;
- k) the applicants providing for the immediate transfer of title to the Municipality to the Parks and Recreation Lands and other Open Space within the application area accompanied by the appropriate securities for the following:
 - i) completion of Park facilities and additional park facilities;
 - ii) site protection worksas required by Section 9.02 of the Agreement;
- l) the applicants providing an executed Section 215 of the Land Title Act covenant requiring that a golf lesson package be made available to the general public as required by Section 9.22 of the Agreement;
- m) the applicants granting to the School District No. 43 an option to purchase any school site block parcel as required by Section 10.01 of the Agreement;

1992 September 22
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4300B cont'd/

- n) The applicants providing all requirements of the Development Agreement to the satisfaction of the Municipal Solicitor;
2. The applicants securing written approval from B.C. Hydro for the alignment and design of the road connecting Panorama Drive to the Meridian Sub-Station;
3. Registration in the Land Title Office of a Restrictive Covenant for the purposes of determining the siting of buildings and structures on all townhouse, school and park sites, in accordance with the Zoning Bylaw and geotechnical report dated August 6, 1992, which may be combined with the Restrictive Covenants required by the Water Management and Fish and Wildlife Branches of the Ministry of Environment, to the satisfaction of the Planning Director;
4. The applicant ensuring that the subdivision plan includes a signature block for the Minister of Crown Lands as required under Section 55 of the Land Title Act for the incorporation of the race track and meridian sub-station roads;
5. Compliance with the requirements of the August 31, 1992 letter from the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks which includes the requirement of registering a Restrictive Covenant in the Land Titles Office;
6. Compliance with the requirements of the Water Management Branch of the Ministry of Environment, Lands and Parks, as well as Fisheries and Oceans Canada noting that their comments are outstanding and that they will likely require the registration of Restrictive Covenants;
7. Registration in the Land Title Office of an access easement or make other appropriate adjustments to the subdivision plan to provide road access or road frontage to the eastern portion of Parcel 6L;
8. Registration in the Land Title Office of a right-of-way to protect the existing meridian sub-station road prior to the construction of the road through parcel 6E;

1992 September 22
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4300B cont'd/

9. The Approving Officer's exemption from Section 7.04 of the Subdivision Control Bylaw No. 2038 for parcels which do not front on a Highway for a distance greater than 1/10 of the perimeter of the parcel;
10. The applicant providing a park trails plan to the satisfaction of the Parks and Recreation Director for the area included in this subdivision application;
11. The applicant ensuring that the subdivision plan has a signature block for the Minister of Crown Lands for the approval of the cancellation of the following creeks:
 - a) that portion of Falcon Creek within block parcels 6I and 6J;
 - b) that portion of Ruffle Creek and Burin Creek through block parcel 5B;
 - c) that portion of Young Creek, north of parcel 5C;
 - d) that portion of Hartman Creek, north of parcel 5H;
 - e) that portion of Last Creek through block parcels 5T and 5Q;
 - f) that portion of Goodyear Creek, north of block parcel 5O;
 - g) that portion of Hoy Creek, flowing along side block parcels 8Q & 8S.
12. The applicant developing the land in accordance with the geotechnical report from HBT Agra Ltd. dated August 6, 1992.

The Committee notes the following:

- a) registration of a Restrictive Covenant which limits the siting of buildings and structures on single-family lots encroaching onto utility right-of-ways will be required prior to final approval of the subdivision of parcels into single-family lots;
- b) although the list of requirements presented above is comprehensive, other items such as remedial works in the watercourses, removal of fill, etc. may be necessary prior to final approval;
- c) the Permits and Licences Department may request reports from a Professional Engineer with experience in geotechnical engineering on sub-surface soils investigation and conditions for specific parcels when the subdivision of the block parcel is applied for.

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4298A DOUBLE ALPHA HOLDINGS CORP.
PARCEL 6E, PHASE II WESTWOOD PLATEAU
BLOCK PARCEL 6E, PLAN LMP _____ AND
LOT 1, LMP 3303, SEC 15, TP 39, GP 1, NWD _____

The Subdivision Committee deferred the subdivision shown on sketch 8-4298A for the following:

1. The applicant to provide a written explanation as to the creation of the two thin lots along the Noons Creek Ravine which do not have suitable building envelopes;
2. The applicant to provide a written explanation as to why the four most northerly lots are so large in relation to the surrounding lotting pattern;
3. The applicant to provide a written explanation as to their intent to provide buffering around the existing reservoir;
4. The applicant to redesign the internal intersection of the collector and internal roads to the satisfaction of the Traffic Section of the Engineering Department;
5. The applicant to provide the location plans for the crossing of Noons Creek as this will be required to be dedicated with this subdivision;
6. The applicant to provide a report from a Professional Engineer with experience in geotechnical engineering outlining sub-surface soils investigation and elaborating on denotations made on page A-3 of HBT Agra Ltd. August 6, 1992 report to the satisfaction of the Director of Permits and Licences;
7. The receipt of comments from the Water Management Branch of the Ministry of Environment Lands and Parks;
8. The Environment Section of the Engineering Department to review the tree retention issue along the B.C. Hydro right-of-way.

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4299 DOUBLE ALPHA HOLDINGS CORP.
PARCEL 6I AND 6J WESTWOOD PLATEAU
BLOCK PARCEL 6I & 6J, PLAN LMP

The Subdivision Committee deferred the subdivision shown on sketch 8-4299 for the applicants to redesign the lots backing onto Scott Creek to ensure that sufficient building envelopes are possible.

8-4311 CROWN PROVINCIAL
CROWN LAND APPLICATION FOR PARK PURPOSES
- WESTWOOD PLATEAU
PORTION OF SEC 22, TP 39, WCM, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-4311 for the following:

1. Approval of the Crown Land application from the Ministry of Environment, Lands & Parks;
2. The Engineering Department to comment on the legal status of the Meridian Sub-Station Road from the Wesbild lands to the Meridian Sub-Station site;
3. The District to seek formal approval from B.C. Hydro.

8-4312 CROWN PROVINCIAL
CROWN LAND APPLICATION FOR FIRE STATION/
WORKS YARD - WESTWOOD PLATEAU
PORTION OF SEC 26, TWP 39, WCM, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-4312 for the following:

1. Approval of the Crown Land application from the Ministry of Environment, Lands & Parks;
2. The Engineering Department to comment on the legal status of the road access presently to the site through the Wesbild lands;

1992 September 22
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4312 cont'd/

3. The District to seek formal approval from B.C. Hydro.

Don Buchanan left the meeting at this point.

8-4241E EDGE CREEK DEV. LTD, B. WARNER, R. WARNER,
F. WARNER, M. WARNER
1399 PIPELINE ROAD & 1410-1420 HOCKADAY STREET
LOT 9, PL 38371; LOT 17, PL 35045; AND PCL. A, (REF. PL 13587),
(EX. PLS 35100, 38371, & 68932), N 1/2 LS 5, ALL OF SEC 13,
TP 39, GP 1, NWD

Approved subject to:

1. An agreement on acquisition of the park areas being accepted by the subdivider and by Council, noting that a Development Cost Charge payment will be required pursuant to the final approval of the subdivision unless it is affected by the negotiations for the proposed park dedication;
2. The applicant to submit a site grading plan to the satisfaction of the Permits & Licences Department;
3. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of all roads bounding, abutting, and lying within the proposed subdivision to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
4. The removal of all existing building and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;
5. Registration in the Land Title Office of a Restrictive Covenant as outlined in the December 16, 1991 letter from the Water Management Branch of the Ministry of Environment, Lands and Parks;

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4241E cont'd/

6. Registration in the Land Title Office of a Restrictive Covenant as outlined in the June 5, 1992 letter from the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks;
7. The applicant erecting protective fencing to the satisfaction of the Parks and Recreation Director, along the Fish and Wildlife Branch required covenant line prior to any regrading on the adjacent lots;
8. Construction of a permanent wood rail fence to the satisfaction of the Parks and Recreation Director along the proposed park boundary prior to any regrading on adjacent lots;
9. Payment of a Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for each of the additional 60 dwelling units permitted to be constructed, noting that this may be affected by the Parkland Acquisition under point no. 1 above;
10. Payment of any current, delinquent, or outstanding taxes prior to final approval.

The Committee notes that even though the building envelopes meet Bylaw standards, they are quite restrictive and therefore care must be taken in choosing house plans which comply with the setback requirements of the Zoning Bylaw.

8-4281

DANAE DAGG
649 CHAPMAN AVENUE
LOT A PLAN 23182 AND A PORTION OF LANE
DEDICATED BY PLAN 23182 DL 106 GROUP 1, NWD

Approved subject to:

1. Council's approval of the proposed Road Closure Bylaw;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Chapman and Ailsa Avenues to the standards of the Subdivision Control Bylaw No. 2038;

1992 September 22
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4281 cont'd/

- b) registration in the Land Title Office of any necessary easements including easements required for utilities to Chapman Avenue;
- c) registration in the Land Title Office of any necessary rights-of-way for servicing along Ailsa Avenue;
- 3. The removal of the garage and greenhouse prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;
- 4. Payment of a Development Cost Charge as required by Bylaw No. 988, consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
- 5. Payment of any current, delinquent, or outstanding taxes prior to final approval.

8-4294

H.J. MCCULLOUGH
1475 - 1481 PIPELINE ROAD
LOTS 6 & 7, LS 13, SEC 13, TP 39, GP 1, NWD, PL 11892

The Subdivision Committee received the two Professional Engineer's reports on the sub-surface soils and proposed sanitary sewer extension. The subdivision shown on sketch 8-4294 remains deferred for the receipt of comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Lands and Parks, noting that they may recommend the registration of Restrictive Covenants restricting the siting and elevation of any future buildings or structures.

The Engineering Department has required a corner road dedication at Gallette Avenue and Pipeline Road which will be incorporated into any future revised lot layout plans.

1992 September 22
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4310A DISTRICT OF COQUITLAM
1190 WESTWOOD STREET
LOTS REM C & PORTION OF REM E 1/2, PLAN 3002;
PCL A & PCL B, PLAN 4160; LOTS REM 5 TO REM 34,
BLK 10, PLAN 2536, DL 386, GROUP 1, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-4310A for the Traffic Section of the Engineering Department to review the pedestrian and vehicular accesses around the site and for the Planning Department to consider the long term plans in the area.

8-4325 ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER
821 FAIRFAX STREET
LOT 3, DL 369, TP 36, GP 1, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-4325 for the following:

1. The applicant to submit in writing their long term proposals for development of the remaining portion of the property and to demonstrate how adequate parking will be provided for any future development;
2. The applicant to prove out the storm and sanitary drainage required for all newly created lots as well as the remaining church parcel;
3. Comments from the Environment Section of the Engineering Department.

The Committee notes that additional rights-of-way may be required across neighboring properties for drainage purposes.

8-4307B ROX FOX
571 CHAPMAN AVENUE
LOT 7, PLAN 15046, DL 55, GROUP 1, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-4307B and instructed the Planning Department to solicit the adjacent property owners comments on the proposed subdivision.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

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SUBDIVISION COMMITTEE MEETING

MINUTES



Mayor: L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 6, 1992 in the Council Committee Room, with the following persons present:

D. Buchanan	-	Planning Director
R. Telegus	-	Engineer, Envir. & Development
L. Scott	-	Supv. Subdivision & Development
P. Stecyk	-	Site Grading Technologist
K. Davelaar	-	Planning Assistant

8-3301I SCHOOL DISTRICT NO. 43, F. FOWLER, D. BULOWSKI, B. SADGROVE
825 COMO LAKE AVENUE
CANCELLATION OF WALKWAY & CONSOLIDATION WITH REM E 1/2
OF PCL 2, REF PL 6592, BLK 8, S & E PLAN 23553, DL 367, PL 609 & LOT
43 PL 25903, GR 1, NWD

The Subdivision Committee approved the subdivision shown on sketch 8-3301I subject to Council's approval of the proposed road exchange.

8-3301J F. FOWLER, D. BULOWSKI, B. SADGROVE
825 COMO LAKE AVENUE
SUBDIVISION OF PCL 2 OF PCL A, REF PL 6592, BLK 8, S & E
PLAN 23553, DL 367, PL 609, GR 1, NWD

Approved subject to:

1. Completion of any outstanding works on Como Lake Avenue and physical construction of the new road and proposed east/west walkway to the standards required by the Subdivision Control Bylaw No. 2038;
2. Registration in the Land Title Office of any necessary easements;
3. Payment of any current, delinquent or outstanding taxes prior to final approval;

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8-3301J cont'd/

4. The access driveways to the corner lots being restricted to the internal street only;
5. Compliance with the requirements contained in the February 19, 1992 letter from the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks noting that this will require the registration of a covenant;
6. Compliance with the requirements contained in the April 3, 1992 letter from the Water Management Branch from the Ministry of Environment, Lands and Parks;
7. Payment of the Development Cost Charge as required by Bylaw No. 988, consisting of \$955.00 for each of the 9 additional dwelling units permitted to be constructed;
8. Removal of all existing buildings and structures prior to final approval;
9. Relocation of the B.C. Telephone right-of-way;
10. Registration in the Land Titles Office of a covenant to identify the 15 m setback from the natural boundary as required by Section 405 of the Zoning Bylaw;
11. The physical construction of a creek crossing where required along the walkway to the satisfaction of the Engineering Department and the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks.

8-4329

SCHOOL DISTRICT NO. 43
825 COMO LAKE AVENUE
LOT 43, PL 25903, DL 367, GP 1, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-4329 for the following:

1. The applicant to provide one of the following:
 - a) written approval of the proposed ALRT redesign from B.C. Transit;

or

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8-4329 cont'd/

- b) or certification by a Professional Engineer, specializing in current design for the B.C. Transit ALRT system, of the proposed ALRT line realignment meeting the current design requirement of B.C. Transit's ALRT system;
- 2) The applicant to provide the District with B.C. Transit's standards for noise abatement for dwellings to be built beside the ALRT line.

The Subdivision Committee notes that a Restrictive Covenant may be required to be registered to restrict the siting of buildings and structures in relation to the future ALRT line.

8-3987F APPIA DEVELOPMENTS LTD.
2968 BURLINGTON DRIVE
LOT 2, DL 386, PLAN 83718

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Form "E" Phasing Declaration for the two phase strata development.

8-4077B ALLAN JOHNSON
1475 PURCELL DRIVE
DL 6694, SEC 14, NWD, TP 36, GP 1, NWD

The Subdivision Committee declined the subdivision shown on sketch 8-4077B as the triangle lot shown on the western portion of the subdivision has no legal road frontage or building envelope. The application is deferred for the following:

1. A report from a Professional Engineer with experience in geotechnical engineering dealing with sub-surface soil investigation and conditions as well as the ground water to the satisfaction of the Director of Permits & Licences. The geotechnical report should also address the slope stability for the slopes within or adjacent to the north, east and southern portions of the site;
2. A conceptual regrading plan to the satisfaction of the Permits & Licences Director;

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8-4077B

3. The topographic plan which shows the existing site features as well as the top of bank and toe of slope of the banks which extend to the north and east of the property all certified by a B.C. Land Surveyor.

The Committee notes the following:

- a) The Official Community Plan indicates an area of open space in the northeast area of the site, this issue will be reviewed further by the Planning Department;
- b) Prior to registration of a subdivision, the applicant will be required to secure a Development Permit from Council as indicated in Policy F of the Northwest Official Community Plan;
- c) The Engineering Department may require a portion of land along the top of slopes where access is required for maintenance;
- d) The Fire Department's comments in regards to access implications will be required as well as the Planning Department's comments regarding the acceptability of the lotting layout in conjunction with the planned lotting for the surrounding area will also be required;
- e) The applicant is requested to enter into an exchange agreement with the owner to the west;
- f) A survey plan certified by a B.C. Land Surveyor will be required once a lot layout is found acceptable.

8-4125K

**MOLNAR ENTERPRISES LTD.
1148 WESTWOOD STREET
LOT 1, SEC 11, TP 39, GP 1, NWD, LMP4282**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Form "E" Phasing Declaration and the strata plans for Phase I subject to the building locations on the phased strata plan complying with the Building Permit drawings and the project architect verifying the required amount of bonding to cover the cost of the common facility to be built in Phase 5.

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8-4147 CHENG HUI-CHEN WU & MU-TZU WU
1319 ROSS AVENUE
LOT 134, DL 357, PL 31800

Re-approved subject to:

1. All buildings and structures being removed prior to final approval. The applicant is required to apply for and secure all the necessary permits to complete this demolition;
2. Payment of a Development Cost Charge, as required by Bylaw No. 988 consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
3. Payment of any current, delinquent, or outstanding taxes prior to final approval;
4. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Ross Avenue and the lane to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) provision for additional utility connections for the newly created lot;
5. The applicant to provide a written declaration if an underground oil storage tank is or was ever existing on the site.

8-4175K 400981 B.C. LTD.
ROBSON DRIVE & PINETREE WAY
LOT , PL ; LOT 1, DL 4838, PL 83258; & 6.34 ACRE
PORTION OF LS 2, SEC 14, TP 39, PL 31167, GP 1, NWD

Approved subject to:

1. Registration in the Land Title Office of the required land exchange with the property to the north;

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8-4175K cont'd/

2. Submission of a report from a Professional Engineer with experience in geotechnical engineering and a regrading plan including proposed drainage collection systems on lots adjacent to all the crests of slopes to the satisfaction of the Director of Permits and Licences;
3. The requirements of the Subdivision control Bylaw No. 2038, including:
 - a) physical construction of Robson Drive, Purcell Drive, the extension of Fisher Court and the new road south off of Robson Drive;
 - b) registration in the Land Title Office of any necessary easements;
4. Payment of the Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for each of the 27 additional dwelling units permitted to be constructed in Phase I. The Committee notes that upon development of Phase II, an additional Development Cost Charge payment will be applicable, though this will likely be offset by parkland compensation;
5. Payment of any current, delinquent or outstanding taxes prior to final approval;
6. Compliance with the requirements contained in the May 31, 1990 letter from the Fish and Wildlife Branch from the Ministry of Environment, Lands and Parks noting that the letter includes the requirements for registration of a covenant to protect vegetation within 6.0 m of the crest of slope;
7. Compliance with the requirements contained in the September 26, 1990 letter from the Water Management Branch from the Ministry of Environment, Lands and Parks;
8. Registration in the Land Title Office of covenants which would provide for the following:
 - a) a 6 m setback from the B.C. Hydro right-of-way for buildings and structures on any lot which encroaches into the right-of-way;
 - b) a building setback line from the crest of slope as required by Section 405 of the Zoning Bylaw;

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8-4175K cont'd/

- c) an additional 6 m setback from the habitat protection area required by the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks in item 6 above for the first 3 lots on the west side of the watercourse, south of Robson Drive, and the proposed 6 lots at the west end of the subdivision, noting that in lieu of an additional 6 m covenant on these lots, the applicant may supply a tree survey with tree protection measures to the satisfaction to the Director of Parks and Recreation.

The Committee notes the following:

- i) The development must be in accordance with the Development Permit DP-24-91, approved by Council on August 6, 1991;
- ii) The Subdivision Committee approved sketch 8-4175K as a minor variation to the subdivision shown on sketch 8-4175D as per Schedule "A", Section "D" of Development Permit DP-24-91;
- iii) Phase I may be broken down into smaller Phases subject to the completion of the appropriate conditions being met.

8-4297C **DOUBLE ALPHA HOLDING CORP.
ROBSON DRIVE & PINETREE WAY
LOT _____, DL 36953, GP 1, NWD, PLAN**

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Pinetree Way, the internal road, and any outstanding works on Robson Drive;
 - b) registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a plan exchanging land with the lot to the south prior to final approval;
3. The applicant providing a regrading plan and geotechnical report to the satisfaction of the Engineering and Permits & Licences Department;

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8-4297C cont'd/

4. Physical construction of the southern access road to the site;
5. Registration in the Land Title Office of a Restrictive Covenant prohibiting access to Pinetree Way from the lots fronting Pinetree Way;
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4243

MORRIS ST. PIERRE
549 CHAPMAN AVENUE
W 1/2 OF LOT C; BLK 1, DL 54 & 55, PLAN 10074, GROUP 1, NWD

The Subdivision Committee reviewed the subdivision shown on sketch 8-4243 along with the submission made by the owner. The Committee declined the subdivision in the public interest as it does not meet the objective of creating pan handle lots where they are adjacent to ravine edges and due to the affect on neighboring properties.

The Subdivision Committee suggested that the owner contact the neighbours to the east to see if a subdivision similar to that which took place around Gilroy Place could be entertained.

8-4272A

PIARA S. DHALI WAL
695 - 697 BLUE MOUNTAIN STREET
LOT I, PLAN 6795 AND LOT 248, PLAN 35006, DL 365, GROUP 1, NWD

The Municipal Solicitor directed the Subdivision Committee to review the subdivision layout shown on sketch 8-4272A which does not include the portion of lane allowance adjacent to 695 Blue Mountain Street. The Committee approved the subdivision shown on sketch 8-4272A subject to:

1. Removal of the stairs and landing on the south side of the deck at 697 Blue Mountain Street, in order for the structure to conform to the B.C. Building Code and District of Coquitlam Zoning Bylaw to the satisfaction of the Director of Permits & Licences;

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8-4272A cont'd/

2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) the removal and reconstruction of all existing accesses to the standards of the Subdivision Control Bylaw No. 2038. The Committee notes that each lot will require its own separate access to the lane;
 - b) cash payment may be required for the future construction of the lane;
 - c) construction of additional utility connections and relocation of the existing utility connections if necessary;
 - d) registration in the Land Title Office of any necessary easements;
3. Payment of a Development Cost Charge as required by Bylaw No. 988 consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
4. The applicant applying for and securing any necessary permits from the District of Coquitlam to complete the required demolition of the dwelling at 695 Blue Mountain Street and the garage at 697 Blue Mountain Street prior to final approval;
5. Payment of any current, delinquent, or outstanding taxes prior to final approval.

8-4298B DOUBLE ALPHA HOLDING CORP.
PARCEL 6E - WESTWOOD PLATEAU
BLOCK PARCEL 6E, PLAN LMP , AND
LOT 1, LMP 3303, SEC 15, TP 39, GP 1, NWD

Approved subject to:

1. Registration in the Land Title Office of the subdivision to create block parcel 6E;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:

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8-4298B cont'd/

- a) physical construction of all roads and walkways bounding, abutting and lying within the subdivision as well as the Noon's Creek crossing to the standards required by the Subdivision Control Bylaw No. 2038;
- b) registration in the Land Title Office of any necessary easements;
3. Registration in the Land Title Office of a Restrictive Covenant in relation to the siting of buildings adjacent to the Noon's Creek watercourse considering the combined setback requirements of Section 405 of the Zoning Bylaw, the HBT Agra Ltd. geotechnical report dated August 6, 1992 and the Water Management Branch of the Ministry of Environment, Lands and Parks requirement for a 15 m setback from the top of bank;
4. Registration in the Land Title Office of Restrictive Covenant as recommended by the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks in their letter dated July 6, 1992;
5. Installation of snow fencing along the 9 m habitat protection line and verification from the Parks and Recreation Department that the fencing has been installed in a correct location prior to any works being done on any portion of the property;
6. Signing of the subdivision plans by the Approving Officer of B.C. Hydro and Power Authority prior to final approval;
7. Payment of any current, delinquent or outstanding taxes prior to final approval;
8. The registration of a Restrictive Covenant relating to the siting of buildings and structures on lots located adjacent the B.C. Hydro right-of-way such that the edge of the right-of-way is to be considered the property line of said lots to the satisfaction of the Planning Director;
9. Registration in the Land Title Office of a Restrictive Covenant prohibiting the further subdivision of specific lots with areas 1300 m² or greater;
10. Registration in the Land Title Office of a Section 215 of the Land Title Act Restrictive Covenant to transfer the title of Lot 96 to the District once any services have been constructed through these lands and limiting the future use to park purposes;

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8-4298B cont'd/

11. Registration in the Land Title Office of a Restrictive Covenant prohibiting the trimming or removal of trees within the area of lots covered by the existing B.C. Hydro right-of-way;
12. The applicants making a formal application to rezone Lot 96 to the P-5 zone;

The Committee notes the Approving Officer's consent is required to allow discharge of the Restrictive Covenant which limits the total maximum number of single family lots that can be created through the subdivision of parcel 6E prior to registration of the subdivision plan.

8-4299 **DOUBLE ALPHA HOLDINGS
PARCEL 6I AND 6J WESTWOOD PLATEAU
BLOCK PARCEL 6I & 6J, PLAN LMP**

Approved subject to:

1. Registration in the Land Title Office of the subdivision to create block parcels 6I and 6J;
2. Registration in the Land Title Office of a Restrictive Covenant in relation to the siting of buildings adjacent to Scott Creek watercourse considering the combined setback requirements of Section 405 of the Zoning Bylaw, the HBT Agra Ltd. geotechnical report dated August 6, 1992 and the requirements from the Water Management Branch of the Ministry of Environment, Lands and Parks in their letter dated October 2, 1992;
3. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of all roads and walkways bounding, abutting and lying within the subdivision to the standards required by the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
4. Payment of any current, delinquent or outstanding taxes prior to final approval;

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8-4299 cont'd/

5. Registration of the Restrictive Covenant as required by the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks as recommended in their letter dated July 6, 1992;
6. Installation of snow fencing along the 6 m habitat protection line and verification from the Parks and Recreation Department that the fencing has been installed in the correct location prior to any works being done on any portion of the property;
7. Registration in the Land Title Office of a Restrictive Covenant prohibiting the further subdivision of any specific lots which have an area of 1,300 m² or greater.

The Committee notes the Approving Officer's consent is required to allow discharge of the Restrictive Covenant which limits the total maximum number of single family lots that can be created through the subdivision of parcels 6I and 6J prior to registration of the subdivision plan.

8-4313 FRANCISCAN WOODS INVESTMENTS LTD.
3002 PASTURE CIRCLE
LOT 2, BLK 5, DL 374, GP 1, NWD, PLAN 15657

The Subdivision Committee was directed by the Approving Officer to canvas the property owners within a 100 m radius of the subject property for their comments relating to this proposed subdivision.

8-4331 LORNE & JEAN VANDEVOORD
2415 DAWES HILL ROAD
PARCEL A OF LOT 17 (REF PL 11448),
EXC PL 27543, DL 65, GP 1, NWD, PLAN 1002

The Subdivision Committee deferred the application shown on sketch 8-4331 for the following:

1. The applicant to provide a report from a Professional Engineer with experience in geotechnical engineering on subsurface soils investigation and conditions to the satisfaction of the Director of Permits & Licences;

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8-4331 cont'd/

2. The applicant to provide a plan drawn by a B.C. Land Surveyor which extends the contours through the northern portion of the property as well as showing the exact location of the top and toe of bank;
3. The applicant to provide a mitigation statement from a Professional Engineer detailing what affect, if any, the proposed development will have on the environment;
4. The applicant to provide a Professional Engineering servicing plan for the utilities required to service the future lots on the north portion of the site;
5. The Planning Department to complete a more detailed review of the building envelopes of the lots in relation to the topographic and geotechnical information to be provided by the applicants.

The Committee notes the following:

- a) The building envelopes are quite restrictive and therefore care must be taken in choosing house plans which comply with the setback requirements of the Zoning Bylaw;
- b) The Permits & Licences Department may require further geotechnical information at the time of building permit application.

8-2892A KHERA INVESTMENTS LTD.
2380 CAPE HORN AVENUE
LOT 2, DL 65 & 66, GP 1, PLAN 9662

The Subdivision Committee deferred the subdivision shown on sketch 8-2892A for a revised regrading plan from a Professional Engineer to the satisfaction of the Permits and Licences Director.

The Committee notes that Council's approval of RS-4 zoning is required.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

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SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 20, 1992 in the Council Committee Room, with the following persons present:

- | | | |
|-------------|---|-------------------------------------|
| D. Buchanan | - | Planning Director |
| L. Scott | - | Supv. Subdivision & Development |
| T. Arthur | - | Deputy Director, Permits & Licences |
| P. Stecyk | - | Site Grading Technologist |
| E. Bowes | - | Parks & Recreation |
| N. Maxwell | - | Planning Assistant |
| K. Davelaar | - | Planning Assistant |

8-4285

C., M., A., PERO; MYRNA LANGTON, BOB LAI; SHAUNA CHOK
508 - 512 SCHOOLHOUSE
LOTS 7 (SL1 & SL2 NW826) AND LOT 8, PLAN 13829, GROUP 1, NWD

Approved subject:

1. Registration of a Restrictive Covenant in the Land Title Office restricting a Building Permit issuance on the new lot to a house which conforms with the plans received October 14, 1992 drawn by Claudio Pero and dated October 8, 1992 as amended to show the following:
 - a) a revised retaining wall;
 - b) the maximum roof and floor elevations as certified correct by John Onderwater, B.C. Land Surveyor on his plan dated September 14, 1992. These plans must also conform to the Zoning Bylaw and the B.C. Building Code.
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Haversley Avenue and Schoolhouse Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements including the required storm sewer easement;

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8-4285 cont'd/

3. Payment of a development cost charge as required by Bylaw No. 988, consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
4. Payment of any current, delinquent, or outstanding taxes prior to final approval;
5. Amendments to the current Strata Plan NW826 if required by the Land Title Office.

8-4330A LINDA ZAURRINI
912 SHERIFF STREET
LOT C OF BLK 6, DL 367, GR 1, NWD, PL 8207, P.I.D.# 011-313-391

The Subdivision Committee deferred the subdivision shown on sketch 8-4330A for the applicant to prove out sanitary and storm sewer drainage for the two proposed lots.

The Subdivision Committee notes that if a preliminary approval is granted for this subdivision, the applicant will be required to apply for a development variance permit varying the road width, construction standards and utility offsets of the future Wyvern Court.

8-4332 ZEPHYR ENTERPRISES LTD.
1400 LOUGHEED HIGHWAY
LOT 1, PL 69596, EX PL 82954, DL 61, GR 1, NWD

The Subdivision Committee deferred the application shown on sketch 8-4332 for a response from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Lands and Parks, and for the Planning Department to seek comments from the Ministry of Transportation and Highways.

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8-3930 9939 INVESTMENTS LTD.
3330 GROSVENOR PLACE
LOT 1, SEC 13, TP 39, PLAN 86154, NWD

The subdivision shown on sketch 8-3930F remains deferred for the following:

1. The Permits and Licences and Engineering Departments to review the regrading plans and geotechnical information submitted October 19, 1992;
2. The Parks Department to review their desire for a walkway connection west of Carriage Court.

8-4300B (Engineering File: 8-4266)
DOUBLE ALPHA HOLDINGS LTD.
PHASE II IN THE WESTWOOD PLATEAU
REM BLK A, PL 71962, SEC 15; B LK B, SEC 14; LOT 3, LMP 2306, SEC 14
& DL 6953; BLK A, DL 6769; BLK A, DL 7155; BLK A, SEC 23; LOT Q, PL
86691, SEC 15, EX LMP 2150; LOT , LMP , SEC 15; LOT X, PL
86685, SEC 15; LOT C, PL 86699, SEC 14; ALL OF TWP 39 GROUP 1, NWD

The Subdivision Committee reviewed a number of issues which have arisen since the approval of this subdivision at their September 22, 1992 meeting. The Committee then re-approved the subdivision with the following updated conditions:

1. The requirements of the Development Agreement dated 1988 08 18, along with any existing and subsequent amendments to said agreements prior to final approval, including:
 - a) a Council resolution regarding the size and number of development blocks as required by Section 3.03 of the Agreement;
 - b) the applicants obtaining a certificate in writing from the Municipal Engineer indicating that provision for the construction of the required Major Servicing and Block Servicing components and securities for their completion has been made as required by Section 3.04 and 3.05 of the Agreement;

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8-4300B cont'd/

- c) the applicants providing an executed Design Review Covenant, as required by Section 3.07 of the Agreement, for all block parcels other than those to be developed for single-family housing, utilities, open space or parks and recreation uses;
- d) the applicants providing an executed lot size covenant for block parcels containing a special lot size area as required by Section 3.08 of the Agreement;
- e) the applicants providing an executed Section 215 of the Land Title Act covenant which would regulate the environmental maintenance standards as required by Section 3.09 (a) of the Agreement;
- f) the applicants providing an executed Section 215 of the Land Title Act Covenant requiring the completion of the 9-hole golf facility and golf academy prior to or concurrently with any 18 hole golf course as required by Section 3.09 of the Agreement;
- g) the applicants providing an executed Section 215 of the Land Title Act covenant as required by Section 3.10 of the Agreement to the satisfaction of the Planning Director, on all single-family block parcels and specific townhouse parcels limiting the maximum number of lots or dwelling units allowed in each parcel. The Committee notes that discharge of these covenants registered against the single-family parcels will be considered prior to the Approving Officer signing the plans for subdivision to single-family lots within said parcels, but only after registration of covenants prohibiting further subdivision on certain lots which have further subdivision potential at the Land Title Office;
- h) the applicants obtaining from the Municipal Engineer written confirmation that the Temporary Road as per Schedule E92 of the Agreement has been constructed to the satisfaction of the Municipal Engineer or registering of a Section 215 of the Land Title Act covenant limiting issuance of building permits as required by Section 3.11 (b) of the Agreement;
- i) the applicants providing a security equal to 150% of the estimated value for the completion of park facilities and additional park facilities as required by Section 9.02 (b) of the Agreement;

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8-4300B cont'd/

- j) the applicants providing for the immediate transfer of title to the Municipality to the Parks and Recreation Lands and other Open Space within the application area accompanied by the appropriate securities for the following:
 - i) completion of park facilities and additional park facilities;
 - ii) site protection works;as required by Section 9.02 of the Agreement;
 - k) the applicants providing an executed Section 215 of the Land Title Act covenant requiring that a golf lesson package be made available to the general public as required by Section 9.22 of the Agreement;
 - l) the applicants providing all requirements of the Development Agreement to the satisfaction of the Municipal Solicitor;
2. The applicants securing written approval from B.C. Hydro for the alignment and design of the road connecting Panorama Drive to the Meridian Sub-Station;
 3. Registration in the Land Title Office of a Restrictive Covenant for the purposes of determining the siting of buildings and structures on all townhouse sites, in accordance with the Zoning Bylaw and geotechnical report dated August 6, 1992, which may be combined with the Restrictive Covenants required by the Water Management and Fish and wildlife Branches of the Ministry of Environment, to the satisfaction of the Planning Director;
 4. The applicant ensuring that the subdivision plan includes a signature block for the Minister of Crown Lands as required under Section 55 of the Land Title Act for the incorporation of the race track and meridian sub-station roads;
 5. Compliance with the requirements of the August 31, 1992 letter from the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks which includes the requirement of registering a Restrictive Covenant in the Land Titles Office;

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8-4300B cont'd/

6. Compliance with the requirements of the Water Management Branch of the Ministry of Environment, Lands and Parks, as well as Fisheries and Oceans Canada noting that their comments are outstanding and that they will likely require the registration of Restrictive Covenants;
7. Registration in the Land Title Office of an access easements or make other appropriate adjustments to the subdivision plan to provide road access or road frontage to the eastern portion of Parcel 6L;
8. Registration in the Land Title Office of a right-of-way to protect the existing meridian sub-station road prior to the construction of the road through parcel 6E;
9. The approving Officer's exemption from Section 7.04 of the Subdivision Control Bylaw No. 2038 for parcels which do not front on a Highway for a distance greater than 1/10 of the perimeter of the parcel;
10. The Committee recommends that the Approving Officer approve the proposed subdivision with the knowledge that upon registration of the subdivision, the existing pump station will become nonconforming in relation to the required front yard setback to the proposed new property line of the meridian sub-station road;
11. The applicant providing a park trails plan to the satisfaction of the Parks and Recreation Director for the area included in this subdivision application;
12. The applicant ensuring that the subdivision plan has a signature block for the Minister of Crown Lands for the approval of the cancellation of the following creeks:
 - a) that portion of Falcon Creek within block parcels 6I and 6J;
 - b) that portion of Ruffle Creek and Burin Creek through block parcel 5B;
 - c) that portion of Young Creek, north of parcel 5C;
 - d) that portion of Hartman Creek, north of parcel 5H;
 - e) that portion of Last Creek through block parcels 5T and 5Q;
 - f) that portion of Goodyear Creek, north of block parcel 50;
 - g) that portion of Hoy Creek, flowing along side block parcels 8Q & 8S.

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8-4300B cont'd/

13. The applicant developing the land in accordance with the geotechnical report from HBT Agra Ltd. dated August 6, 1992;
14. Registration in the Land Title Office of a Restrictive Covenant which prohibits the removal of any trees or vegetation within that portion of the lots which are restricted by the B.C. Hydro right-of-way;

The Committee notes the following:

- a) registration of a Restrictive Covenant which limits the siting of buildings and structures on single-family lots encroaching onto utility rights-of-ways will be required prior to final approval of the subdivision of parcels into single-family lots;
- b) although the list of requirements presented above is comprehensive, other items such as remedial works in the watercourses, removal of fill, etc. may be necessary prior to final approval;
- c) the Permits and Licences Department may request reports from a Professional Engineer with experience in geotechnical engineering on sub-surface soils investigation and conditions for specific parcels when the subdivision of the block parcel is applied for."

8-4313 FRANCISCAN WOODS INVESTMENTS LTD.
3002 PASTURE CIRCLE
LOT 2, BLK 5, DL 374, GP 1, NWD, PLAN 15657

The Approving Officer after reviewing the comments received from the neighbouring property owners recommended approval of the subdivision shown on sketch 8-4313. The Subdivision Committee then approved the application with:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) payment in lieu of construction of Pasture Circle to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4313 cont'd/

2. Payment of a Development Cost Charge, as required by Bylaw No. 988, consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.
4. The removal of all existing buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete the demolition.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 3, 1992 in the Council Committee Room, with the following persons present:

- | | | |
|--------------|---|-------------------------------------|
| E. Tiessen | - | Deputy Planning Director |
| T. Arthur | - | Deputy Director, Permits & Licences |
| P. Stecyk | - | Site Grading Technologist |
| R. Telegus | - | Eng. Envir. & Development |
| A. Geoghegan | - | Sub. & Dev. Technologist |
| D. Palidwor | - | Parks & Recreation |
| N. Maxwell | - | Planning Assistant |
| K. Davelaar | - | Planning Assistant |

8-2937L

DISTRICT OF COQUITLAM
CHILKO DRIVE

LOT 24, BLK 1, DL 374, PL 16341; LOT 439 (S & E PL 65151),
DL 378, PL 64421; LOT 581, PL 84201, DLS 305 & 378
AND PORTIONS OF ROAD ALLOWANCE

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of all roads, lanes and walkways, bounding, abutting or lying within the subdivision to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Payment of the development cost charge as required by Bylaw No. 988 consisting of \$955.00 for each of the 26 additional dwelling units permitted to be constructed;
3. The legal subdivision plan corresponding to the existing zoning boundaries to the satisfaction of the Planning Director;

1992 November 3
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-2937L cont'd/

4. The provision of regrading plans to the satisfaction of the Director of Permits & Licences, including cross sections which demonstrate existing and final ground profiles, any necessary earth retention structures and how private rear yard spaces will be provided for in a useful, finally graded site and integrated into potential development on adjacent lots; The rear yard spaces should not contain slopes in excess of 5%.

8-2752G E.T. & M.P. WILLIAMS
1380 HOCKADAY STREET
PCL. B OF S 1/2 OF L.S. 5, REF. PL. 14093, EX. PT. OF ROAD
ON PLAN 68932, SEC. 13, T.P. 39, GP. 1, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-2752G for the following:

1. The applicant to provide a regrading plan to the satisfaction of the Engineering & Permits & Licences Departments;
2. The Planning Department to confirm the advance road and lot layout to the south in conjunction with the Traffic Section of the Engineering Department.
3. The applicant to provide preliminary servicing drawings for the storm and sanitary sewers and road centerline grades to the satisfaction of the Engineering Department;
4. Receipt of comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Lands and Parks, noting that they may require the registration of restrictive covenants in the Land Title Office;

The Committee notes that there is to be no disturbance of the vegetation from the crest of slope to the creek.

1992 November 3
SUBDIVISION COMMITTEE
MEETING MINUTES

8-3930F 9939 INVESTMENTS LTD.
3300 GROSVENOR PLACE
LOT 1, SEC 13, TP 39, PLAN 86154, NWD

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) completion of any outstanding works on Carriage Court, Grosvenor Place or Hyde Park Place to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Final written certification by a Professional Engineer of the stability of the slopes to the west to the satisfaction of the Engineering Department;
3. The applicant to provide as-constructed drawings for the slopes to the west to the satisfaction of the Engineering Department;
4. The applicant to provide lot grading plans, sealed and signed by a Professional Engineer to the satisfaction of the Permits & Licences Department;
5. Payment of a development cost charge as required by Bylaw No. 988 consisting of \$955.00 for each of the 16 additional dwelling units permitted to be constructed;
6. Payment of any current, delinquent or outstanding taxes prior to final approval;
7. The applicant to register a restrictive covenant in the Land Title Office restricting the issuance of building permits on the lot to the west with the steep slope; the covenant should state that prior to issuance of a building permit, submission shall be made to the Engineering and Permits & Licences Departments of the District of Coquitlam of a geotechnical report verifying the suitability of the proposed development of the area containing fill.

1992 November 3
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4269 GREYHAWKE ESTATES LTD.
2880 PANORAMA DRIVE
LOT N, SEC 15, TP 39, GP 1, NWD, PL 86691

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for Phase IV of this development.

8-4307B RON FOX
571 CHAPMAN AVENUE
LOT 7, PLAN 15046, DL 55, GROUP 1, NWD

The Subdivision Committee declined the subdivision shown on sketch 8-4307B as the Approving Officer is of the opinion that two proposed lots on the north side of the watercourse would have a negative effect on the established amenities in the neighbourhood.

8-4315 AMARJIT KHERA
942 WESTWOOD STREET
LOTS 48, 49 & 50, BLK 8, DL 378, PL 2695A, GROUP 1, NWD

Approved subject to the payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that the property will be required to be serviced to the standards of the Subdivision Control Bylaw No. 2038 at the time of building permit issuance.

8-4321A ALLAN NAGY
1428 HOCKADAY STREET
LOT 16, SEC 13, TWP 39, PL 35045, GR 1, NWD

The Subdivision Committee deferred the application shown on sketch 8-4321A for the Planning Department to receive written confirmation from the Fish & Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks as to the setback requirements from Hockaday and Surprise Creeks for the entire "Hockaday area" to enable the District to review the advance lotting.

1992 November 3
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4324

GERALD ROBERT BOWER
656 FOLSOM STREET
LOT E OF LOT 8, PL 25913, DL 365, GROUP 1, NWD

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) the physical construction of Folsom Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;
3. All lot grading to be completed to the satisfaction of the Permits & Licences Department prior to final approval;
4. Payment of a development cost charge as required by Bylaw No. 988, consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that the southerly lot has a restrictive building envelope and therefore care must be taken in choosing house plans which comply with the setback requirements of the Zoning Bylaw.

8-4325

ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER
821 FAIRFAX STREET
LOT 3, DL 369, TP 36, GP 1, NWD

The Subdivision Committee deferred the application shown on sketch 8-4325 for revised plans drawn by a Professional Engineer which prove out the storm and sanitary drainage required for all proposed lots as well as the remaining church parcel to the satisfaction of the Engineering Department.

1992 November 3
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4325 cont'd/

The Committee received the plan that adequately demonstrates how parking could be provided for the anticipated future development.

8-4329A SCHOOL DISTRICT NO. 43
825 COMO LAKE AVENUE
LOT 43, PLAN 25903, DL 367, LD 36

The Subdivision Committee deferred the application shown on sketch 8-4329A for the Planning Department to review the adequacy of building envelopes in relation to the proposed future ALRT right-of-way.

8-4337B ROBERT & DAWN MOFFATT
2916 WALTON AVENUE
LOT 43, DL 386, TP 39, GP 1, NWD, PLAN 24216

The Subdivision Committee initially declined the subdivision shown on sketch 8-4337B, however, the Approving Officer reconsidered the application and found the layout technically feasible subject to Council's approval of the required rezoning to the RS-4 zone. If Council approves the rezoning, this application will be returned to the committee for their consideration of conditional approval.

8-4338 MR. & MRS. DANIEL COOK AND CARLENE AKESTER
648 & 650 CHAPMAN AVENUE
LOT 1, PLAN 14042, AND LOT 1, PL 14832, DL 106, GROUP 1, NWD

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Chapman and Nicola Avenues to the standard of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any unnecessary easements;

1992 November 3
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4338 cont'd/

2. The removal of the two existing sheds and westerly garage prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition.
3. Payment of a development cost charge as required by Bylaw No. 988, consisting of \$955.00 for each of the two additional dwelling units permitted to be constructed;
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that Council has previously approved the variance of road width for Nicola Avenue through Development Variance Permit, DVP-21-87.

8-4341

**BLAINE & PATRICIA BERTRAM
1436 HOCKADAY STREET
LOT 15, PL 35045, SEC 13, TWP 39, GROUP 1, NWD**

The Subdivision Committee deferred the subdivision shown on sketch 8-4341 for a written confirmation from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks of their requirements for subdivision in the "Hockaday area."

The Committee notes that once these comments are received, the Planning Department will review this proposed subdivision in relation to the advance plan for this area.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
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Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 17, 1992 in the Council Committee Room, with the following persons present:

D. Buchanan	-	Planning Director
R. Telegus	-	Eng. Envir. & Development
C. Mohoruk	-	Traffic Technologist
D. Palidwor	-	Parks & Recreation
P. Stecyk	-	Site Grading Technologist
A. Geoghegan	-	Sub. & Dev. Technologist
N. Maxwell	-	Planning Assistant
K. Davelaar	-	Planning Assistant

T-3

8-1472I

BENJAMIN & OLGA ARNOLD
1049 WINWARD DRIVE
LOT 21, DL 238, PL 74160, GP 1, NWD

The Subdivision Committee deferred the sketch shown on 8-1472I for the following:

1. The applicant to provide a report from a Professional Engineer with experience in geotechnical engineering on slope stability as well as regrading plans to the satisfaction of the Director of Permits & Licences;
2. The Engineering Department to determine if the adjacent watercourse called Marshall Creek has a drainage area of 2 square kilometres or more;
3. The receipt of comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks, noting that they may recommend the registration of restrictive covenants restricting the location of buildings and structures adjacent the creek.

1992 November 17
SUBDIVISION COMMITTEE
MEETING MINUTES

8-3320C I. SOFMAN
218 MARMONT STREET
LOT 10, PL 1481, BLK 23, DL 45, GR 1, NWD

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Alderson Avenue, Marmont Street and the lane to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Payment of a development cost charge as required by Bylaw No. 988 consisting of \$955.00 for the one additional dwelling unit permitted to be constructed;
3. The applicant to complete any required lot grading to the satisfaction of Permits & Licences Department in accordance with approved plans prior to final approval;
4. Payment of any current, delinquent or outstanding taxes prior to final approval;

The Committee notes that the remaining house is non-conforming in relation to the required setbacks from existing property lines.

8-4100P INTRAWEST DEVELOPMENT & DISTRICT OF COQUITLAM
UNITED BOULEVARD
LOTS 2 AND 3, DLS 18, 19, & 20, TP 39, GP 1, NWD, PLAN 82051

The Subdivision Committee deferred the application shown on sketch 8-4100P for the following:

1. The applicant to submit a preliminary parking layout plan for each parking location being fully dimensioned to the Zoning Bylaw standards to the satisfaction of the Planning and Parks & Recreation Departments;
2. The applicant to clarify how access will be gained from Brigantine Drive to the east park node;

1992 November 17
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4100P cont'd/

3. The applicant to provide sufficient grade information along Como Creek at the location where Brigantine Drive will be extending westward so that the Parks and Recreation Department can determine how the proposed trail may be affected by the proposed park reconfiguration and Brigantine Drive extension.
4. The Parks & Recreation Department to provide written comments to the Subdivision Committee identifying a suitable replacement location for the western park strip as it will be substantially eliminated by the extension of Brigantine Drive westward;
5. The applicant to provide a written explanation on the agreement being considered which would allow the Trans Mountain Oil pipeline right-of-way to be used for park access and parking.

8-4172

MR. & MRS. AYLEY
1276 JOHNSON STREET
REM LOT 1, PL 22324, EXCEPT PARCEL A, BYLAW
PLAN 42514) & PL 81792, DL 385, GP 1, NWD

The Subdivision Committee declined the subdivision shown on sketch 8-4172 as the western lot does not have a sufficient building envelope.

8-4172A

MR. & MRS. AYLEY
1276 JOHNSON STREET
REM LOT 1, PL 22324, EXCEPT PARCEL A, BYLAW
PLAN 42514) & PL 81792, DL 385, GP 1, NWD

The Subdivision Committee deferred the sketch shown on sketch 8-4172A for the submission of a revised survey plan drawn by a B.C. Land Surveyor confirming the dimensions shown on the sketch, including the lane width, road dedications and proposed future rights-of-way. This plan should also show the feasibility of building envelopes on each of the three lots.

1992 November 17
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4251E NO. 82 TAURUS VENTURES LTD.
1151 PINETREE WAY
LOT 2, PL 85929, DL 384A, GROUP 1, NWD

The Subdivision Committee approved the rights-of-way in the width and locations shown on sketch 8-4251E with the following notes:

1. No reduction of the road allowance would be considered along Lincoln Avenue as the entire right-of-way is projected to be needed for future pavement widening;
2. The servicing of all contiguous frontages and right-of-ways will be required prior to building permit issuance.

8-4251F NO. 82 TAURUS VENTURES LTD.
1151 PINETREE WAY
LOT 2, PL 85929, DL 384A, GROUP 1, NWD

The Subdivision Committee recommends acceptance of the concept of the creation of 6 airspace parcels noting the following:

1. A complete review of the legal airspace parcel plans will be required prior to final approval;
2. A number of site development issues are required to be finalized with the District of Coquitlam staff and Municipal Solicitor prior to the application receiving a conditional preliminary approval.

8-4294 H.J. MCCULLOUGH
1475 - 1481 PIPELINE ROAD
LOTS 6 & 7, LS 13, SEC 13, TP 39, GP 1, NWD, PL 11892

The Subdivision Committee received the sub-surface soils report and sanitary sewer design, however, the sketch remains deferred for comments from the Water Management Branch of the Ministry of Environment, Lands & Parks.

The Committee notes that a preliminary design for reconstruction of Pipeline Road and a tree survey from a registered arborist documenting trees which could be saved will likely be requirements at a future date.

1992 November 17
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4329B SCHOOL DISTRICT NO. 43
825 COMO LAKE AVENUE
LOT 43, PL 25903, DL 367, GR 1, NWD

The Subdivision Committee found the subdivision shown on sketch 8-4329B technically feasible subject to receiving written recommendations from the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks, which would confirm that setback restrictions on the placement of any buildings and structures would not exceed 15 m from the natural boundary of Schoolhouse Creek. In relation to this subdivision, the Committee notes the following:

1. The proposed east/west walkway construction standards should be supplemented to include provision for appropriate lighting;
2. The present right-of-way covering the approximate area of the proposed walkway presently doesn't allow for the public access use and therefore, an amendment to the right-of-way will be required to allow for public access;
3. One of the conditions for any preliminary approval will include full servicing of the frontages of the following streets:
 - a) Banting Street
 - b) Ellice Avenue
 - c) Raynor Street
 - d) Egmont Avenue
 - e) the new internal road

8-4342 WESTERN RIM HOMES LTD.
1308 BRUNETTE AVENUE
LOTS 1, 2 AND PARCEL A OF LOT 1 (EX. EXPL. PLAN 9025),
BLK 7, DL 46, GP 1, NWD, PLAN 2624

Approved subject to:

1. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the District to complete this demolition;
2. Payment of any current, delinquent or outstanding taxes prior to final approval;

1992 November 17
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4342 cont'd/

The Committee notes that the full servicing of all contiguous frontages will be required prior to issuance of a building permit.

8-4343 PETER HOLMQUIST
1425 HOCKADAY STREET
REM. NORTH 5 CHAINS OF LS 6 (EX. LOT 1, PLAN 75769),
SEC 13, TP 39, GP 1, NWD, PLAN 14551

The Subdivision Committee declined the subdivision shown on sketch 8-4343 as the southern lot does not have access to a constructed and usable street. The Committee recommends that the owner contact the Planning Department to discuss possible alternative options for subdivision.

8-3585 EAGLERIDGE TOWNHOMES LTD.
1141 EAGLE RIDGE DRIVE
STRATA LOTS 1 TO 40, DL 346, 383, AND 385,
TP 39, GP 1, NWD, PLAN NW1359

The Subdivision Committee recommends that Council, as the Approving Authority under the Condominium Act, approve the conversion into strata lots subject to substantial compliance with the Strata Conversion Guidelines including the following:

1. Reports from the Fire, Permits & Licences and Planning Departments stating that the conversion meets the guidelines set out by Council;
2. The applicants applying for and securing a development variance permit from Council for specific sections of the Districts Bylaws which the strata development is unable to comply with.
3. The applicants establishing, to the satisfaction of the Traffic Section of the Engineering Department, a left turn lane from Eagleridge Drive westbound onto Guildford Way.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

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Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A special meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 1, 1992 in the Council Committee Room, with the following persons present:

D. Buchanan - Planning Director
N. Maxwell - Planning Assistant
K. Davelaar - Planning Assistant
L. Scott - Supv. Subdivision & Development
R. Telegus - Eng. Envir. & Development
C. Mohoruk - Traffic Technologist
P. Stecyk - Site Grading Technologist

T-4

8-4100Q

INTRAWEST
UNITED BOULEVARD
LOTS 2 AND 3, DL 18, 19 & 20, TP 39, GP 1, NWD, PLAN 82051

The Subdivision Committee found the subdivision shown on sketch 8-4100Q technically feasible, noting the following:

1. Prior to the Committee considering preliminary approval of this subdivision, the applicant is to supply written clarification from the Trans Mountain Pipeline Company Limited indicating whether an access road will be allowed at all within the Trans Mountain Pipeline right-of-way or whether the road to the log sorting operation will not be allowed to continue within the right-of-way south of the parking lot.
2. Ministry of Transportation & Highways approval is required and the Planning Department will be writing and seeking their comments on the sketch 8-4100Q;
2. The Committee recommends that the proposed development agreement include provisions for the physical construction of a crossing of Como Creek along the extension of Brigantine Drive.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
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SUBDIVISION COMMITTEE MEETING

MINUTES



Mayor: L. Sekora

A special meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 8, 1992 in the Council Committee Room, with the following persons present:

N. Maxwell	-	Planning Assistant
K. Davelaar	-	Planning Assistant
L. Scott	-	Supv. Subdivision & Development
T. Arthur	-	Deputy Director, Permits & Licences
P. Stecyk	-	Site Grading Technologist

8-31790

**CITY OF COQUITLAM
DEWDNEY TRUNK & MARINER WAY
LOT 1, DL 373, GROUP 1, NWD, PL 86022**

The Subdivision Committee deferred the layout shown on subdivision sketch 8-31790 for the Planning Department to ensure that the lot area and building envelopes meet the Zoning Bylaw requirements.

8-4131A

**9939 INVESTMENTS
DAVID AVENUE AT SHAUGHNESSY STREET
LOT 16, SEC 13, TWP 39, PL 53172, EX PL 82366, GROUP 1, NWD**

The Subdivision Committee reviewed the layout shown on sketch 8-4131A as the regrading of the slope has been completed and has been found stable by a Professional Engineer.

The Committee declined the layout as the applicant has not submitted a lotting alternative which does not show Lot 1 "hooked" across Lot 2 in the proposed fashion. The Approving Officer's views on access to the north were requested subsequent to the meeting and stated that this property will not be required to provide access to the north.

1992 December 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4172A MR. NORM COWAN
1276 JOHNSON STREET
REM LOT 1, PL 22324, EXCEPT PARCEL A,
BYLAW PLAN 42514) & PL 81792, DL 385, GP 1, NWD

The Subdivision Committee received preliminary survey plans submitted by the applicant, however, the subdivision shown on sketch 8-4172A remains deferred for the submission of a revised survey plan drawn by a B.C. Land Surveyor confirming adequate lot areas and building envelopes. The Committee recommends that the applicants discuss alternate lot layouts and right-of-way alternatives with the Planning Department.

8-4269 GREYHAWKE ESTATES LTD.
2880 PANORAMA DRIVE
LOT N, SEC 15, TP 39, GP 1, NWD, PL 86691

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for the 5th phase of strata development.

The Committee notes that any site drainage deficiencies may delay the release of the performance bond administered by the Planning Department.

8-4294 H.J. MCCULLOUGH
1475 - 1481 PIPELINE ROAD
LOTS 6 & 7, LS 13, SEC 13, TP 39, GP 1, NWD, PL 11892

The Subdivision Committee received the letter from the applicant dated November 27, 1992 regarding erosion protection for this site.

The Subdivision Committee would not support the proposed park strip dedication in exchange for erosion protection, as any erosion protection is required for single-family, not parkland development.

In consideration of the Water Management Branch requirements contained in their letter dated November 24, 1992, the Committee requests that the applicant submit a redesign of the lot layout for this site.

1992 December 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4321B ALLAN NAGY
1428 HOCKADAY STREET
LOT 16, SEC 13, TWP 39, PL 35045, GR 1, NWD

Approved subject to:

1. The removal of all buildings and structures including the existing house, swimming pool and tennis court prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition;
2. Payment of the development cost charge as required by Bylaw No. 988 consisting of \$955.00 for each of the 9 additional dwelling units permitted to be constructed;
3. The applicant to complete lot grading to the satisfaction of the Permits & Licences Department as per approved plans prior to final approval;
4. Prior to commencing any earthworks for protection of the habitat area adjacent to Hockaday Creek in accordance with the October 14, 1992 letter from the Fish and Wildlife Branch of the Ministry of Environment, Lands & Parks the applicant to install chain link fencing;
5. Registration in the Land Title Office of a Restrictive Covenant in accordance with the October 14, 1992 letter from the Fish and Wildlife Branch of the Ministry of Environment, Lands & Parks;
6. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Hockaday Street and the internal road to the standards of the Subdivision Control Bylaw;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of utility connections for the newly created lots;
7. Payment of any current, delinquent, or outstanding taxes prior to final approval;
8. The road cul-de-sac construction drawings be approved, including the future driveway connections to the west, by the Fish and Wildlife Branch of the Ministry of Environment, Lands & Parks;

1992 December 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4321B cont'd/

The Committee notes that the sewer line will be required to be extended north from its present location.

8-4325A ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER
821 FAIRFAX STREET
LOT 3, DL 369, TP 36, GP 1, NWD

The Subdivision Committee found the subdivision shown on sketch 8-4325A technically feasible subject to Council's approval of the required RS-1 zoning.

8-4331A JEAN VANDEVOORD
2415 DAWES HILL ROAD
PARCEL A (REF. PLAN 11448), LOT 17, EXCEPT: PART
SUBDIVIDED BY PLAN 27543, DL 65, GROUP 1, NWD, PLAN 1002

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Dawes Hill Road to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Titles Office of any necessary easements;
 - c) physical construction of the storm and sanitary sewer lines to service the northern portion of the site;
2. The applicant completing lot grading at the time of subdivision servicing and construction to the satisfaction of the Permits and Licences Department as per approved regarding plans;
3. Payment of a development cost charge, as required by Bylaw No. 988 consisting of \$955.00 for each of the 8 additional dwelling units permitted to be constructed;
4. Payment of any current, delinquent, or outstanding taxes prior to final approval.

1992 December 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4331A cont'd/

The Committee notes the following:

- a) the newly created lots will require specially designed house plans which are sensitive to the steepness of slope and comply with the City's Zoning Bylaw;
- b) any future subdivision on the northern portion of the site will be limited due to the steepness of the existing slopes.

8-4338A D. & M. COOK, C. AKESTER
648 - 650 CHAPMAN AVENUE
LOT 1, PL 14042 & LOT 1, PL 14832 ALL OF DL 106, GROUP 1, NWD

The Subdivision Committee received a request to review a lot layout which would create a smaller northwestern lot. The Committee approved this layout subject to:

- 1) The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Chapman and Nicola Avenues to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Removal of the two existing sheds and the removal, or relocation, or reconstruction, of the westerly garage prior to final approval. The applicant is required to apply for and secure any necessary permits from the City and, if required, complete any reconstruction to comply with the Zoning Bylaw and B.C. Building Code to the satisfaction of the Permits & Licences Department;
3. Payment of a development cost charge as required by Bylaw No. 988 consisting of \$955.00 for each of the two additional dwelling units permitted to be constructed;
4. Payment of any current, delinquent or outstanding taxes on both existing lots prior to final approval.

1992 December 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4341A BLAINE AND PATRICIA BERTRAM
1436 HOCKADAY STREET
LOT 15, DL 36, LS 13, TWS 39, PLAN 35045

The Subdivision Committee found the subdivision shown on sketch 8-4341A technically feasible noting that Council's approval of RS-3 zoning is required.

8-4344 CTREF INVESTMENT
204 CAYER STREET
SL 1, 2, & 3, DL 47, NW 1456 ON PCL-A (REF PL 58749) GP 1, NWD

The Subdivision Committee recommends that Council, as the Approving Authority under the Condominium Act, approve the conversion of the three existing strata warehouses into 6 smaller units subject to this development being in substantial compliance with the City's Zoning and Building Bylaws per Council's Strata Conversion Guidelines.

8-4346 ALDERSON PROPERTIES LTD.
2185 AUSTIN AVENUE
LOT 272, DL 359, GROUP 1, NWD, PLAN 51412

The Subdivision Committee reviewed the request for a preliminary review of the proposed Strata Development of the existing and additional commercial space at 2185 Austin Avenue.

The Committee would endorse the proposal subject to compliance with Council Strata Title Conversion Guidelines which includes substantial compliance with the Zoning and Building Bylaws.

The Committee notes that once a formal application has been received, and upon detailed review by staff, a recommendation to Council, who is the Approving Authority for strata title conversions would be formatted.

1992 December 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4268 FOXRUN ESTATES LIMITED
2998 ROBSON DRIVE
LOT K, EXCEPT: PART DEDICATED ROAD ON PLAN 86701, SECTION
14, TOWNSHIP 39, DISTRICT LOT 6953, GROUP 1, NWD, PLAN 86699

The Committee recommends that the Strata Title Approving Officer sign the Form 'E' Phasing Declaration.

8-4277C KELSEY CONSTRUCTION LTD.
2839 GLEN DRIVE
LOTS D & E PLAN 20556, LOT B PLAN 20037, LOT 20 PLAN 149, LOT B
PLAN 13001 EXCEPT PLAN 29287, LOT C PLAN 13001 EXCEPT PLAN
29287 AND S & E PLAN 22132, PARCEL 1 OF LOT C EXCEPT REF PLAN
22132 ALL OF DL 385, GROUP 1, NWD

Approved subject to:

1. Council's approval of the required Road Exchange Bylaw;
2. Physical construction of the 10 m access consisting of an asphalt driveway and sidewalk continuing to the School District No. 43 owned property to the north;
3. The owner and School District No. 43 entering into a reciprocal access agreement over the land described in point No. 2 above;
4. The applicant meeting the setback and buffering provisions along Terry Fox Creek as required by the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks.

The Committee notes that physical construction of Glen Drive to the standards of the Subdivision Control Bylaw No. 2038 will be required prior to issuance of a Building Permit.

1992 December 8
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4201D COQUITLAM COLLEGE INC.
523 WHITING WAY
LOT REM 42, DL 5, PL 29242 (S & E PL 82987) GP 1, NWD

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Whiting Way and Brookmere Avenue to the standards of the Subdivision Control Bylaw No. 2038, as varied by Development Variance Permit, DP-11-92;
 - b) registration in the Land Title Office of rights-of-ways where required to protect utilities on private property.
2. Compliance with the requirements contained in the January 21, 1991 and November 9, 1990 letters from the Fish and Wildlife Branch of the Ministry of Environment, Lands & Parks which would include the registration of a Restrictive Covenant.
3. Compliance with the requirements contained in a letter dated November 28, 1990 from the Water Management Branch of the Ministry of Environment, Lands & Parks;
4. Registration of a Restrictive Covenant for the purposes of determining the siting of buildings and structures in accordance with the Zoning Bylaw.
5. Payment of any current, delinquent, or outstanding taxes prior to final approval.

8-3633D CITY OF COQUITLAM
DELAHAYE DRIVE
PCL B, SEC 10, TP 39, PL 77245

The Subdivision Committee reviewed a number of alternate lotting layouts for this site. The Committee deferred comments on the proposals pending Planning Department review of the layouts to ensure that there are sufficient building envelopes and lot areas and to recommend one of the lotting alternatives.

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4343A MR. PETER HOLMQUIST
1425 HOCKADAY STREET
NORTH 5 CHAINS OF LS 6, SECTION 13, TWP 39, PLAN 14551,
EXCEPT PART SUBDIVIDED BY PLAN 75769, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-4343A for the application to be reviewed by staff and external agencies.

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014



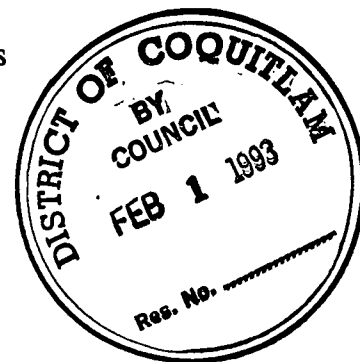
Mayor: L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 22, 1992 in the Council Committee Room, with the following persons present:

D. Buchanan	-	Planning Director
T. Arthur	-	Deputy Director, Permits & Licences
R. Telegus	-	Eng. Envir. & Development
L. Scott	-	Superv. Subdivision & Development
P. Stecyk	-	Site Grading Technologist
D. Palidwor	-	Parks & Recreation
K. Davelaar	-	Planning Assistant



8-2937M

CITY OF COQUITLAM
CHILKO DRIVE & KEETS DRIVE
LOT 24, BLK 1, DL 374, PL 16341; LOT 439 (S & E PL 65151),
DL 378, PL 64421; & LOT 581, PL 84201;
PORTIONS OF ROAD ALLOWANCE

The Subdivision Committee deferred this application for the Planning Department to review layout alternatives which would provide sufficient building envelopes for the proposed lots.

8-3179O

CITY OF COQUITLAM
DEWDNEY TRUNK ROAD & MARINER WAY
LOT 1, DL 373, GROUP 1, NWD, PL 86022

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of all roads bounding, abutting, or lying within the subdivision to the standards of the Subdivision Control Bylaw No. 2038, noting all roads cannot exceed the maximum allowable road grades as set out in the Subdivision Control Bylaw No. 2038;

1992 December 22
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-31790 cont'd/

- b) registration in the Land Title Office of any necessary easements, including:
 - i) a right-of-way along the back of the lots adjacent Mariner Way from the property line to the toe of the fill slope, to the satisfaction of the Municipal Engineer;
 - ii) a right-of-way to protect the existing GVS & DD trunk sanitary sewer main located within the subdivision;
- 2. The applicants providing, to the satisfaction of the Director of Permits and Licences, grading plans which demonstrate:
 - a) road work slopes in plan;
 - b) existing and proposed final contours;
 - c) any necessary earth retaining structures;
 - d) by way of cross section, existing and final ground profile, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a usable finally graded state and integrated into potential development on adjacent lots.

For point 2(d) above, the rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6 m. Cross sections should be provided at regular intervals.

Plans should also demonstrate how the grading will be accomplished over and adjacent to the existing GVS & DD trunk and sanitary sewer main.

- 3. Registration in the Land Title Office of any necessary covenants, including those required to accomplish the following:
 - a) to prohibit vehicular access to Dewdney trunk Road and Mariner Way;
 - b) to prohibit erection of any buildings and structures within 6.0 m of the toe of the fill slope along Mariner Way, except where provision of retaining walls is found necessary by the Chief Building Inspector to increase the size of the building envelopes, thereby allowing for removal of the 6.0 m covenant requirement. The Zoning Bylaw requirement for rear yard setbacks must also be met;

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-31790 cont'd/

4. Installation of concrete fencing along the full frontage of Mariner Way, to the satisfaction of the City Engineer;
5. Payment of the development cost charges required by Bylaw No. 988, consisting of \$955.00 for each of the 34 additional dwelling units permitted to be constructed.

The Committee notes that a number of lots will be encumbered with rights-of-ways and covenants which restrict their building envelopes; all lots created must have sufficient building envelopes.

8-34150 BEEDIE CONSTRUCTION CO. LTD.
1200 BLOCK OXFORD STREET
LOT 26, PL 61475, SEC 12 & 13, TWP 39, GR 1, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-34150 for the following information:

1. The applicant to secure a written agreement with the City of Port Coquitlam regarding the servicing of this site;
2. The applicant to provide a survey signed by a B.C. Land Surveyor identifying the following:
 - a) the crest and toe of slope, and the change in grade at right angles to the slope as well as showing the elevations along the crest and toe of slope;
 - b) a setback line as per Section 405 (2)(a)(iii) of the Zoning Bylaw;
3. The Planning Department to report to the Land Use Committee regarding the possible acquisition of this property which would be in keeping with the Official Community Plan designation of "Other Open Space."

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-3633E CITY OF COQUITLAM
DELEHAYE DRIVE
PCL B, SEC 10, TP 39, PL 77245

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of all roads bounding, abutting or lying within the subdivision to the standards of the Subdivision Control Bylaw No. 2038, noting all roads cannot exceed the maximum allowable road grade as set out in the Bylaw;
 - b) registration in the Land Title Office of any necessary easements, including, any necessary drainage rights-of-way;
2. The applicants providing, to the satisfaction of the Director of Permits & Licences, regrading plans which demonstrate:
 - a) road slope works in plan;
 - b) existing and proposed final contours;
 - c) any necessary earth retaining structures;
 - d) by way of cross section, existing and final ground profile, proposed driveway grades, any necessary earth retention structures, and how private rear yard spaces will be provided for in a usable finally graded state and integrated into potential development on adjacent lots;

For 2(d) above, the rear yard spaces should not contain slopes in excess of 5% for a minimum distance of 6.0 m. Cross section should be provided at regular intervals.
3. Payment of the development cost charges as required by Bylaw No. 988 consisting of \$955.00 for each of the 22 additional dwelling units permitted to be constructed.

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-3633E cont'd/

The Committee notes that some of the lots have restrictive building envelopes and therefore care must be taken in choosing house plans which comply with the setback requirements of the Zoning Bylaw.

8-3585A **EAGLERIDGE TOWNHOMES LTD.**
1141 EAGLE RIDGE DRIVE
LOTS 1 TO 40, DL 346, 383 AND 385, TP 39, GP 1, NWD, PLAN NW1359

The Subdivision Committee recommends that Council, as the Approving Authority under the Condominium Act, approve the conversion into strata lots subject to substantial compliance with the Strata Conversion Guidelines, including the following:

1. Report from the Fire, Permits & Licences and Planning Departments stating that the conversion meets the City's Bylaws and Guidelines set out by Council;
2. The applicants applying for and securing a development variance permit from Council for any section of the City's Bylaws which the strata development is unable to comply with;
3. The applicant establishing, to the satisfaction of the Traffic Section of the Engineering Department, a left turn lane from Guildford Way westbound to Eagleridge Drive southbound.

8-4077C **ALLAN JOHNSON**
1475 PURCELL DRIVE
DL 6694, SEC 14, TP 36, GP 1, NWD

The Subdivision Committee received a geotechnical report dated December 8, 1992 and sketch plan dated November 21, 1992. The Committee deferred the subdivision shown on sketch 8-4077C for the following:

1. The applicant to provide the following:

1992 December 22
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4077C cont'd/

- a) a survey plan from a B.C. Land Surveyor indicating the following:
 - i) which slopes are man made (including gravel pit excavation slopes) and which slopes are natural;
 - ii) the crest and toe of all slopes, including gravel pit excavation slopes, with elevations at regular intervals along the crest and toe ensuring that all significant changes are shown;
 - iii) the percentage grade between the elevations from crest to toe of slope should be shown at right angles to the slope;
 - iv) the setback line as per Section 405 (2)(a)(iii) of the Zoning Bylaw on any natural slope areas;
 - b) Compliance with the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks' request for a storm water drainage plan outlined in their letter dated October 23, 1992;
 - c) A written statement from a Professional Engineer identifying any natural springs or watercourses on the property;
 - d) A revised lotting layout which incorporates the planned road connections to the west from Pinetree Way which will be registered shortly and a 6.0 m lane dedication adjacent to the top of bank. The Committee notes that the lane is required along the top of bank of the slopes to provide access for slope maintenance. The revised lotting layout should also reflect the larger open space designated area shown on the Official Community Plan. The Committee also notes that the proposed road connecting to the property to the north, if required, must align with the proposed cul-de-sac to the south;
2. Comments from the Fire Department as to the adequacy of the access into this subdivision, noting that only the Purcell Drive access is dedicated at the present time, however, the dedication of two connections from Pinetree Way to the west property line is imminent. The Fire Department should also comment as to the necessity of the road access to the property to the north;

1992 December 22

**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4077C cont'd/

3. The Permits & Licences Department to review and comment on the geotechnical report dated November 21, 1992;
4. The Engineering Department determining where an intersecting ditch is required to provide drainage from the northern property through this property to lands below;
5. The applicant to enter into a land exchange agreement with the owner to the west;
6. The applicant to determine an appropriate location of the road to the north with the northern property owner in relation to their conceptual subdivision plan;
7. The receipt of comments from the Traffic Section of the Engineering Department on the road network proposed for this subdivision and its continuity with the proposed conceptual subdivision layout to the north;

The Committee notes the following:

- a) Prior to registration of the subdivision, the retaining wall reconstruction requested in the Deputy City Engineer's letter dated December 21, 1992 addressed to Duncan and Associates will be required;
- b) Prior to registration of the subdivision, the applicant will be required to secure a development permit from Council as required by Policy F of the Northwest Official Community Plan;
- c) A survey plan showing the lot dimensions, road width, cul-de-sac radii and proving out building envelopes all certified by a B.C. Land Surveyor will be required once the general road and lot layout has been established;
- d) Site servicing plan for this subdivision and the servicing impact for the lots to the north will be required once the road and lot layout has been established;

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4077C cont'd/

- e) Final written comments are outstanding from the Fish and Wildlife Branch and Water Management Branches of the Ministry of Environment, Lands and Parks noting that they may request certain conditions be met prior to their approval;
- f) A survey plan showing the exact location of the existing house in relation to proposed new property lines certified by a B.C. Land Surveyor will be required;
- g) The Northwest Official Community Plan states that some areas may require the retention of vegetation. Specifically, the buffer area in the northeast portion of the site should not have its vegetation disturbed;
- h) Detailed lot grading plans and existing contour plans will be required once a lot layout has been found acceptable.

Although the above list is comprehensive, other plans, plan revisions and information may be required once the requested information has been received and reviewed.

8-4131B

9939 INVESTMENTS LTD.
DAVID STREET AT SHAUGHNESSY STREET
LOT 16, SEC 13, TP 39, PL 53172, EX PL 82366, GP 1, NWD

The Subdivision Committee deferred the subdivision shown on sketch 8-4131B for written responses on the proposed acquisition from the City Solicitor, the Approving Officer, and the Parks and Recreation Department noting that there were concerns raised regarding the blockage of the park path on the adjacent lot caused by earthworks on the proposed lot 2.

The Committee notes that any urban development proposed for the southern portion of the proposed lot 1 would be serviced by extending existing sewer mains.

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4303 RITA RODRIGUE
1961 BRUNETTE AVENUE
LOT 68, DL 63, GP 1, PLAN 27420, NWD

Re-Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of Cape Horn Avenue and Brunette Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Payment of a development cost charge as required by Bylaw No. 988, consisting of \$955.00 for the one additional dwelling unit permitted to be constructed.
3. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition;
4. The applicant providing separate driveways from Brunette Avenue for each lot;
5. The applicant providing a regrading plan to the satisfaction of the Permits & Licences Department;
6. The applicant providing a geotechnical report on the existing retaining walls;
7. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4318A CITY OF COQUITLAM & MR. HOFFER
2938 PASTURE CIRCLE
LOT A, DL 374 & 378, GP 1, NWD, LMP

Approved subject to:

1. Council's approval of the required Land Exchange Bylaw;

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4318A cont'd/

2. All necessary utility connections being located within the frontage of the lot they are to serve;
3. Registration in the Land Title Office of any necessary easements;
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4318B MR. HOFFER
2938 PASTURE CIRCLE
LOT A, DL 374 & 378, GP 1, NWD, LMP

The Subdivision Committee deferred the subdivision shown on sketch 8-4318B for the following:

1. The Planning Department to solicit comments from the neighbouring property owners within a 100 m radius of the subject site;
2. The applicant to submit contour plans signed by a B.C. Land Surveyor for the subject site. The Committee notes that the City does not have plans on file which cover this area.

8-4332 ZEPHYR ENTERPRISES LTD.
1400 LOUGHEED HIGHWAY
LOT 1, PL 69596, EX PL 82954, DL 61, GR 1, NWD

The Subdivision Committee dealt with this application only to provide the setback recommendations that are being contemplated by outside agencies. There recommendations are as follows:

1. The Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks in their letter dated October 28, 1992, recommend that there be no disturbance whatsoever within 15 horizontal meters from the "high water" mark of the stream and that no buildings and structures be built within 6.0 m of that covenant boundary;

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4332 cont'd/

2. The Water Management Branch of the Ministry of Environment, Lands and Parks in their November 24, 1992 letter recommended flood-proofing measures;
3. The Ministry of Transportation and Highways in their letter dated November 27, 1992 recommended widening of the Trans Canada Highway. The Committee notes that if the Ministry of Transportation and Highways pursues the 5.0 m widening of the Trans Canada Highway, the City would require an adjustment for the loss of Woolridge Street by repairing a 3.0 m dedication along the southern boundary of the subject property.

The Committee notes that all setbacks required by the Zoning Bylaw would have to be met.

8-4343A PETER HOLMQUIST
1425 HOCKADAY STREET
REM N. 5 CHAINS OF LS. 6 (EX LOT 1, PL 75769),
SEC 13, TP 39, GP 1, NWD, PLAN 14551

The Subdivision Committee deferred the subdivision shown on sketch 8-4343A for the following:

1. The Parks and Recreation Department to review potential parkland acquisition along the Coquitlam River;
2. The Planning Department to clarify with the Water Management Branch of the Ministry of Environment Land and Parks, their requirements in their December 16, 1992 letter of a 30.0 m setback from the original natural boundary of the Coquitlam River and to verify how it affects the existing buildings.

The Subdivision Committee notes the following:

- a) A road reservation will be required along the north panhandle for future road construction;

1992 December 22
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4343A cont'd/

- b) The Fire Department requires that a 5.0 m wide access be built to meet their weight requirements with a 9.0 m cul-de-sac to provide access to the rear of both lots.

8-3682G CITY OF COQUITLAM
HULL COURT
LOTS 1-6, BLK 2, (S&E PL 53845) LOTS 1-2,
BLK 1, BOTH OF DL 373, PL 2502

The Subdivision Committee reviewed an alternate layout which eliminates the proposed north/south walkway. The Committee then deferred this application for the following:

- a) a walkway to be included between proposed lots 4 and 5 to provide access from the cul-de-sac of Pier Drive to Dewdney Trunk Road;
- b) the applicant to contact the Traffic Section of the Engineering Department to determine the catchment areas for the schools;
- c) the applicant to provide servicing drawings to the satisfaction of the Engineering Department;
- d) the applicant to provide regrading plans showing the proposed retaining wall structures to the satisfaction of the Permits & Licences Department.

HOCKADAY STREET AREA

The Subdivision Committee endorsed an advance plan for the area bounded by Gallette Avenue, Pipeline Road and Hockaday Street subject to a Land Surveyor verifying that the lots and building envelopes meet the Zoning Bylaw requirements and that the proposed covenant areas are approved by the Fish and Wildlife Branch of the Ministry of Environment, Lands and Parks. Any future lot development will also require regrading plans and geotechnical reports submitted to the satisfaction of the Permits & Licences Department where necessary.

Coquitlam Stations Closing Times

501-6

Coquitlam Stations That Close By 10:00 PM

Unbranded	Clarke & Ingersoll
Mohawk	Como & Blue Mountain
Chevron	Como & Poirier
PetroCan	Como & Linton
Shell	Como & Montrose
Shell	Runnell & Falcon
PetroCan	Westwood & Barnet
Ultra Fuels	Westwood & Meadowbrook
Chevron	Austin & Nelson
Shell	Austin & Blue Mountain
PetroCan	Brunette & Bernatchy
SuperSave	Lougheed & Alderson
Shell	Clarke & Como

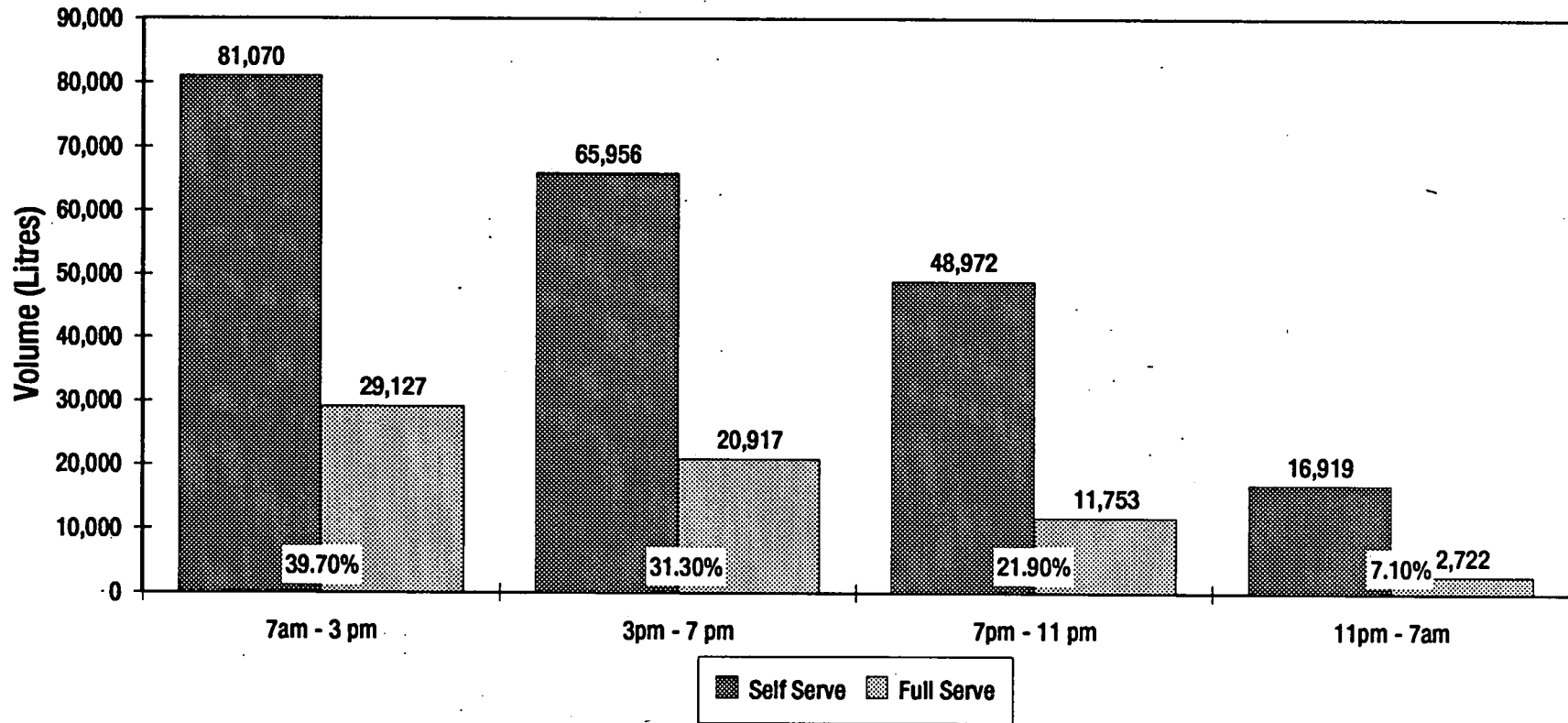
Stations That Close Between 10:00 PM & Midnight

Turbo	Lansdowne & Heath
Turbo	Westwood @ Woodland
SuperSave	Westwood & Christmas
PetroCan	Austin & Blue Mountain
Unbranded	Lougheed & Bernatchy
Esso	Barnet Nr. Johnson
Shell	Westwood & Barnet
Esso	Austin & Mariner
Esso	Austin & Poirier

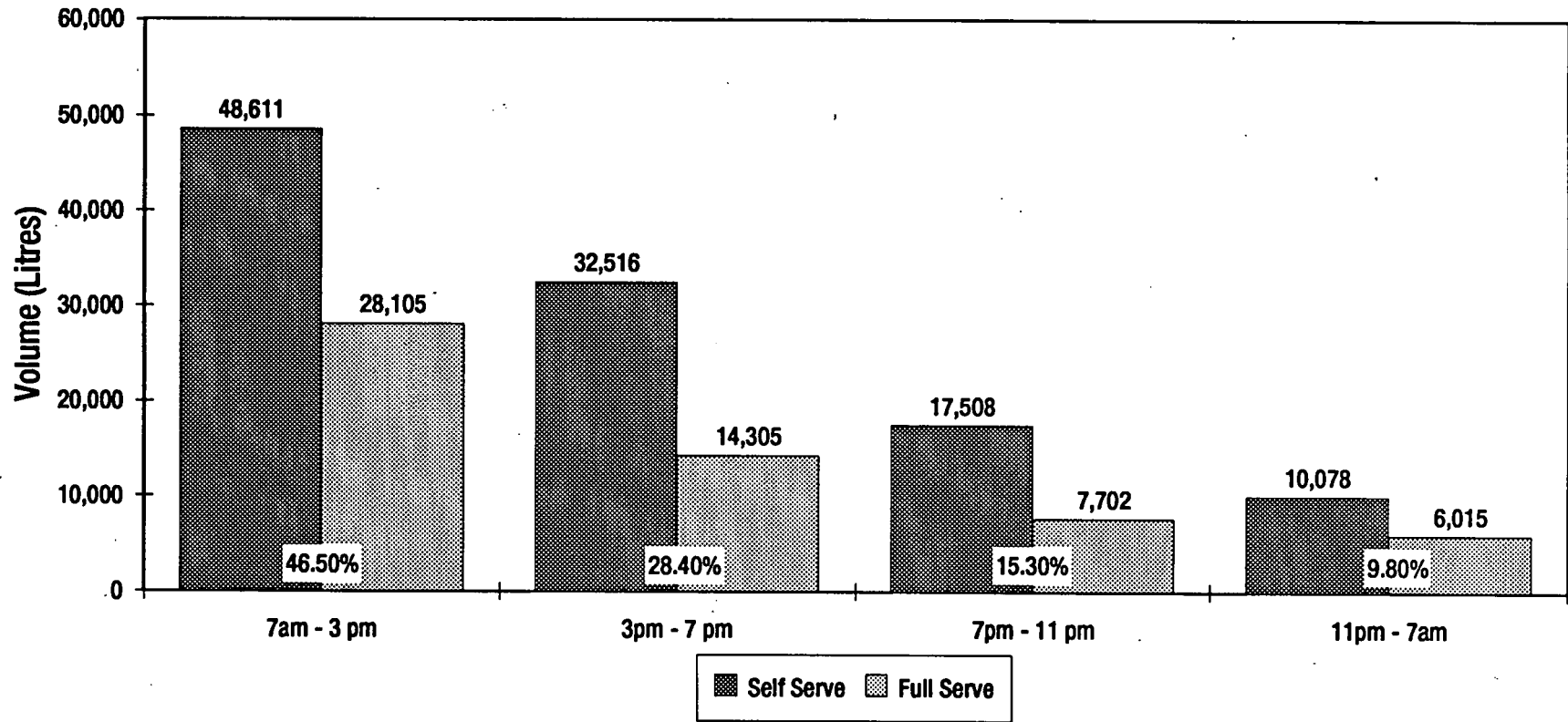
24 Hour Stations

PetroCan	Clarke Road
Mohawk	Carke & Como
Jutt Fuels	Westwood & Kingsway
Chevron	Brunette & Allard

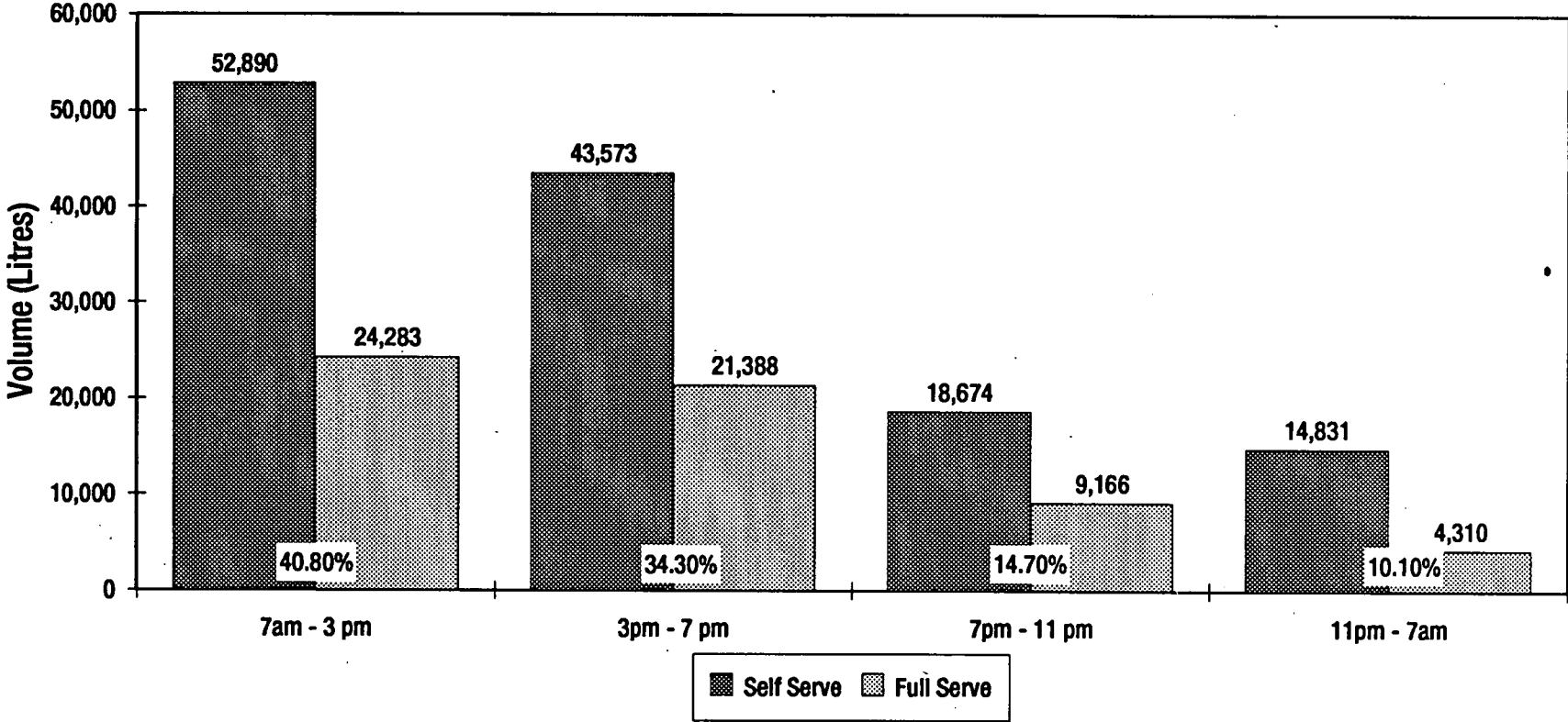
Location 1



Location 2



Location 3



Location 4

