

JANUARY 5, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, January 5, 1988, with the following persons present:

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

8-3753C

EDELWEISS CREDIT UNION
2930 DEWDNEY TRUNK ROAD
LOT 3 OF LOT 8, BLKS. 1 & 2, D.L. 373, PL. 6175

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) removal of all existing buildings and structures prior to final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the six additional dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) compliance with the Ministry of Environment, Water Management Branch letter dated 1987 01 28;
- 6) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways, if required by the Land Titles Office;
- 7) no driveway connection being permitted to Sharpe Street.

8-4010A

J. & R. ALLEGRETTO, A. & R. ALAIN, M. DUNCAN, J. CALDWELL,
I. MCDONALD, E. & G. MARSH, H. GODIDEK, D. STANTON,
A. FLUMERFELT, I. KATINIC, V. & O. JENSEN, C. MARDYN
965, 969, 973, 985, 993 & 1001 RANCH PARK WAY
2908, 2914 & 2910 DEWDNEY TRUNK ROAD
LOT S. 1/2 & N. 1/2 OF 3, LOT 2 (S&E EX. PL. 25701), LOT 1,
ALL OF BLK. 2, PL. 19655, LOT 592, PL. 57083, LOT 51,
PL. 31155, ALL OF D.L. 373, LOT 2 (EXC. PL. 19655, 27390),
PL.6175, LOT 50, PL.28759 & LOT 32, PL.26301, ALL OF D.L.381

The Committee finds sketch 8-4010A technically feasible, noting Council consideration of the proposed rezoning to the RS-3 category will be required.

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8-3274B

E. & D. VIETORISZ
2958 FLEET STREET
LOT 34, BLK. 17, D.L. 361 & 374, PL. 30929

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 11.8-meter frontage of the new lot on Fleet Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for any new service connections that may be required;
 - c) payment for one new driveway crossing;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal 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) registration in the Land Titles Office of a covenant to ensure that the grade on the new driveway will not exceed 20%.

8-3881NN

B.C. ENTERPRISE CORP.
MARA DRIVE, CLEARWATER WAY
LOT 4, D.L. 305, PL. 74759

Approved subject to:

- 1) the physical construction of all services required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) registration in the Land Titles Office of a covenant to ensure that no driveway grades will exceed 20%.

In relation to this subdivision, the Committee notes the following:

- a) The Building Inspector may require engineered foundations as part of building permit applications.

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8-3881NN cont'd

- b) Council has, through issuance of a development variance permit, varied the road design criteria of Subdivision Control Bylaw No. 1023.

8-1802D

PARK LANE VENTURES LTD.
2426 CAPE HORN AVENUE
PT. OF LOT 10, PL. 1002; PCL. A OF LOT 10 AND PCL. C,
PL. 8029F; ALL IN D.L. 65 & 66

The Committee reviewed sketch 8-1802D, which reflects the applicant's submission in terms of road locations and lot layout. After reviewing the proposal, the Committee commented that additional information is required in order to properly assess the proposal. Consequently, the application was tabled for:

- 1) the submission of a plan prepared by a B.C. Land Surveyor which locates the crest of slope of the watercourse along the eastern portion of the site, i.e. Mundy Creek. The plan should provide the degree of slope, location of the natural boundary of the watercourse, and the elevation of the natural boundary, plus the setback line required under Section 405(2) of the Zoning Bylaw.
- 2) a precise location established by a B.C. Land Surveyor of the southerly road running east off the Lougheed connector in relation to the access road proposed by the applicants;
- 3) the topographic submission being modified to relate to metric only;
- 4) the applicants to review the number and location of the proposed intersections with the Traffic Section of the Engineering Department;
- 5) the applicants to provide information on how they propose to achieve noise reduction standards recommended by the Simon Fraser Health District;
- 6) the applicants reconsidering the portions of the lots which encroach into the B.C. Hydro right-of-way;
- 7) the applicants to review the potential for lotting fronting Cape Horn Avenue west of Dawes Hill Road.

In relation to this application, the Committee would note the following:

- a) A number of the lots in the application do not meet the minimum area requirement of the RS-4 zoning category.
- b) Referral letters have been sent to B.C. Hydro, Ministry of Transportation and Highways, Fisheries and Oceans Canada, and the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks.
- c) An updated geotechnical report may be required with regrading plans.

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8-3625K

DISTRICT OF COQUITLAM
ALBION DRIVE/JULIAN AVENUE
LOT REM. 3, (S&E PL. 72491, 74218), NW 1/4 SEC. 11, TWP. 39,
PLAN 70145 - PHASE I

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 29 potential dwelling units to be constructed;
- 3) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 4) registration in the Land Titles Office of a covenant to ensure that the driveway grades for the lots on the western side of Albion Drive will not exceed 20%;
- 5) the submission of a plan prepared by a B.C. Land Surveyor, which provides a specific setback line, in keeping with Section 405(2) of the Zoning Bylaw, wherever the required setback from the rear lot line exceeds 6.0 meters on certain of the lots along Falcon Creek;
- 6) registration in the Land Titles Office of a restrictive covenant to make purchasers aware of the additional setback requirement from the rear property line of certain of the lots. The schedule in the covenant is to be the plan referred to in item 5) above.

8-3625M

DISTRICT OF COQUITLAM
ALBION DRIVE/JULIAN AVENUE
LOT REM. 3, (S&E PL. 72491, 74218), NW 1/4 SEC. 11, PL. 70145,
AND LOT 106, SEC. 14, PL. 76567, BOTH OF TWP. 39 - PHASE II

Approved subject to:

- 1) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles 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 29 potential dwelling units to be constructed;
- 4) payment of the development cost charge for drainage, as required by Bylaw No. 988;

SUBDIVISION COMMITTEE MINUTES
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8-3625M cont'd

- 5) the submission of a plan prepared by a B.C. Land Surveyor which establishes the setback line from the crest of slope, in keeping with Section 405(2);
- 6) registration, if required, in the Land Titles Office of a restrictive covenant to make purchasers aware of the additional setback requirement from the rear property line of certain of the lots, if the setback exceeds 6.0 meters. The schedule in the covenant is to be the plan referred to in item 5) above.

8-1952C

DISTRICT OF COQUITLAM
SW CORNER MONTEREY AVENUE & FINNIGAN STREET
LOT 19, D.L. 112, PLAN 1122

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads, lanes and walkways bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 23 additional dwelling units permitted to be constructed;
- 3) submission of a geotechnical report and any necessary regrading plans required to facilitate the filling of the watercourse, the report to be to the satisfaction of the Chief Building Inspector;
- 4) registration in the Land Titles Office of a covenant to make potential purchasers aware of the existence of fill material on certain of the lots;
- 5) Council approval of a Road Exchange Bylaw.

8-3632H

DISTRICT OF COQUITLAM
DURANT DRIVE/ERSKINE STREET
LOT REM. 1, PL. 75124, D.L. 385, PT. SK. 1960

Tabled for the submission of cross sections through the residential portion of the development which demonstrate how acceptable driveway grades, a building envelope and a flat rear yard can be achieved.

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8-4012A DISTRICT OF COQUITLAM
ADVANCE ROAD AND LOT PATTERN FOR THE SOUTH SIDE OF WALTON
AVENUE EAST OF JOHNSON STREET

The Committee endorses the lotting layout indicated on sketch 8-4012A and recommends that the advance preplan for this area be amended accordingly.

8-4009A K. & A. KLATT
653 CHAPMAN AVENUE
LOT 18 (S&E PL. 21465), BLK. 3, D.L. 106, PLAN 6467

The Committee finds sketch 8-4009A technically feasible, noting that Council consideration of the proposed rezoning to the RS-3 lotting category will be required.

The Committee notes further that the service exemption stated under Section 19.0 of the Subdivision Control Bylaw is not applicable to this subdivision, and therefore, if the applicant intends to proceed with development of the property, servicing of the full frontage of Ailsa Avenue and Chapman Avenue would be a requirement of any preliminary approval.

8-4013 DISTRICT OF COQUITLAM
SORRENTO DRIVE
LOT , D.L. 65, PL.

The Committee tabled sketch 8-4013, pending resolution of a road alignment matter associated with the subdivision directly to the east of this area.

8-2739D UNITED PROPERTIES LTD. (APPLICANT)
559, 555, 551, 547, 543, 541, 525 & 521 AUSTIN AVENUE
LOTS 19-24 INCL., LOT 29, PL. 2279; PCL. A (EX. PL. 10078)
OF LOT 2, PL. 6257; LOT G, PL. 5972; LOT 2 OF PCL. P,
PL. 19451 & LANE ALLOWANCE, ALL OF D.L. 5

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Austin Avenue and Whiting Way running north off Austin Avenue to the standards required by Subdivision Control Bylaw No. 1023, including the turning lanes recommended by the Traffic Section of the Engineering Department;
 - b) physical construction, to an interim standard, of Whiting Way, westward from the west end of the site to the north-south portion of Whiting Way;
 - c) registration in the Land Titles Office of any necessary easements;

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- 2) Council approval of a Road Exchange Bylaw to cancel the lane allowance east of the new road in exchange for dedication of that road and the widening of the Austin Avenue right-of-way;
- 3) removal of all existing buildings and structures prior to final approval;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval on all existing parcels.

In relation to this proposal, the Committee commented as follows:

- a) The above preliminary approval is based on the applicant's intention to construct multi-storey apartment buildings on the resulting sites.
- b) A development cost charge, in keeping with Bylaw No. 988, at the rate of \$955 for each dwelling unit to be constructed, would be a requirement prior to the issuance of any building permit on the resulting sites.
- c) If the watercourse is to remain, staff will require the submission of a plan prepared by a B.C. Land Surveyor to prove out the setback line from the watercourse.
- d) The applicants would be required to comply with any requirements of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada, particularly in regard to partial or full enclosure of the watercourse and for other construction.

JANUARY 19, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, January 19, 1988, with the following persons present:

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

8-4000

NEWCORP PROPERTIES LTD.
1251-1271 LASALLE PLACE
PHASE STRATA PLAN OF PCL. 1, D.L. 386, PL. 74712

The Committee recommends that the Strata Titles Approving Officer sign the plans for Phase II of a three-phase strata application.

8-3982

W. & S. STAPLETON
801 ROCHESTER AVENUE
LOT 18 (S&E) PL. 14295), BLKS. 13 & 14, D.L. 3, PL. 2030

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction for the full frontage of the property on Rochester Avenue and Walker Street;
 - b) payment for one water connection;
 - c) provision for one new storm connection;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes prior to final approval.

8-4016

RICHARD B. & MARGARET R. BROWN
611 SHAW AVENUE
LOT 17, BLK. 34, D.L. 3, PL. 17266

Declined as:

- 1) the Committee is of the opinion that the proposed subdivision would injuriously affect the established amenities of the neighbourhood;
- 2) the Committee is not willing to recommend that the Approving Officer exempt the subdivision from Section 7.07 of the Subdivision Control Bylaw, relating to minimum frontage.

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8-874I

GLENVIEW MANAGEMENT LTD.
1200 PACIFIC STREET
STRATA PLAN OF LOT 68, D.L. 386, PL. 65970

The Committee recommends that the Planning Department put forward a report to the Land Use Committee and Council for consideration of approval of the proposed conversion.

8-3970D

WESTERN & PACIFIC BANK; LAFARGE CONCRETE LTD.
1392 PIPELINE ROAD
REM. D.L. 4838; D.L. 4839; LOT 29, PL. 3022; LOTS 1, 2 & 3,
D.L. 4838, PL. 16168; ALL IN SEC. 14, TWP. 39 & PCL. C OF
N. 1/2 L.S. 5, SEC. 13, TWP. 39; D.L. 6694

The Committee notes that the lotting layout indicated on sketch 8-3970D could be technically feasible subject to a few minor adjustments in the lotting. The application was, however, remains tabled for:

- 1) the submission of the requested preliminary design brief by the developers' professional engineering consultant on how they intend to provide a storm drainage connection to the Coquitlam River;
- 2) the applicants to demonstrate, through the submission of revised earthworks drawings, how they intend to comply with the Hardy BBT Report dated 1987 12 28 in relation to achieving the recommended 2:1 slopes;
- 3) the submission of a vegetation plan for the slope areas which are to be placed in municipal ownership.

The Committee notes that staff are presently reviewing the outstanding issues in relation to this project.

The Committee notes further that in relation to the upper area, being sketch 8-3970B, they still await the information requested earlier in their tabling motion of 1987 06 03, and in particular, the information on the watercourse and the building envelopes of the proposed lots.

8-3992B

G. & D. AUDETTE
1353 PIPELINE ROAD
LOT 64, SEC. 14, TWP. 39, PL. 55389

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Pipeline Road and the internal streets to the standards required by Subdivision Control Bylaw No. 1023;

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8-3992B cont'd

- 1) b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the five additional dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) removal of the existing access to Pipeline Road, and its relocation to the proposed cul-de-sac;
- 5) registration in the Land Titles Office of a restrictive covenant to ensure that all new homes are oriented to face the internal streets; that no new accesses will be permitted to Pipeline Road; and that all buildings and structures will be sited from Pipeline Road, assuming the ultimate dedication for road widening along Pipeline Road.

The Committee recommends that the applicants discuss with the Simon Fraser Health Unit ways of achieving their noise reduction standards along arterial streets such as Pipeline Road.

8-3993B

M. & T. KRAYNYK
1345 PIPELINE ROAD
LOT 65, SEC. 14, TWP. 39, PL. 50051

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Pipeline Road and the internal streets to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the six additional dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) removal of the existing access to Pipeline Road, and its relocation to the proposed cul-de-sac;
- 5) registration in the Land Titles Office of a restrictive covenant to ensure that all new homes are oriented to face the internal streets; that no new accesses will be

SUBDIVISION COMMITTEE MINUTES
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8-3993B cont'd

5) cont'd

permitted to Pipeline Road; and that all buildings and structures will be sited from Pipeline Road, assuming ultimate dedication for road widening along Pipeline Road.

The Committee notes that the existing home will become nonconforming as to siting if and when the widening along Pipeline Road occurs.

The Committee notes further that the applicants should discuss with the Simon Fraser Health Unit ways of achieving their noise reduction standards along arterial streets such as Pipeline Road.

8-3994C

AUSTIN DEVELOPMENTS LTD., W. & H. ALLEN, DIST. OF COQUITLAM
1389 GABRIOLA DRIVE; 3155 PATHAN AVENUE
LOT 24, PL. 66029; LOT 27, PL. 3002, BOTH OF SEC.13, TWP.39,
PARK & ROAD ALLOWANCE

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the internal road system and the walkway to the standards required by Subdivision Control Bylaw No. 1023;
 - b) the David Avenue right-of-way being cleared and graded for drainage purposes;
 - c) cash payment for the future construction to a local standard of David Avenue;
 - d) registration in the Land Titles Office of any necessary easements;
 - e) the applicants obtaining a working easement over the southwest corner of the parcel directly to the north, being the N. 1/2 of L.S. 4, or alternatively, reworking the lotting layout to provide for an acceptable access to the proposed lots on the east-west road in this area;
- 2) Council approval of the Road and Park Exchange Bylaws required to facilitate the lot line adjustments for the land between David Avenue and Gabriola Drive;
- 3) payment of the development cost charge required by Bylaw No. 988, consisting of \$955 for each of the 20 additional dwelling units permitted to be constructed;
- 4) registration of the subdivisions to the west to provide the required road access;

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8-3994C cont'd

- 5) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on both parcels prior to final approval;
- 6) removal of the existing residential access to Pathan Avenue and its relocation to the internal street system;
- 7) registration in the Land Titles Office of a restrictive covenant to ensure that all proposed dwellings are oriented to face the internal street system; that no accesses will be granted to David Avenue; and that all buildings and structures will be sited from David Avenue, assuming the ultimate dedication for road widening along David Avenue.

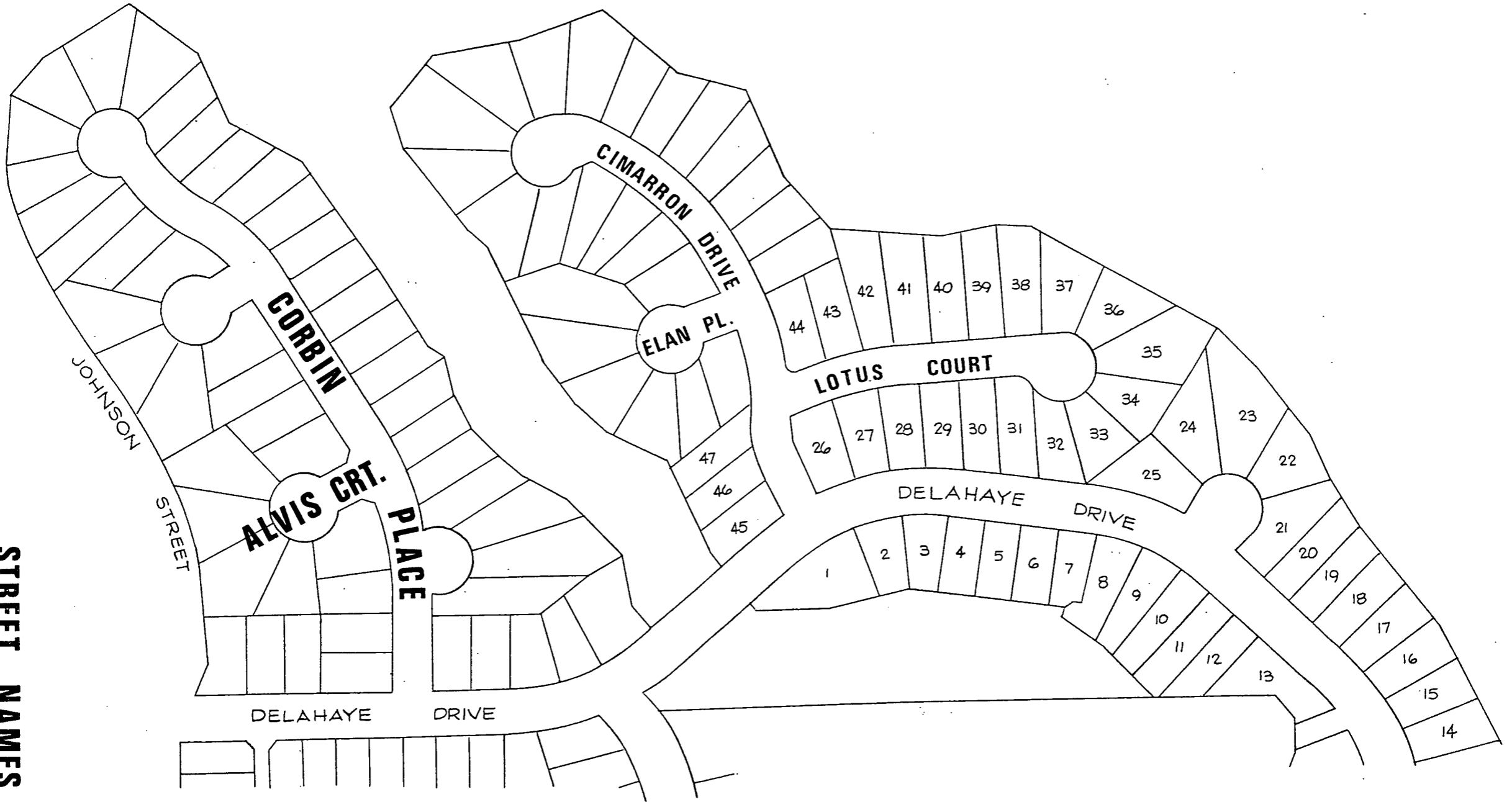
The Committee recommends that the applicants discuss with the Simon Fraser Health Unit ways of achieving their noise reduction standards along arterial streets such as David Avenue.

STREET NAMES

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

Alvis Court
Corbin Place

STREET NAMES



FEBRUARY 2, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, February 2, 1988, with the following persons present:

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

8-4019

EARL SHRUMM, ARTHUR SHRUMM, ELNA KUIPER
380 BLUE MOUNTAIN STREET
LOT 141, BLK. 43, D.L. 108, PLAN 30561

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of Shaw Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of sanitary and storm sewer service connections;
 - c) registration of sanitary and storm sewer easements;
 - d) cash payment for two additional water connections;
- 2) 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;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) removal of the existing garage, or alternatively, its relocation onto the proposed home lot in compliance with the siting requirements of the Zoning and Building Bylaws;
- 5) relocation, if required, of the existing driveway to ensure that it lies within the frontage of the home lot;
- 6) no new accesses being permitted to Blue Mountain Street;
- 7) confirmation from the Building Department that the existing home will meet the spatial separation requirements of the National Building Code.

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8-3633C DISTRICT OF COQUITLAM
WALTON AVENUE AREA
LOT , SEC. 10, TWP. 39, PLAN

The Committee finds the road and lot layout indicated on sketch 8-3633C generally acceptable, however, the subdivision cannot proceed until the intervening lands have been developed.

8-3897C KENNY'S NURSERIES LTD.
701 GATENSBURY STREET
LOT 106, D.L. 364, PLAN 29824

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads and lanes bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the walkway connection south off Smith Avenue;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 28 additional dwelling units permitted to be constructed;
- 4) relocation of existing dwelling onto one of the proposed new lots and verification by surveyor's certificate that the relocated home meets the siting requirements of the Building and Zoning Bylaws;
- 5) removal of all existing buildings and structures other than the existing single-family dwelling prior to final approval.

8-4017 GEORGE & HELEN FRKETICH
2864 WALTON AVENUE
LOT 41, D.L. 385, PLAN 26678

Tabled for a review of sanitary and storm sewer implications by the Engineering Department.

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8-4018 HINCHCLIFF HOLDINGS LTD.
759 & 763 ROCHESTER AVENUE
LOTS 8 & 9, D.L. 3, PLAN 72218

Approved subject to the payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-3751A DEAN ANDERSON
2920 WALTON AVENUE
LOT 44, D.L. 386, PLAN 24137

The Committee finds sketch 8-3751A technically feasible, noting Council consideration of the proposed rezoning to the RS-4 category will be required.

8-3283A KNUT E. LIND
642 GAUTHIER AVENUE
LOT B OF LOT 1, BLK. 63, D.L. 1, PLAN 6786

Approved subject to:

- 1) cash payment for the future construction of the approximate 19.9-meter frontage of the proposed new lot to the standards required by Subdivision Control Bylaw No. 1023;
- 2) cash payment for one additional water connection;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) 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.

8-3983 B. & G. MARK
3163 DUNKIRK AVENUE
LOT 173, SEC. 11, TWP. 39, PLAN 55476

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the required service connections and one new driveway crossing;
 - b) registration of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
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8-3983 cont'd

- 2) relocation of any existing service connections to ensure that they would be located entirely within the "home" lot;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 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;
- 5) reconstruction of the existing home and confirmation by the Building Department that the construction meets the siting requirements of the Building and Zoning Bylaws;
- 6) payment for any new water and storm sewer connections that may be required.

8-3891E

PDB DEVELOPMENTS LTD.
2881 BARNET HIGHWAY
LOT A, PLAN _____, D.L. 383

The Committee acknowledges receipt of a letter dated 1988 01 14 from the Ministry of Transportation and Highways, which has been forwarded to the applicants with the recommendation that the contents be discussed with the Ministry of Transportation and Highways. In relation to the actual subdivision, the Committee commented that they find sketch 8-3891E technically feasible, however, the application was tabled pending Council consideration of the proposed rezoning. The Committee notes further that the proposed subdivision lines must coincide with the zoning lines on Schedule "A" of Rezoning Bylaw No. 1831, 1988.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, February 16, 1988, with the following persons present:

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

8-2915E
PHASE III

DISTRICT OF COQUITLAM
DAWES HILL ROAD
REM. 18, PLAN 1002; LOT 23 (S&E PLAN 72420); LOT 24,
PLAN 27435; ALL OF DISTRICT LOT 65

The Committee reviewed a report from the Engineering Department in relation to the possibility of relocating the intersection of the proposed new road with Dawes Hill Road. If the road were to be relocated, it would make development of the adjacent lots impractical and uneconomical and create undesirable turning sight distance at the intersection. As a result, the Committee concurs with the recommendation that it would be best to leave the road at its present location and compensate for the park area being lost due to road dedication by adding an equivalent or greater area to the park in exchange.

The Committee finds the lotting layout indicated on sketch 8-2915E, Phase III, technically feasible, noting that this lotting layout would result in no net loss to the park, would resolve most of the concerns of the neighbouring residents, and the cut slopes along the road allowance can be relandscaped as in other private developments to create an attractive landscaped entrance to the proposed subdivision.

8-2915B
PHASE III

DISTRICT OF COQUITLAM
LECLAIR DRIVE, KUGLER AVENUE
REM. LOT 21, REM. LOT 22, PT. LOTS 27 & 28, ALL PLAN 9620;
PT. LOT 23, PL. 27435; PT. LOT 122, PL. 29358, ALL IN
D.L. 112, PLUS REM. D.L. 112

It was brought to the Committee's attention that the Fish and Wildlife Branch of the Ministry of Environment and Parks have not required that the vegetation along the crest of the slope of the Mundy Creek watercourse be protected by way of registration of a 9.0-meter habitat protection covenant in the area north of LeClair Drive, though Fisheries and Oceans Canada have on the more recent proposals for south of LeClair by letter dated 1988 01 29. Given the effect the imposition a 9.0-meter wide covenant area would now have on the Kugler Avenue lots, the Committee requests that staff review this matter with the Fish and Wildlife Branch of the Ministry of Environment and Parks to arrive at a reduced covenant area adjacent to the watercourse.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 16, 1988

8-2951J

E. & M. KAYE; DISTRICT OF COQUITLAM
JOHNSON STREET
LOT 3, D.L. 385, PL. 18846 & PORTION OF BANBURY AVENUE

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Banbury Avenue, Hudson Street and the lane allowances to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
 - c) relocation of any existing utilities where necessary;
- 2) Council approval of the proposed road exchange;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the ten potential new dwelling units;
- 5) payment of the development cost charge for drainage as required by Bylaw No. 988;
- 6) the submission of plans to the satisfaction of the Chief Building Inspector and the Engineering Department which demonstrate that acceptable driveway grades not exceeding 20% can be achieved, provide information on any required retaining walls, surface drainage, site regrading (front and rear yards), and the maximizing of private rear yard space or spaces in a final graded state, which have been integrated into existing or potential development on adjoining lots.

The Committee notes that after review of the information supplied in 6) above, the Chief Building Inspector and the Engineering Department may require the placement of covenants on the lots to ensure any or all of the above is ultimately achieved.

The Committee notes further that once the road exchange has occurred and the subdivision is to proceed, the Engineering Department will be installing "no post barriers" along Johnson Street where Banbury previously existed and at the eastern end of the east-west lane which would result.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 16, 1988

8-3948B

DISTRICT OF COQUITLAM
DUFFERIN STREET AND BARNET HIGHWAY
LOT 2, PL. 70728; LOT 11, BLK. 15, PL. 147, AND PORTION OF
DUFFERIN STREET; ALL OF D.L. 383

Approved subject to:

- 1) Council approval of park and road exchange bylaws;
- 2) signing of the survey plans by the Approving Officer of Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer;
- 3) registration in the Land Titles Office of a right-of-way to protect the access driveway being constructed in the existing Dufferin Street road allowance by the developer of the lands immediately to the east in favour of that developer/owner.

8-4020

MARATHON REALTY COMPANY LIMITED
NE CORNER OF TAPPEN AVENUE AND GOLDEN DRIVE
LOT 43 (S&E PL. 64160), D.L. 65 & 66, PL. 53659

Approved subject to:

- 1) cash payment for the future construction of separate and independent service connections;
- 2) reconstruction, if required, of any existing driveway accesses which may be redundant;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-4021

N. SUAIN
906 ROBINSON STREET
LOT 4, BLK. 20, D.L. 106, PL. 10171

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Anskar Court and cash payment for the future works required on Robinson Street, both to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 16, 1988

8-4021 cont'd

- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the three potential dwelling units permitted to be constructed.

8-4022

M. & G. ENGLAND
582 CHAPMAN AVENUE
LOT 1, D.L. 54 & 106, PL. 74301

The Committee finds sketch 8-4022 technically feasible, noting Council consideration of the proposed rezoning to the RS-3 category will be required.

The Committee notes further that Council approval of a development variance permit in relation to road widths will be required, along with registration of the subdivision to the west to provide the necessary road access prior to any final approval consideration to the subdivision.

8-4023

S. & I. HUMSKI
2230 BRISCO COURT AND 337 MUNDY STREET
LOTS 3 & 4, D.L. 112, PL. 74409

Approved subject to payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on both parcels prior to final approval.

8-4024

UNITED PROPERTIES LTD.
2907, 2915 AND 2925 DEWDNEY TRUNK ROAD
PCL. 2 (RP 7968), (S&E 10988 & PCL. "ONE" (EP 10988)), BOTH
OF BLK. A, PL. 3802, AND LOT 45, PL. 24930, ALL OF D.L. 381

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Dewdney Trunk Road, Norman Avenue and the Lougheed Highway to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) removal of all buildings and structures prior to final approval;

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 16, 1988

8-4024 cont'd

- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on all parcels prior to final approval;
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer.

The Committee notes that the development cost charge for public open space will be required at the time of building permit issuance at the rate of \$955 for each potential dwelling unit proposed to be constructed. The Committee notes further that the road widening along Dewdney Trunk Road is based on a recommendation from the Ministry of Transportation and Highways during their review of the multiple-family development immediately to the north.

8-4025

DOROTHY P. GRANT
629 COTTONWOOD AVENUE
LOT 2, BLK. 13, D.L. 7, PLAN 14885

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Vanessa Court to the standards required by Subdivision Control Bylaw No. 1023 and the completion of any outstanding roadworks for the approximate 14.15-meter frontage of the proposed westerly lot on Cottonwood Avenue;
 - b) registration in the Land Titles Office of any necessary easements;
 - c) payment for two new water, storm and sanitary sewer connections;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed;
- 4) removal of the garage and shed or, alternatively, their relocation onto the proposed "home lot", in compliance with the siting and setback requirements of the Zoning and Building Bylaws.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 16, 1988

8-1669G

I. & E. SPORAR
628 COTTONWOOD AVENUE
W. 1/2 OF LOT 14, BLK. A, D.L. 7, PLAN 4352

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Cottonwood Avenue and Adler Avenue;
 - b) physical construction of the lane;
 - c) provision of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the five potential new dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes prior to final approval.

8-3891E

EVERGREEN TRAILER PARK
2881 BARNET HIGHWAY
LOT A, PL. _____, D.L. 383

Approved subject to:

- 1) Council approval of the proposed adjustment in the zoning boundaries;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Johnson Street, Barnet Highway. and the Dufferin Street cul-de-sac, all to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) payment of the development cost charge for drainage, in keeping with Bylaw No. 988;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer.

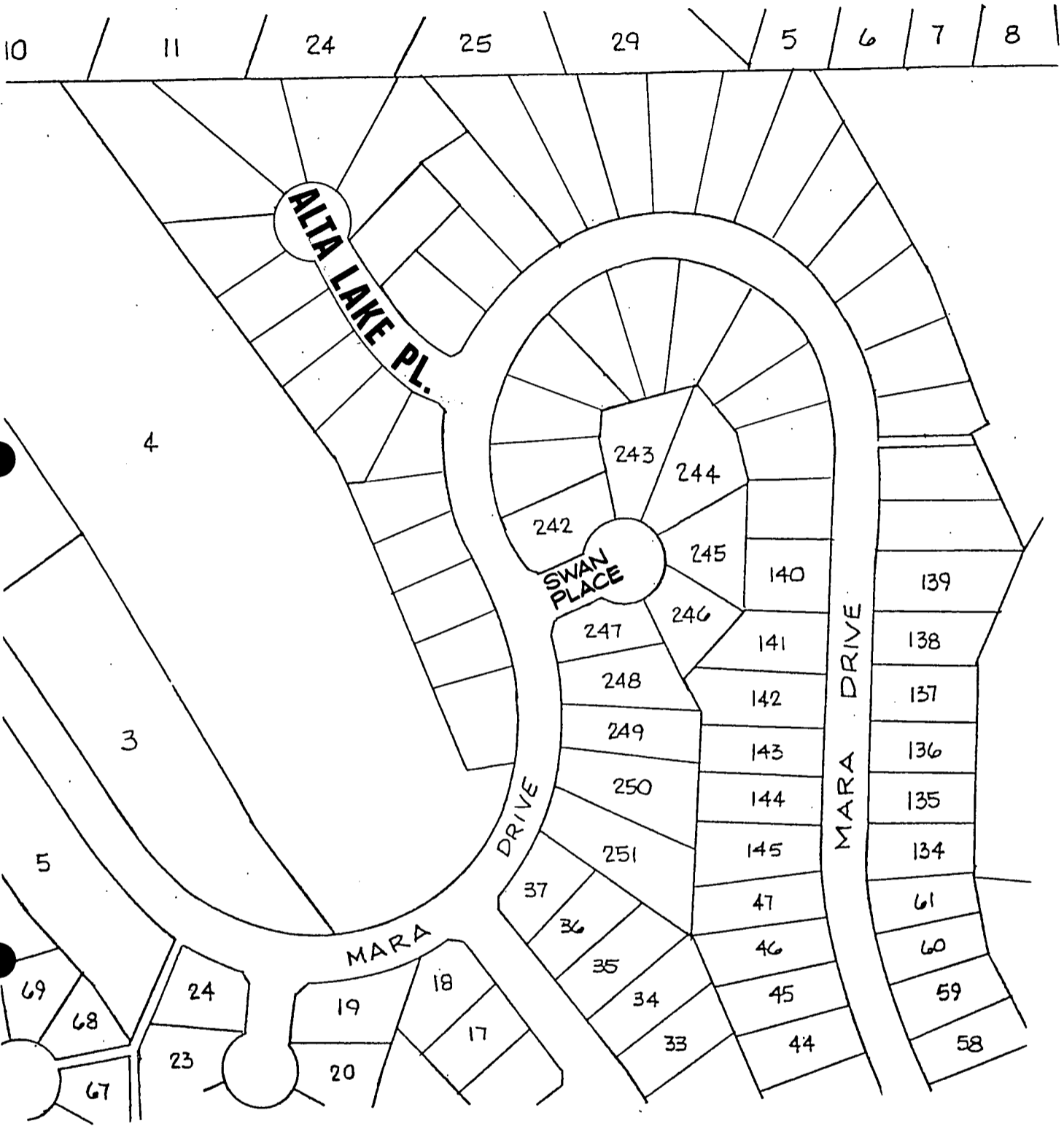
SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 16, 1988

8-3891E cont'd

The Committee notes that a Section 214 Covenant has or is about to be registered over the internal driveway system.

STREET NAMES

The Committee reviewed a request from the subdivider to change the street name, Alta Place, back to its original name of Alta Lake Place. The Committee has no objection and therefore recommends that Council approve the renaming of this street subject to acceptance of the proposed adjustment by the Post Office. In addition, the Committee puts forward the following street name for approval: Walnut Place.



STREET NAME



STREET NAME

MARCH 1, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, March 1, 1988, with the following persons present:

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

8-3991

B.C. HYDRO & POWER AUTHORITY; G. WOODCOCK:
DISTRICT OF COQUITLAM
2467-2495 CAPE HORN AVENUE
LOTS 2 & 3, BLK. 17, D.L. 113, 65 & 67; PL. 18293;
REM. D.L. 112

The Committee reviewed a report from the Planning Department, which relates to the difficulties of the subject property as well as other steep-sloping lands to the west. Prior to finalizing a recommendation on the subject area, the Committee requests that the Planning Department forward the report and mapping to the Municipal Approving Officer and the Parks Administrator for review and comments.

8-3897D

KENNY'S NURSERIES LTD.
701 GATENSBURY STREET
LOT 106, D.L. 364, PLAN 29824

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads and lanes bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the walkway connection south off Smith Avenue;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 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;

SUBDIVISION COMMITTEE MINUTES
OF MARCH 1, 1988

8-3897D cont'd

- 4) removal of all existing buildings and structures other than the existing single-family dwelling prior to final approval, noting that the single-family home is to be relocated into one of the proposed lots and that its location is to be verified by a B.C. Land Surveyor in relation to the siting requirements of the Building and Zoning Bylaws;
- 5) the submission of a geotechnical report, to the satisfaction of the Director of Permits and Licences, which verifies that the lots are suitable for their intended use.

8-4017

G. & H. FRKETICH
2864 WALTON AVENUE
LOT 41, D.L. 385, PLAN 26678

The Committee, after hearing a report from the Engineering Department that the subdivision can be serviced with sanitary sewer, found the subdivision technically feasible, noting that Council consideration of the proposed rezoning to the RS-4 category will be required if and when a formal application for rezoning is received.

8-3669E

OCEATAIN INVESTMENTS LTD.
NORTHEAST CORNER OF GUILDFORD AND JOHNSON
LOT 58, D.L. 386, PLAN 62462

The Committee commented that sketch 8-3669E reflects the recommendations contained in a memo date 1988 02 29 from the Parks and Recreation Department in terms of the linear park dedication requirements along the north side of Guildford Way. The application was, however, tabled for:

- 1) the Traffic Section of the Engineering Department to confirm the right-of-way requirements for Guildford Way and Johnson Street;
- 2) the submission of a plan certified correct by a B.C. Land Surveyor, which confirms the location of the 15-meter - 18-meter linear park along Hoy Creek.

The Committee notes that an access agreement along the north and west sides of the easterly apartment site will be required to ensure that the westerly site will have access to Lasalle Place in perpetuity. The Committee notes further that if any parking spaces and portions of the required maneuvering aisles are not on site, they, too, must be protected by way of registration of a restrictive covenant or easement.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 1, 1988

8-1557F

MRS. M. MCMICHAEL
2240 DAWES HILL ROAD
REM. LOT 56, D.L. 65, PLAN 76896

Approved subject to:

- 1) the submission of a geotechnical report, to the satisfaction of the Director of Permits and Licences, which addresses slope stability, drainage requirements, etc. The report should include site regrading plans which provide information on existing and final contours. The Committee notes that any necessary works must be completed and accepted prior to the signing of any survey plans by the Approving Officer.
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) the completion of any outstanding works on Dawes Hill Road and Warrick Street;
 - b) registration in the Land Titles Office of any necessary easements;
- 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) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) registration in the Land Titles Office of a restrictive covenant to ensure that the driveway to the new lot will not exceed a maximum grade of 20%;
- 6) registration in the Land Titles Office of a covenant to prevent the filling or excavation activities on the lot after the initial home construction, other than a nominal amount of topsoil for landscape purposes.

8-1557G

MRS. M. MCMICHAEL
2240 DAWES HILL ROAD
REM. LOT 56, D.L. 65, PLAN 76896

Approved subject to:

- 1) the submission of a geotechnical report, to the satisfaction of the Director of Permits and Licences, which addresses slope stability, drainage requirements, etc. The report should include site regrading plans which provide information on existing and final contours. The Committee notes that any necessary works must be completed and accepted prior to the signing of any survey plans by the Approving Officer.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 1, 1988

8-1557G cont'd

- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) the completion of any outstanding works on Dawes Hill Road and Warrick Street;
 - b) registration in the Land Titles Office of any necessary easements;
- 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) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) registration in the Land Titles Office of a restrictive covenant to ensure that the driveway to the new lot will not exceed a maximum grade of 20%;
- 6) registration in the Land Titles Office of a covenant to prevent the filling or excavation activities on the lot after the initial home construction, other than a nominal amount of topsoil for landscape purposes.

8-4013A

DISTRICT OF COQUITLAM
MUNDY STREET
LOT , PLAN , D.L. 65

The Committee reviewed a letter from Fisheries and Oceans Canada dated 1988 01 29, wherein they recommend that a 9-meter wide covenant along the crest of slope be provided to protect the existing vegetation. The 9-meter area differs from the 6-meter wide vegetation protection strip which has been endorsed by the Fish and Wildlife Branch of the Ministry of Environment and Parks. Consequently, the Committee requests that the Planning Department contact Fisheries and Oceans to ascertain if they would have any objections to a reduction in their recommendation for the amount of vegetation to be protected.

The Committee notes that the application remains tabled pending finalization of the road alignment matter associated with the municipal subdivision directly to the south and east of this area.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 1, 1988

8-2915B
PHASE III

DISTRICT OF COQUITLAM
LECLAIR DRIVE AND KUGLER AVENUE
REM. LOT 21, REM. LOT 22, PT. LOTS 27 & 28, ALL UNDER PLAN
9620; PT. LOT 23, PL. 27435; PT. LOT 122, PL. 29358, ALL IN
D.L. 112, PLUS REM. D.L. 112

The Committee was advised by the Planning Department that the actual lot configuration at the end of Kugler Avenue has been modified to coincide with the preliminary survey which has been completed. The Committee was further advised that the Fish and Wildlife Branch of the Ministry of Environment and Parks are not requiring their standard vegetation covenant along the crest of slope except for the area adjacent the rear lot line of proposed Lot 22. In this particular instance, they have recommended that a 2.0-meter wide covenant would provide sufficient protection to the adjacent watercourse. The Committee then approved subdivision sketch 8-2915B Phase III subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads, lanes and walkways, bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each potential dwelling unit permitted to be constructed;
- 3) registration in the Land Titles Office of a covenant to make potential purchasers of the lots along LeClair Drive aware that LeClair Drive is a collector road which is proposed to connect through from Hickey Street to Mundy Street;
- 4) submission of a geotechnical report relating to the buildability of all lots abutting the crest of slope;
- 5) registration in the Land Titles Office of a covenant with an accompanying survey drawing to clearly establish the setback required from the crest of slope on all lots so affected;
- 6) registration in the Land Titles Office of a covenant over the rear 2.0-meter portion of proposed Lot 22 to protect the existing vegetation, the covenant to be in favour of the Fish and Wildlife Branch of the Ministry of Environment and Parks.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 1, 1988

8-3930B

BEEDIE CONSTRUCTION LTD.
EXTENSION OF OXFORD STREET NORTH
L.S. 2 (S&E PL. 28937); LOT 16, PLAN 53172; BOTH OF
SECTION 13 TOWNSHIP 39

The Committee reviewed a report from the Parks and Recreation Department which confirms that the vegetation in portions of the site which are to be dedicated as PARK and ultimately transferred into municipal ownership, has been disturbed. Consequently, the Committee stated that the approval conditions outlined in the Planning Department letter dated 1987 12 18 should be modified to require the subdivider to retain a professional consultant to prepare a landscape plan, complete with specifications and a cost estimate for ultimate installation of ground cover, shrubs, deciduous and coniferous trees ranging in height from 2 meters at the outer edge of the covenant area, increasing to 6 meters, along the crest of slope. Acceptance of the plan and installation work will be to the satisfaction of the Fish and Wildlife Branch of the Ministry of Environment and Parks as well as the District of Coquitlam Parks and Recreation Department. The Committee noted that the dollar value of the park area, accepted by Mr. Kaethler, could be affected if the issue is not addressed in this way.

8-3714B

NINA ROBERTSON
3001 PASTURE CIRCLE
LOT 23, BLOCK 1, DISTRICT LOT 374, GROUP 1, PLAN 15657

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Reddington Court;
 - b) registration in the Land Titles Office of any necessary easements;
 - c) a restrictive covenant being registered against the new lot to limit driveway grades to a maximum of 20% at any point;
 - d) one new water connection;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one new dwelling unit permitted to be constructed.

The Committee recommends that the Approving Officer approve the proposed subdivision with the knowledge that upon registration of the subdivision, the existing dwelling would become nonconforming in relation to the required rear yard setback.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 1, 1988

8-4008

LARRY AND CAROL HILL
661 CHAPMAN AVENUE
LOT 144, DISTRICT LOT 196, PLAN 44711

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Ailsa Avenue to the standards outlined in the Municipal Approving Officer's report dated 1987 09 15;
 - b) all services to the Ailsa Avenue lot being provided from the existing facilities on Chapman Avenue;
 - c) registration in the Land Titles Office of any necessary easements in conjunction with item b) above;
- 2) 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;
- 3) payment of any current, delinquent, or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-4009A

KENNETH AND ANITA KLATT
653 CHAPMAN AVENUE
LOT 18 (S&E PL. 21465), BLOCK 3, D.L. 106, PLAN 6467

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Ailsa Avenue as outlined in the Municipal Approving Officer's report dated 1987 09 15;
 - b) physical construction of the approximate 17.5-meter frontage of the easterly lot on Chapman Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - c) all services to the Ailsa Avenue lot being provided from the existing facilities on Chapman Avenue;
 - d) registration in the Land Titles Office of any necessary easements in conjunction with item c) above;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 1, 1988

8-4010A

J.&R. ALLEGRETTO, A.&R. ALAIN, M. DUNCAN, J. CALDWELL,
I. MCDONALD, E.&G. MARSH, H. GODIDEK, D. STANTON,
A. FLUMERFELT, I. KATINIC, V.&O. JENSEN, & C. MARDYN
965, 969, 973, 985, 993 & 1001 RANCH PARK WAY AND 2908,
2910, 2914 DEWDNEY TRUNK ROAD
LOT S. 1/2 & N. 1/2 OF 3, LOT 2 (S&E EX. PL. 25701), AND
LOT 1, ALL OF BLK. 2, PL. 19655, LOT 592, PL. 57083,
LOT 51, PL. 31155, ALL OF D.L. 373, LOT 2 (EXC. PL. 19655,
27390), PL. 6175, LOT 50, PL. 28759 & LOT 32, PL. 26301,
ALL OF D.L. 381

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023, noting that the homeowner's service exemption would be applicable in certain instances, most notably all of the Dewdney Trunk Road frontage;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on all existing parcels prior to final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for each of the 29 potential dwelling units permitted to be constructed;
- 4) registration in the Land Titles Office of a covenant to ensure that no driveway grades will exceed 20%;
- 5) compliance with the requirements contained in the letter from the Water Management Branch of the Ministry of Environment and Parks dated 1988 01 28.

8-3815A

SARA HOWKER
2751 DEWDNEY TRUNK ROAD
LOT A OF 1, DISTRICT LOT 373, PLAN 12138

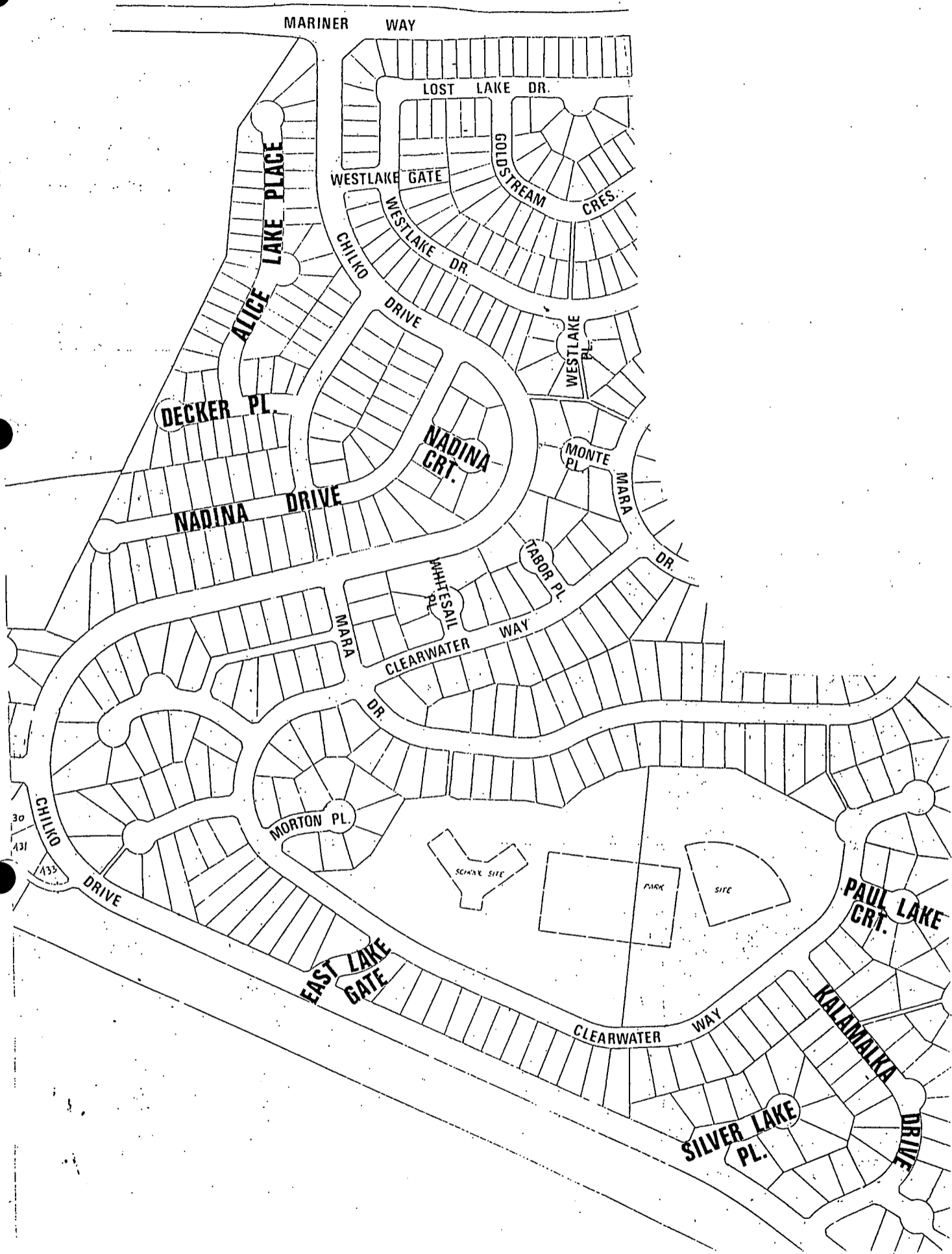
The Committee notes that staff have not completed their review of the geotechnical report, consequently, the application was tabled pending finalization of the review by the Building and Engineering Departments.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 1, 1988

STREET NAMES

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

Alice Lake Place
Decker Place
Nadina Drive
Nadina Court
East Lake Gate
Silver Lake Place
Kalamalka Drive
Paul Lake Court



STREET NAMES

MARCH 15, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, March 15, 1988, with the following persons present:

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

8-3948B

DISTRICT OF COQUITLAM
DUFFERIN STREET & BARNET HIGHWAY
LOT 2, PL. 70728; LOT 11, BLK. 15, PL. 147 AND A PORTION
OF DUFFERIN STREET; PARK UNDER PL. 70728, ALL OF D.L. 383

Approved subject to:

- 1) Council approval of park and road exchange bylaws;
- 2) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer;
- 3) registration in the Land Titles Office of a right-of-way to protect the access driveway being constructed in the existing Dufferin Street road allowance by the developer of the lands immediately to the east in favour of that developer/owner;
- 4) registration in the Land Titles Office of a covenant, in keeping with the requirements contained in the letter from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, dated February 23, 1987. The covenant shall make specific reference to an elevation with a plan to be attached to the documentation to identify the specific location of the elevation or elevations taken.
- 5) payment of the development cost charge for drainage, in keeping with Bylaw No. 988.

8-3940A

NOMEN DEVELOPMENT CORP.
1190 FALCON DRIVE
STRATA PLAN OF LOT A, D.L. 346, PL. 71291

The Committee recommends that the Strata Titles Approving Officer sign the amended Form E for phasing.

8-4026

LE PARC MAISON ESTATES LTD.
98 BEGIN STREET
STRATA PLAN OF LOT 1, D.L. 45 & 46, PL. 75868

The Committee recommends that the Strata Titles Approving Officer sign the Form E.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 15, 1988

8-3991

B.C. HYDRO, C. WOODCOCK, DISTRICT OF COQUITLAM
2467-2495 CAPE HORN AVENUE
LOTS 2 & 3, BLK. 17, D.L. 113, 65 & 67, PL. 18293, REM.
D.L. 112

The Committee commented that from strictly a technical perspective, they would suggest that a private or strata title type access driveway would be less objectionable to a conventional road or cul-de-sac to provide the necessary access. Furthermore, they believe that the development should possibly include additional lands to the west or allow for extension to prevent any "landlocked" situation. The Committee approached the issue on the basis that no increase in density than that which could be achieved under the RS-1 existing zoning category would be considered. Planning Department representatives indicated that possible use of a development variance permit to achieve the type of development was being considered in order to implement the concept.

8-1478

B.C. HYDRO & POWER AUTHORITY
1731 & 1801 BRUNETTE AVENUE AND 301 CUTLER STREET
PCL. A (REF. PL. 37095) OF LOT 3, PL. 1122; PCL. G (EXP.
PL. 21810) INCLUDING PT. INCL. IN PCL. 1 (REF. PL. 22052),
ALL OF D.L. 47, 64 & 111

Tabled for:

- 1) the applicants to redesign the subdivision proposal to make provision for the extension of Sheridan Avenue and then submit preliminary engineering drawings which demonstrate road grades, drainage, etc.;
- 2) the submission of a geotechnical report which addresses the proposed earthworks, slope stability, drainage requirements, etc. The report should also include regrading plans which provide information on:
 - a) existing and final contours,
 - b) any necessary earth retention structures,
 - c) surface drainage, and
 - d) the maximizing of private rear yard space or spaces which provide for the proposed rear yards to be developed in a usable finally graded state. The spaces within the rear yards should not contain slopes in excess of five percent for a minimum distance of six meters and should be integrated into existing or potential development on adjoining lots. In addition, the Committee notes that driveway grades should not exceed a maximum of twenty percent.
- 3) comments from the Parks and Recreation Department on the possible park area in general and how best to integrate any proposed trails with the trails which exist to the north of the lots;
- 4) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada.

SUBDIVISION COMMITTEE MINUTES
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8-3815A

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

The Committee, after hearing comments from staff on the geotechnical report, commented that the report appears outdated, and consequently, they request:

- 1) an updated geotechnical report which relates to the present site situation, plus provides information on site drainage requirements, particularly adjacent to the pond and creek areas which are adjacent to this application;
- 2) the submission of preliminary servicing drawings which in particular demonstrate how the lots are to be provided with sanitary sewer.

In addition to the above, the Committee awaits comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada.

The Committee notes further that eventually, minimum basement elevations will have to be established to ensure that all habitable areas will be above the flood level of the adjacent creek. The elevations will have to be incorporated into a restrictive covenant if this subdivision proceeds.

8-4029

V. BOSSLEY
725 CLARKE ROAD
LOT 21, BLKS. 4 & 5, D.L. 106, PL. 21226

Tabled for review of the proposed widening along Clarke Road by the Traffic Section of the Engineering Department.

8-4028

J. LAU AND K. FOLI
507, 511 & 515 AUSTIN AVENUE
LOTS 30, 31 & 32, D.L. 5, PL. 2279

Tabled for a review of the widening requirements along Austin Avenue and Whiting Way by the Traffic Section of the Engineering Department.

8-4030

M. WHEATING
1391 HOCKADAY STREET
LOT 3, L.S. 6, SEC. 13, TWP. 39, PL. 14551

Tabled for the applicant to provide confirmation from a B.C. Land Surveyor that the land to be subdivided is a minimum of 8100 m² in area. The confirmation must be by actual survey and legal research as to parcel sizes at the Land Titles Office and certified correct by the surveyor.

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8-2915E
PHASE III

DISTRICT OF COQUITLAM
MUNDY STREET, PHASE III
REM. 18, PL. 1002; LOT 23 (S&E PL. 72420); LOT 24, PLAN
27435; ALL OF D.L. 65

Approved subject to:

- 1) the submission of regrading plans which provide information on existing and final contours, the plans to demonstrate to the satisfaction of the Director of Permits and Licences that:
 - a) suitable building envelopes can be achieved;
 - b) rear yards will contain maximum slopes of five percent for a minimum distance of 6.0 meters;
 - c) the contours will be integrated into existing or potential development on adjoining lots;
 - d) driveway grades will not exceed a twenty percent slope;
- 2) the completion of all proposed earthworks and the construction of any necessary retaining walls and drainage works prior to the signing of any survey plans by the Approving Officer;
- 3) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the full frontage of the property on Dawes Hill Road, as well as the internal road and walkway, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 25 additional dwelling units permitted to be constructed;
- 5) registration in the Land Titles Office of a restrictive covenant to ensure that all driveway accesses will be from the new road, except for the proposed three easterly lots on Dawes Hill Road;
- 6) restoration by the Parks and Recreation Department of the portions of the park disturbed by the subdivision activity, generally in accordance with the plan prepared by the Parks and Recreation Department prior to final approval of the subdivision.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, March 29, 1988, with the following persons present:

N. Nyberg, Municipal Engineer
L. Scott, Supervisor, Subdivision & Development
R. Camporese, Assistant Chief Building Inspector
K. McLaren, Development Control Technician

8-4000 NEWCORP PROPERTIES LTD.
1251-1271 LASALLE PLACE
PCL. 1, D.L. 386, GP. 1, PLAN 74712

The Committee recommends that the Strata Title Approving Officer sign the plans for Phase III of a three-phase strata application.

8-3940 NOMEN DEVELOPMENT CORPORATION
1190 FALCON DRIVE
LOT A, D.L. 346, PLAN 71291

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

8-4033 PACIFIC GLEN HOUSING CO-OPERATIVE
1190 PACIFIC STREET
LOT A, D.L. 386, PLAN 74977

The Committee recommends that the Strata Title Approving Officer and Council as the approving authority, approve this application for strata title conversion.

8-3890C BUK INVESTMENTS LTD.
2773 BARNET HIGHWAY
BLK. C, PL. 6408 (EXCEPT S.210'); PCL. A OF LOT 5, PL. 148;
PT. OF LOT 2, PL. 70728, ALL OF D.L. 383

The Committee received a letter dated March 14, 1988 from the Ministry of Transportation and Highways with regard to this proposed subdivision. The Committee notes the understandings listed thereon with regard to storm water, rezoning and the recommendation for protection of a minimum 12.5 m of right-of-way from the centre line of Lansdowne Drive.

This letter was received for information and a request for the Planning Department to forward this correspondence on to the applicant, BUK Investments Ltd.

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OF MARCH 29, 1988

8-4029

V. BOSSLEY
725 CLARKE ROAD
LOT 21, BLKS. 4 & 5, D.L. 106, PLAN 21226

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for future lane paving for the full frontage of the property;
 - b) payment for one new water service connection;
 - c) registration in the Land Titles Office of any necessary easements for drainage and sanitary sewer purposes;
 - d) construction of a sanitary sewer extension in the lane to serve the north lot;
 - e) payment for an access culvert in the lane;
- 2) access to Clarke Road to be limited to one joint access with appropriate easements and payment for any relocation or widening;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the three additional units permitted to be constructed under existing zoning;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) submission of a plan prepared by a B.C. Land Surveyor which verifies that the northerly lot will contain at least 740 m² of area, noting that this does not ensure that the lot would be a two-family (duplex) lot. If an application for rezoning to the RT-1 category is received, a report would be prepared and forwarded to Council for consideration.

8-4031

L. & C. HILL; M. O'CALLAGHAN; E. KAWAGOYE
659 AND 661 CHAPMAN AVENUE
LOTS 143 AND 144, D.L. 106, PLAN 44711

The Committee finds this layout technically feasible noting that Council consideration of rezoning is required in order to facilitate this subdivision.

If this rezoning and subdivision does proceed, the Committee notes that full servicing on Ailsa Avenue for the entire frontage of the new lot to be created will be required. Furthermore, easements for service connections through to Chapman Avenue will be necessary.

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8-2979D

E. STEPHENS
3459 GALLOWAY AVENUE
LOT 40, SEC. 18, TWP. 40, PLAN 42994

The Committee received a letter on this subdivision from the Simon Fraser Health Unit with regard to sewage disposal.

The Committee would refer this letter to the applicants and await their input on how they propose to deal with the comments of the Simon Fraser Health Unit.

8-3966A

L. & H. LANGE
824 MACINTOSH STREET
Lot 24, BLK. 3, D.L. 368, PLAN 1374

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Kelvin Street and MacIntosh Street for the full frontage of the property to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
 - c) payment for two new water connections;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 3) 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.

8-3904J

PLEASANTSIDE DEVELOPMENTS LTD.
HONEYSUCKLE LANE
LOT A, SEC. 15, TWP. 39, PLAN 76488

Declined since upon registration of the subdivision not all lots would have frontage on a legally dedicated street.

8-3904K

PLEASANTSIDE DEVELOPMENTS LTD.
HONEYSUCKLE LANE
LOT A, SEC. 15, TWP. 39, PLAN 76488

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:

SUBDIVISION COMMITTEE MINUTES
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8-3904K cont'd

- 1) a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
b) registration in the Land Titles Office of any necessary easements;
- 2) registration in the Land Titles Office of a restrictive covenant to ensure that driveways to any proposed new lot will not exceed a maximum grade of 20%;
- 3) registration in the Land Titles Office of a restrictive covenant against all lots having frontage on David Avenue in order to stipulate that no access is to be permitted to these lots from David Avenue;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 20 potential new dwelling units permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-3682

DISTRICT OF COQUITLAM
DEWDNEY TRUNK ROAD AREA
LOTS 1-6, BLK. 2, (S&E PL. 53845); LOTS 1-12, BLK. 1; BOTH
OF D.L. 373, PLAN 2502

Tabled for review of the road alignment of Pier Drive and Hull Court by the Planning Department.

8-1802E

NU-WEST DEVELOPMENTS CORPORATION
2426 CAPE HORN AVENUE
PT. OF LOT 10, PL. 1002; PCL. A OF LOT 10, & PCL. C,
PL. 8029F; ALL IN D.L. 65 & 66

The Committee finds subdivision of this land technically feasible noting that Council consideration of rezoning is required and that there are still outstanding issues with regard to particulars of the lotting layout which upon resolution may mean changes to the lotting layout.

The outstanding issues would include the following matters noting that other requirements may evolve through more detailed review of this subdivision layout:

- 1) The Engineering Department suggests a widened collector standard to 14.0 m for the physical construction of Cape Horn Avenue between the intersections of Dawes Hill Road and Mariner Way.
- 2) Resolution of the treatment for the watercourse and surrounding lands will need to be addressed. The Subdivision Committee notes the need for full access to the watercourse for maintenance purposes and anticipates requirements for reconstruction and revegetation of the channel.

SUBDIVISION COMMITTEE MINUTES
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8-1802E cont'd

- 3) Regrading plans will be required along with the accompanying soils reports which would address not only the regrading but the feasibility of the property for construction of single-family dwellings on the lots and address the area around the watercourse where potential filling could occur depending on the applicant's proposal in this area.
- 4) Compliance with the requirements of the report on the acoustical evaluation with regard to berming and fencing will be required.
- 5) More detailed drawings will be required with regard to the size, height and location of the proposed berm and fence along Lougheed Highway and the fence along the easterly portion of the property. Clarification is required on how the berms will be built over the pipelines and on the ultimate tenure of these lands. The "Geometric Design Standards" manual should be followed for designing these noise abatement structures.
- 6) If this development proceeds, the Committee notes the requirement for street lighting for the full frontage of the property along the Lougheed Highway.
- 7) The Committee awaits input from the provincial authorities including the Ministry of Transportation and Highways on the applicant's proposal to turn over the lands under the B.C. Hydro right-of-way to the Ministry of Transportation and Highways, and input from the Fish and Wildlife Branch and Water Management Branch of the Ministry of Environment and Parks, and Fisheries and Oceans Canada;
- 8) The Committee notes the undertaking in the applicant's letter to provide a restrictive covenant which would prohibit creation of any lots of less than 465 m².

8-4034

P. & A. DOBUD
539 EBERT AVENUE
PCL. A (J-93193-E) OF LOT 4, D.L. 7, GP. 1, PL. 6422

Tabled for the Permits and Licence Department to report on the technical feasibility of the renovations proposed to the existing house.

8-4013

DISTRICT OF COQUITLAM
MUNDY STREET
LOT , D.L. 65, PL.

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:

SUBDIVISION COMMITTEE MINUTES
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8-4013 cont'd

- 1) a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
- b) physical construction of the walkway connection to the standards of Subdivision Control Bylaw No. 1023;
- c) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for each of the 66 potential new dwelling units permitted to be constructed;
- 3) registration in the Land Titles Office of a restrictive covenant to ensure that all driveway accesses to any proposed new lots will not exceed a maximum grade of 20%;
- 4) registration in the Land Titles Office of a restrictive covenant to satisfy the requirements of the Fish and Wildlife Branch of the Ministry of Environment and Fisheries and Oceans Canada, with regard to a 6 m habitat protection area from the crest of the slope;
- 5) provision of a geotechnical report pertaining to the buildability of all lots and in particular, relating to those abutting the ravine area;
- 6) registration in the Land Titles Office of a restrictive covenant with an accompanying survey drawing to clearly establish the setback required from the crest of slope on all lots so affected.

8-3970D

WESTERN & PACIFIC BANK; LAFARGE CONCRETE LTD.
1392 PIPELINE ROAD
LOT , SEC. 13 & 14, TWP. 39, PL.

The Committee finds this road and lot layout technically feasible noting that minor lotting changes are anticipated as more detailed review occurs of outstanding issues. The Committee further notes that separate and individual geotechnical reports on each lot containing fill will be required at the time of building permit application.

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SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, April 12, 1988, with the following persons present:

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

8-4036

B. & M. AHMAD; L. & A. GUEST
1120 & 1122 WESTWOOD STREET
LOTS 70 & 71, D.L. 384A, PL. 27446

Approved subject to:

- 1) the removal of one or both of the existing single-family dwellings prior to signing of the survey plans by the Approving Officer;
- 2) payment of any current, delinquent or outstanding taxes on both parcels prior to final approval.

The Committee notes that the servicing requirements of the Subdivision Control Bylaw would be made a condition of the issuance of any building permit for the anticipated construction on the consolidated site.

The Committee notes further that any access to Westwood Street would be discouraged.

8-4035

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

Tabled for the Planning Department to obtain the comments of the owner of Lot 42 to the west in relation to possible joint subdivision or land exchange to provide for the proposed long-term lotting pattern.

8-3751A

D. ANDERSON
2920 WALTON AVENUE
LOT 44, D.L. 386, PL. 24137

Approved subject to:

- 1) the physical construction of Walton Avenue, Michigan Drive and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the five additional dwelling units permitted to be constructed;

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8-3751A cont'd

- 3) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) removal of the carport prior to final approval;
- 6) registration, if required, of a covenant to ensure that no driveways will exceed a grade of 20%.

8-1258E

J.H. LEEDER
2180, 2200 & 2230 UNITED BOULEVARD
LOT 3, D.L. 20, PCL. A, REM. 4, D.L. 21 & 66, PL. 7694
(S&E PL. 25983)

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of United Boulevard and the new road to the standards required by Subdivision Control Bylaw No. 1023. This includes sanitary sewer, storm sewer and water main construction. Due to the soil conditions indicated, the Engineering Department will require a detailed investigation, report, design of the engineering services, and a letter undertaking to supervise construction. If the geotechnical report requires a design which, due to soil conditions, does not comply with the requirements of the Subdivision Control Bylaw, then an application for development variance permit, subject to Council approval, may be suggested.
 - b) registration in the Land Titles Office of an easement over the areas required for a temporary turnaround at the end of the new road;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval, on all existing parcels;
- 3) compliance with the requirements outlined in the Ministry of Environment, Water Management Branch letter dated September 17, 1986.

The Committee notes that the Director of Permits and Licences will likely require a geotechnical report to be supplied at the time of building permit application for any contemplated construction on the resulting parcels of land.

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8-3927

W. & K. WONG
771 ROCHESTER AVENUE
LOT 15, BLKS. 13 & 14, D.L. 3, PL. 2030

Reapproved subject to:

- 1) physical construction of the walkway along the northern boundary of the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
- 2) physical construction of a driveway connection from the back of the sidewalk on Selman Street to the proposed new lot;
- 3) physical construction of any necessary service connections;
- 4) registration in the Land Titles Office of any necessary rights-of-way;
- 5) removal of the toolshed and all or a sufficient portion of the garage to meet the 6.0-meter setback requirement under the Zoning Bylaw, and confirmation by a B.C. Land Surveyor that the 6.0-meter setback has been achieved and that the alterations have been accepted as being complete by the Permits and Licences Department;
- 6) 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;
- 7) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-4034

F. & A. DOBUD
539 EBERT AVENUE
PCL. A (J-93193-E) OF LOT 4, D.L. 7, PL. 6422

Approved subject to:

- 1) physical construction of the proposed additions and then demolition of the portions of the existing dwelling which would straddle the proposed property line;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of the approximate 15.5-meter frontage of the new lot on Ebert Avenue;
 - b) physical construction of the lane to a gravel standard;

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8-4034 cont'd

- 2) c) cash payment for future lane paving;
d) payment for one additional water connection;
e) payment for one new driveway culvert if required;
- 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) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-2979E

E. STEPHENS
3459 GALLOWAY AVENUE
LOT 40, SEC. 18, TWP. 40, PL. 42994

Approved subject to:

- 1) physical construction of Galloway Avenue to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed;
- 3) payment for two additional water connections;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) compliance with the requirements contained in the letter dated 1987 10 22 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 requirements contained in the letter dated 1986 02 24 from the Water Management Branch of the Ministry of Environment and Parks.

8-3091R

FARWEST DEVELOPMENTS LTD.
2300 KAPTEY AVENUE
LOT 177 (S&E PL.66675 & 74130), D.L.65, L.D.36, PL.66260

Tabled for:

- 1) comments from the owners of the two lots directly east of the Kaptey Court extension in relation to possible realignment of property boundaries;

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8-3091R cont'd

- 2) the submission of site regrading plans, to the satisfaction of the Permits and Licences Department, which address proposed earthworks, slope stability, drainage requirements, etc. The plans should also demonstrate how the applicant proposes to maximize private rear yard space or spaces in a usable, finally graded state. The spaces within the rear yards should not contain slopes in excess of 5%, for a minimum distance of six meters, and should be integrated into existing or potential development on adjoining lots, while taking into consideration any necessary rights-of-way for utilities. In addition, the Committee notes that driveway grades should not exceed a maximum of 20%.

8-3952

H. & M. WATKINS; A. & A. GOJEVIC
2089 & 2097-2099 DAWES HILL ROAD
LOTS 4 & 5, BLK. 24, D.L. 64, PL. 9702

Approved subject to the payment of any current, delinquent or outstanding taxes and payment of the estimated 1988 municipal taxes on both parcels prior to final approval.

The Committee notes that there would be no servicing requirements associated with this subdivision as the number of parcels involved in the subdivision remains the same.

8-3952C

A. & A. GOJEVIC
2089 & 2097-2099 DAWES HILL ROAD
LOT , BLK. 24, D.L. 64, PL.

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of the frontage on Dawes Hill Road to the standards required by Subdivision Control Bylaw No. 1023;
 - b) cash payment for one water connection for the new lot on Craigen Avenue;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit proposed to be constructed.

The Committee recommends that the Approving Officer approve the proposed subdivision with the knowledge that upon registration of the subdivision, the existing dwelling fronting Dawes Hill Road would become nonconforming in relation to rear yard setback requirements to the new property line.

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8-3952C cont'd

The Committee notes further that should the subdivision not proceed as proposed, the applicant would be required to demolish the existing residence fronting Dawes Hill Road in keeping with the letter dated March 23, 1988 from the Director of Permits and Licences.

8-3930C

ABBY DOWNS INVESTMENTS LTD.
OXFORD STREET NORTH OF DAVID AVENUE
L.S. 2 (S&E PL. 28937); LOT 16, PL. 53172, BOTH OF SEC. 13,
TWP. 39

The Committee finds the road and lot layout technically feasible, however, as the earthworks associated with the subdivision to the south and west have not been completed, that subdivision has not been registered and therefore no legal or physical access is available to this development. Consequently, this application is tabled pending the registration of the adjacent subdivision. The Committee notes further that once the earthworks have been completed, a new crest of slope survey to verify the actual location of the crest will be required.

8-4022

M. & G. ENGLAND
582 CHAPMAN AVENUE
LOT 1, D.L. 54 & 106, PL. 74301

Approved subject to:

- 1) the registration of the subdivision to the west to provide the legal and physical access to the proposed lot;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Nicola Avenue and a cash payment for the future construction of Chapman Avenue, both to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration of any necessary easements;
- 3) Council approval of a development variance permit with regard to road widths and the location of certain utilities;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the five additional dwelling units permitted to be constructed.

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8-3937

PARK LANE VENTURES LTD.
JOHNSON STREET, DAVID AVENUE AREA
BLK. A OF SEC. 14 & 15 (S&E PL. 72593, 72702, 75907),
PL. 71962 & PT. OF BLK. B, SEC. 14, (AA114385E), TWP. 39

The Committee lifted this application from the table to initiate discussion. After reviewing the application, the Committee then retabled the proposal for:

- 1) the Planning Department to adjust the sketch to provide for the full dedication of Johnson Street through to the northeast corner of the school/park site;
- 2) the Engineering Department to review the servicing implications and, in particular, the sanitary sewers;
- 3) a review of the park concept by the Parks & Recreation Department.

The Committee notes that depending on the results of the review, additional requests for plans or adjustments may be forthcoming.

8-4014

PARK LANE VENTURES LTD.
JOHNSON STREET NORTH OF DAVID AVENUE
LOT _____, SEC. 14 & 15, TWP. 39, PL. _____, (PCL. G)

The Committee understands that the applicant may intend to initiate clearing and regrading of the site prior to a subdivision preliminary lotting approval. The Committee notes that this would be contrary to the provisions of Bylaw No. 1199, 1982, the Conservation Bylaw. The applicant should submit an application for a conservation permit prior to commencing any clearing and regrading and submit with that application the required information. In the meantime, this application is tabled for:

- 1) a review of the proposed road alignments by the Traffic Section of the Engineering Department;
- 2) the Planning Department to review the lotting pattern to provide for a walkway connection to the proposed "settling pond" lot and a possible connection to David Avenue. In addition, the Planning Department will be reviewing the minimum frontage proposed for a number of the lots on the cul-de-sacs to determine if better frontages are possible.
- 3) the applicant to submit more complete regrading plans and accompanying geotechnical report. Some of this information may overlap that submitted for the conservation permit. The regrading plans and report should address slope stability, drainage requirements, foundations, retaining structures, landscaping and any necessary remedial works. The report should also include site regrading plans which provide detailed information on existing and final contours. The

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8-4014 cont'd

3) cont'd

regrading plan should take into consideration the maximizing of private rear yard space or spaces within the lots which provide for the rear yards to be developed in a usable, final graded stated where the space or spaces contain maximum slopes of 5%, for a minimum distance of six meters and be integrated into existing or potential development on adjoining lots.

If regrading does occur and the present crest of slope along the watercourse is adjusted because of the regrading, the Committee would see the zoning line remaining in its established location and the subsequent lotting coinciding with the zoning line.

8-4015

PARK LANE VENTURES LTD.
JOHNSON STREET NORTH OF DAVID AVENUE
LOT , SEC. 14 & 15, TWP. 39, PL. , PCL. "H"

The Committee understands that the applicant may intend to initiate clearing and regrading of the site prior to a subdivision preliminary lotting approval. The Committee notes that this would be contrary to the provisions of Bylaw No. 1199, 1982, the Conservation Bylaw. The applicant should submit an application for a conservation permit prior to commencing any clearing and regrading and submit with that application the required information. In the meantime, this application is tabled for:

- 1) a review of the proposed road alignments by the Traffic Section of the Engineering Department;
- 2) the Planning Department to review the lotting pattern of the lots on the cul-de-sacs to determine if better frontages are possible;
- 3) the applicant to submit more complete regrading plans and accompanying geotechnical report. Some of this information may overlap that submitted for the conservation permit. The regrading plans and report should address slope stability, drainage requirements, foundations, retaining structures, landscaping and any necessary remedial works. The report should also include site regrading plans which provide detailed information on existing and final contours. The regrading plan should take into consideration the maximizing of private rear yard space or spaces within the lots which provide for the rear yards to be developed in a usable, final graded stated where the space or spaces contain maximum slopes of 5%, for a minimum distance of six meters and be integrated into existing or potential development on adjoining lots.

If regrading does occur and the present crest of slope along the watercourse is adjusted because of the regrading, the Committee would see the zoning line remaining in its established location and the subsequent lotting coinciding with the zoning line.

APRIL 26, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, April 26, 1988, with the following persons present:

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

8-3890C

BUK INVESTMENTS LTD.
2773 BARNET HIGHWAY
BLK. C, PL. 6408 (EXCEPT S. 210') PCL. A OF LOT 5, PL. 148,
PT. OF LOT 2, PL. 70728, ALL OF D.L. 383

Approved subject to:

- 1) the applicant being successful in acquiring the municipal land in the southeast corner of the subdivision;
- 2) physical construction of Barnet Highway and Lansdowne Drive to the standards required by Subdivision Control Bylaw No. 1023;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on all parcels prior to final approval;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 6) removal of all existing buildings and structures prior to final approval;
- 7) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer;
- 8) compliance with the requirements contained in the Fish and Wildlife Branch of the Ministry of Environment and Parks letters dated 1986 02 12 and 1986 04 02;
- 9) registration in the Land Titles Office of a covenant in keeping with the requirements contained in the Water Management Branch of the Ministry of Environment and Parks letter dated 1986 02 14.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 26, 1988

8-4037

DISTRICT OF COQUITLAM
AUSTIN AVENUE AND MARINER WAY
REM. LOT 350, D.L. 113, PL. 43736 AND PCL. A, D.L. 305,
PLAN 71371

Approved subject to:

- 1) physical construction of all roads and lanes bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) the applicants securing from B.C. Hydro crossing approvals in relation to proposed crossing of the B.C. Hydro right-of-way and the gas transmission line.

The Committee notes that a development cost charge at the rate of \$955 per dwelling unit will be required to be paid pursuant to issuance of any building permit for the contemplated construction on the residential components of this development. The Committee notes further that no building permits will be issued until all utilities have been installed and are accepted as functioning, as well as physical access being available to the sites. Physical access is to be to the satisfaction of the Director of Permits and Licenses.

8-4038

J. & D. BLAKE
2900 DEWDNEY TRUNK ROAD
LOT 31, D.L. 373 & 381, PLAN 26301

Approved subject to:

- 1) registration of the subdivision to the south to provide the required legal and physical access;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Heckbert Place to the standards required by Subdivision Control Bylaw No. 1023;
 - b) cash payment for the future construction of the full frontage of Dewdney Trunk Road to the standards of Subdivision Control Bylaw No. 1023;
 - c) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 26, 1988

8-4038 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.

8-3994D

W. & H. ALLEN; DISTRICT OF COQUITLAM
3189 GABRIOLA DRIVE & 3155 PATHAN AVENUE
LOT 27, PLAN 3002, PARK AND ROAD ALLOWANCE, ALL OF SEC. 13,
TOWNSHIP 39

Approved subject to:

- 1) Council approval of the Road and Park Exchange Bylaws required to facilitate the lot line adjustments for the land between David Avenue and Gabriola Drive;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) completion of any necessary works for the approximate 12-meter frontage of the proposed new lot on Gabriola Drive;
 - b) registration in the Land Titles Office of any necessary easements;
- 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) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) registration in the Land Titles Office of a restrictive covenant to ensure that the proposed building is oriented to face Gabriola Drive; that no access will be permitted to David Avenue; and that all buildings and structures will be sited from David Avenue, assuming the ultimate dedication for road widening along David Avenue.

8-2739E

UNITED PROPERTIES LTD.
500 BLOCK AUSTIN AVENUE
LOTS 19-24 INCL., LOT 29, PL. 2279; PCL. A (EX. PL. 10078)
OF LOT 2, PL. 6257; LOT G, PL. 5972; LOT 2 OF PCL. P,
PL. 19451 & LANE ALLOWANCE, ALL OF D.L. 5

Tabled for a review of the proposed road alignment and width by the Traffic Section of the Engineering Department.

The Committee notes that if the proposed subdivision is ultimately approved, one of the approval conditions would be Council approval of a development permit or development variance permit in relation to the proposed road allowance width for Whiting Way.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 26, 1988

8-4039 G. & N. DEERING
518 SCHOOLHOUSE STREET
LOT 82 (S&E PL. 35894), D.L. 357, PL. 28455

Tabled for review by the Approving Officer.

8-4040 W. & S. FRITH; A. & R. GUBBELS
2843 & 2863 BANBURY AVENUE
LOT 50, PLAN 65152, LOT 47 (S & E 74993), PLAN 35515, BOTH
OF D.L. 385

Tabled for review by the Approving Officer.

8-3930C ABBY DOWNS INVESTMENTS LTD.
OXFORD STREET NORTH OF DAVID AVENUE
L.S. 2 (S & E PL. 28937); LOT 16, PL. 53172, BOTH OF
SEC. 13, TWP. 39

The Committee reviewed a letter from the applicant's engineer dated 1988 04 25, wherein the Committee was requested to consider granting a conditional preliminary approval to the subdivision. After reviewing the request, the Committee indicated that it is premature to consider a preliminary approval of the Phase II area as the major earthworks associated with Phase I have not been completed and accepted. The Committee, however, does not foresee any problems with the applicants initiating the engineering drawings of the Phase II area in the meantime at their own risk, realizing that some modifications may well be necessitated at a later stage.

8-3970 WESTERN AND PACIFIC BANK; LAFARGE CONCRETE LTD.
1392 PIPELINE ROAD
REM. D.L. 4838; D.L. 4839; LOT 29, PL. 3022; LOTS 1, 2 & 3,
D.L. 4838, PL. 16168; ALL IN SEC. 14, TWP. 39 & PCL. C OF
N. 1/2 L.S. 5, SEC. 13, TWP. 39

The Committee reviewed a letter dated 1988 04 22 from the applicant's engineering consultant, wherein they were requested to grant a conditional preliminary approval to the proposed subdivision. The Committee was advised by staff that a number of the matters identified in the 1988 03 23 letter from the Engineering Department are still outstanding. Consequently, the Committee cannot consider granting a preliminary approval. Once the outstanding issues have been resolved, the Committee will bring forward this proposal at that time.

SUPERMAILBOX LOCATIONS

The Committee reviewed a request from Council which states "that designers of new subdivisions be requested to make provision for supermailbox locations in their design". The Committee tabled this matter for staff to review how to possibly handle review of supermailbox locations and how best to advise applicants for subdivision of the possibility of establishment of supermailbox locations in their subdivisions.

MAY 10, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Training Room at 9:30 a.m. on Tuesday, May 10, 1988, with the following persons present:

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

8-3656A

M. & V. BOROJEVIC
1109 THOMAS AVENUE
LOT 5, BLK. 31, D.L. 109, PLAN 5651

Approved subject to:

- 1) removal of the existing dwelling in the southeast corner of the site prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future installation of the services required by Subdivision Control Bylaw No. 1023 for the full frontage of the property on Thomas Avenue and Therrien Street;
 - b) payment for one new water connection;
 - c) payment for one new driveway culvert if required;
 - d) registration in the Land Titles Office of any necessary easements;
- 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) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

The 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 is nonconforming in relation to the siting requirements of the Zoning Bylaw.

8-37061

S. SAYANI, B. SAYANI, N. SAYANI
1235 JOHNSON STREET
LOT 1, D.L. 386, PLAN 70184

The Committee recommends that the Strata Titles Approving Officer sign the amended Form E phasing declaration and the strata title plans for Phase III, subject to the applicant first supplying a landscape plan of how he intends to relandscape the area in and around the Johnson Street access which has just recently been removed.

The Committee notes that prior to signing of the strata plans for Phase IV, staff will be conducting an on-site inspection to ensure that the PARK area east of the site has not been damaged during construction of the adjacent townhouse units.

SUBDIVISION COMMITTEE MINUTES
OF MAY 10, 1988

8-4042

D. & A. CHILA
1562 MADORE AVENUE
LOT 24, BLK. 20, D.L. 110, PLAN 2357

Approved subject to:

- 1) removal of a portion of the carport/deck to provide the required rear yard setback and confirmation from the Permits and Licenses Department that the reconstruction has been completed in accordance with municipal bylaws;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 21.5-meter frontage of the proposed new lot on Decaire Street;
 - b) cash payment for future lane paving;
 - c) cash payment for one additional water connection;
 - d) cash payment for one additional driveway culvert if required;
 - e) relocation of the existing sanitary sewer service line and registration in the Land Titles Office of an easement to protect the relocated line;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 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.

8-4039

G. & N. DEERING
518 SCHOOLHOUSE STREET
LOT 82 (S & E PL. 35894), D.L. 357, PLAN 28455

Tabled for the Planning Department to write and seek comments from the adjacent property owners.

8-4040

W. & S. FRITH; A. & R. GUBBELS
2843 & 2863 BANBURY AVENUE
LOT 50, PLAN 65152; LOT 47 (S & E 74993), PLAN 35515;
BOTH OF D.L. 385

Approved subject to the payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on both existing parcels prior to final approval.

SUBDIVISION COMMITTEE MINUTES
OF MAY 10, 1988

8-4044 LE PARC MAISON ESTATES II LTD.
BEGIN STREET/LAVAL STREET
LOT 2, D.L. 46 & 48, PLAN 75868

Tabled for receipt of comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks. The Committee further requested the submission of silt control plans due to past complaints from the adjacent property owners and some of their tenants in terms of siltation of the waterway which traverses their property.

8-4041A R. SHULAR; DISTRICT OF COQUITLAM
1258 JOHNSON STREET
LOT 1 OF LOT K, D.L. 385, PLAN 18846 AND A PORTION OF
BANBURY AVENUE

The Committee finds the proposed lotting layout indicated on sketch 8-4041 technically feasible noting the following:

- 1) Council approval of a Road Exchange Bylaw will be required to facilitate the exchange of portions of road allowance.
- 2) Council approval of a rezoning to the RS-4 zoning category will be required.
- 3) A plan certified correct by a B.C. Land Surveyor is required to confirm the existing house location.

8-2951L E. & M. KAYE; DISTRICT OF COQUITLAM
JOHNSON STREET
LOT 3, D.L. 385, PL. 18846 AND PORTION OF BANBURY AVENUE

The Committee notes that the applicant has, in the past, expressed an interest in acquiring any portions of Banbury Avenue which would be considered surplus to municipal needs. Sketch 8-2951L, in combination with 8-4041 to the north, reflects the incorporation of all portions of the existing Banbury Avenue road allowance into adjacent lots where not required for roads and lanes upon subdivision. The Committee notes further that, in the past, whenever lots front arterial streets such as Johnson Street, a wider lane allowance has been required to make provision for visitor parking to homes with frontage on arterial streets. Sketch 8-2951L has been modified to include this feature. The Committee then approved sketch 8-2951L subject to:

- 1) Council approval of the proposed road exchange;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Banbury Avenue, Hudson Street and the lane allowances, to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF MAY 10, 1988

8-2951L cont'd

- 2) b) registration in the Land Titles Office of any necessary easements;
c) relocation of any existing utilities where necessary;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the ten potential dwelling units permitted to be constructed;
- 5) payment of the development cost charge for drainage as required by Bylaw No. 988;
- 6) the submission of plans to the satisfaction of the Director of Permits and Licenses and the Engineering Department, which demonstrate that acceptable driveway grades not exceeding 20% can be achieved. The plans should also provide information on any required retaining walls, surface drainage, site regrading (front and rear yards), and the maximizing of private rear yard space or spaces in a finally graded state, which have been integrated into existing or potential development on adjoining lots.

The Committee notes that after review of the information supplied in 6) above, the Director of Permits and Licenses and the Engineering Department may require the placement of covenants on the lots to ensure any or all of the above is ultimately achieved.

The Committee notes further that once the road exchange has occurred and the subdivision is to proceed, the Engineering Department will be installing "no post barriers" along Johnson Street where Banbury Avenue previously existed and at the eastern end of the east-west lane which would result.

8-4043

M. BIRD; DISTRICT OF COQUITLAM
1216 JOHNSON STREET
LOT 4, D.L. 385, PL. 6944; PT. SK. 2108 & SK. 1960

Tabled for:

- 1) the Traffic Section of the Engineering Department to confirm the road widening requirements along Johnson Street and Guildford Way;
- 2) confirmation from the Parks and Recreation Department that the 8-meter park strip along Johnson Street is adequate.

SUBDIVISION COMMITTEE MINUTES
OF MAY 10, 1988

8-3818A

H. & V. LILLIE
1417 HOCKADAY STREET
LOT 1 (S&E PL.16046) OF L.S. 6, SEC. 13, TWP. 39, PL. 14551

Tabled for comments from Fisheries and Oceans Canada, as well as the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks.

The Committee notes that if the subdivision is ultimately approved, one of the conditions would be the registration of a road reservation agreement over the panhandle portion of the rear lot.

8-4035

R. & D. MOFFATT
2916 WALTON AVENUE
LOT 43, D.L. 386, PLAN 24126

Approved subject to:

- 1) the registration of the subdivision to the east to provide the necessary physical and legal access;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Michigan Drive and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 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;
- 5) payment of the development cost charge for drainage, in keeping with Bylaw No. 988;
- 6) registration in the Land Titles Office of a restrictive covenant to ensure that no buildings or structures will be located in the area required to facilitate the ultimate lotting proposed for this area;
- 7) registration in the Land Titles Office of a covenant, if required, to ensure that no driveway grades will exceed 20%.

SUBDIVISION COMMITTEE MINUTES
OF MAY 10, 1988

8-4038A

J. & D. BLAKE
2900 DEWDNEY TRUNK ROAD
LOT 31, D.L. 373 & 381, PLAN 26301

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Heckbert Place and a cash payment for the future construction of the full frontage of Dewdney Trunk Road, both to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) the removal or relocation of the existing dwelling onto one of the proposed lots, in accordance with the siting requirements of the Building and Zoning Bylaws;
- 3) removal of the existing swimming pool prior to final approval;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 5) 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;
- 6) registration, if required, of a mutual access agreement to limit the number of accesses on Dewdney Trunk Road to only one in number.

8-3920A

W. PARKS
825 COTTONWOOD AVENUE
LOT 48, BLK. 13, D.L. 366, PLAN 24764

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Runnymede Avenue and the lane allowance and a cash payment for the future construction of Cottonwood Avenue, all to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
 - c) payment for one additional water connection;

SUBDIVISION COMMITTEE MINUTES
OF MAY 10, 1988

8-3920A cont'd

- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before 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.

8-3909A BEN & BROS. DEVELOPMENTS LTD; HONKONEN CONSTRUCTION LTD.
1319 JOHNSON STREET
LOT 18, SEC. 11, TWP. 39, PLAN 73920

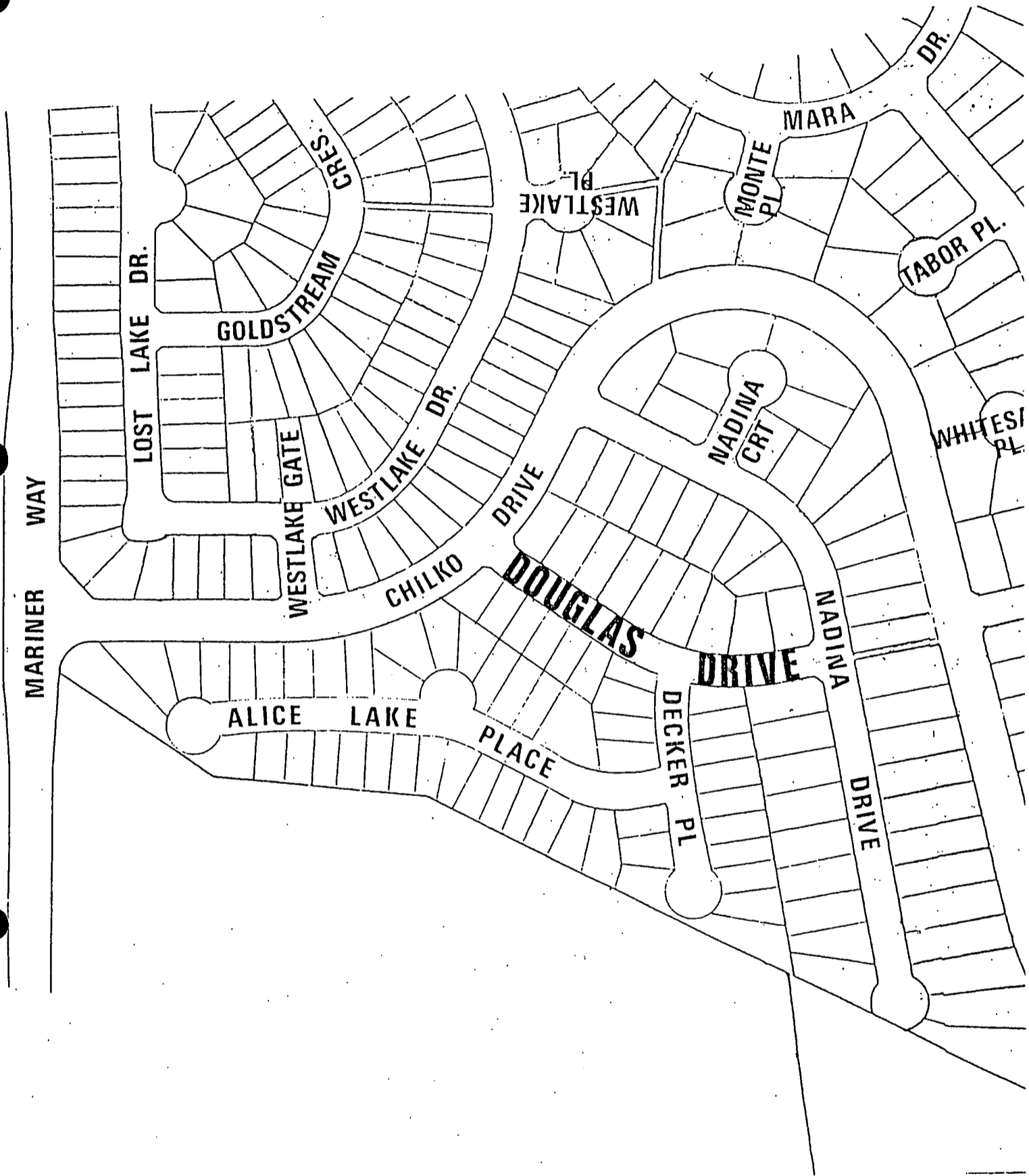
Approved subject to:

- 1) cash payment for the future construction of Johnson Street to the standards required by Subdivision Control Bylaw No. 1023;
- 2) removal of all existing buildings and structures prior to final approval;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the three additional dwelling units permitted to be constructed;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 6) registration in the Land Titles Office of a covenant to ensure that all accesses will be from the lane allowance.

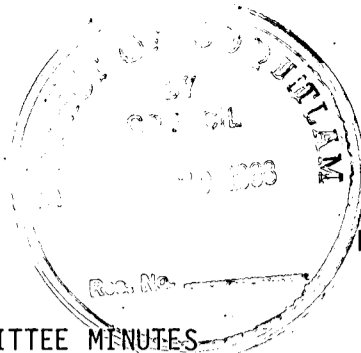
STREET NAMES

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

Douglas Drive



STREET NAME



MAY 24, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Training Room at 10:30 a.m. on Tuesday, May 24, 1988, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L. Scott, Supervisor, Subdivision & Development
R. Camporese, Assistant Chief Building Inspector
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant
B. Elliott, Parks Administrator } (first two items)
D. Palidwor, Parks Technician }

8-3991

NORTH SIDE OF CAPE HORN AVENUE EAST OF DAWES HILL ROAD
LOTS 2 & 3, BLK. 17, D.L. 113, 65 & 67, PL. 18293; REM.
D.L. 112

The Committee, after reviewing the Planning Director's memo of 1988 05 12 to the Supervisor of Traffic and Transportation, commented that in all likelihood, there will be no high demand for use of a parking lot in the proposed location. An enhanced entry point to the linear park was proposed in a triangular configuration on the west side of the leavestrip, approximately 4,000 square feet in area.

8-3599

QUANTA ENTERPRISES
1142-1150 DUFFERIN STREET
LOT 171, D.L. 383, PL. 68856; LOT 1, D.L. 383, PL. 70728

The Committee reviewed a plan and accompanying letter dated 1988 05 10 from the owner of Lot 171, wherein the Committee was requested to reconsider the location of the access walkway to Hoy Creek. The Committee stated they are in agreement with the concept, however, the proposal was tabled for the applicants to:

- 1) increase the width of the walkway to the Subdivision Control Bylaw minimum of 3.0 meters;
- 2) obtain title to the area proposed for walkway dedication from the lands to the south, being Lot 1.

The Committee commented further that once the above two points have been satisfied by the proponents, a formal application for subdivision should be made to the District.

SUBDIVISION COMMITTEE MINUTES
OF MAY 24, 1988

8-3968

A. & A. SZETO; W. & H. HILLEN
654-656 CHAPMAN AVENUE
LOTS 2 & 3 OF LOT 8, BLK. 3, D.L. 106, PL. 14042

Reapproved subject to:

- 1) Council approval of a Development Variance Permit with regard to the proposed road width;
- 2) registration of subdivision sketch 8-3942 to the south and west to provide the required access;
- 3) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the new road and the contiguous lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 4) removal of all existing buildings and structures which straddle or are located south of the proposed rear lot line of the lots on Chapman Avenue;
- 5) payment for the erection of parking regulatory signs on the new road;
- 6) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes on both properties prior to final approval;
- 7) 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.

8-3904L

B.C. ENTERPRISE CORP.
NOONS CREEK/HONEYSUCKLE LANE
REM. 3 (S & E PL. 73926, 76488 & _____), PL. 72701; LOT 87;
PL. _____, BOTH OF SW 1/4 SEC.15

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
OF MAY 24, 1988

8-3904L cont'd

- 2) registration in the Land Titles Office of a restrictive covenant if required to ensure that driveways to any proposed new lot will not exceed a maximum grade of 20%;
- 3) registration in the Land Titles Office of a restrictive covenant against all lots having frontage on David Avenue and Noons Creek Drive to stipulate that no access is to be permitted from these lots except for the first lot on the east side of Noons Creek Drive. The covenant should also state that all homes should be oriented to the internal street system rather than to David Avenue or Noons Creek Drive.
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 31 potential new dwelling units permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

The Committee notes that construction traffic should utilize streets lying within the District of Coquitlam rather than any routes through the City of Port Moody, i.e. Noons Creek Drive.

8-3720B

CIRCLE SQUARE CONSTRUCTION LTD.
918 ROBINSON STREET
LOT 178, D.L. 106, PL. 65323

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding and within the subdivision, including Anskar Court and Robinson Street;
 - b) registration in the Land Titles Office of any necessary rights-of-way for utilities paralleling the road allowance or any required easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the seven additional dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;

SUBDIVISION COMMITTEE MINUTES
OF MAY 24, 1988

8-3720B cont'd

- 4) registration in the Land Titles Office of the subdivision to the east or to the west in order that legal and physical access is provided to this development;
- 5) removal of all existing buildings and structures prior to final approval.

8-4045

J. HURDLE
913 FOSTER AVENUE
W. 1/2 LOT 28, BLK. 10, D.L. 366, PL. 6908

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for one additional water connection;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) 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;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-3091R

FARWEST DEVELOPMENTS LTD.
2300 KAPTEY AVENUE
LOT 177, PL. 66260, D.L. 65, L.D. 36, EXC. PL.66675 & 74130

The Committee acknowledges receipt of a letter from the applicants dated 1988 05 03 and one from an adjacent property owner dated 1988 04 28. Given the fact that no objections were raised by the adjacent property owners and the statement from the applicants that they will protect the areas where realignment of property lines is necessary, the Committee commented that if the subdivision does proceed, restrictive covenants will be necessary in order to protect the future realignment areas. In the meantime, the application remains tabled for the site regrading information requested by the Committee at their meeting of 1988 04 12.

JUNE 7, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Training Room at 9:30 a.m. on Tuesday, June 7, 1988, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L. Scott, Supervisor, Subdivision & Development
R. Camporese, Assistant Chief Building Inspector
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant
R. White, Director of Permits & Licenses (for 8-4014 & 4015)
E. Tiessen, Deputy Planning Director (for 8-4014 & 4015)

8-4014

PARK LANE VENTURES LTD.
JOHNSON STREET NORTH OF DAVID AVENUE
LOT _____, SEC. 14 & 15, TWP. 39, PL. _____, (PCL. "G")

The Committee lifted this application from the table to discuss the applicants' conservation permit application. The preliminary information indicates that regrading is proposed for a number of areas which would alter the existing crest of slope along the watercourses. Any adjustments of the existing crest of slope would not be in keeping with the intent of the Official Community Plan for Northwest Coquitlam. In addition, the Fish and Wildlife Branch of the Ministry of Environment and Parks and Fisheries and Oceans Canada have requested a 6.0 m area at the crest of the slope remain undisturbed. Consequently if any work is initiated by the applicants, it would be at their own risk in that if there are intrusions into this area, revegetation of any disturbed areas will be required at a later date. In the meantime, the Committee stated that this application remains tabled for:

- 1) a review of the proposed road alignments by the Traffic Section of the Engineering Department;
- 2) the Planning Department to review the lotting pattern to provide for a walkway connection to the proposed "settling pond" lot and a possible connection to David Avenue. In addition, the Planning Department will be reviewing the minimum frontage proposed for a number of the lots on the cul-de-sacs to determine if better frontages are possible.
- 3) the applicant to submit more complete regrading plans and accompanying geotechnical report. Some of this information may overlap that submitted for the conservation permit. The regrading plans and report should address slope stability, drainage requirements, foundations, retaining structures, landscaping, and any necessary remedial works. The report should also include site regrading plans which provide detailed information on existing and final contours. The regrading plan should take into consideration the maximizing of private rear yard space or spaces within the lots which provide for the rear yards to be developed in a usable, final graded state where the space or spaces contain maximum slopes of 5%, for a minimum distance of six meters, and be integrated into existing or potential development on adjoining lots.

SUBDIVISION COMMITTEE MINUTES
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8-4014 cont'd

- 4) the applicants to review their lotting layout in relation to suitability of building envelopes taking into consideration the letters from the Provincial and Federal Fisheries authorities requesting a 6.0 m undisturbed area and a 6.0 m setback area.

8-4015

PARK LANE VENTURES LTD.
JOHNSON STREET NORTH OF DAVID AVENUE
LOT _____, SEC. 14 & 15, TWP. 39, PL. _____, PCL. "H"

The Committee lifted this application from the table to discuss the applicants' conservation permit application. The preliminary information indicates that regrading is proposed for a number of areas which would alter the existing crest of slope along the watercourses. Any adjustments of the existing crest of slope would not be in keeping with the intent of the Official Community Plan for Northwest Coquitlam. In addition, the Fish and Wildlife Branch of the Ministry of Environment and Parks and Fisheries and Oceans Canada have requested a 6.0 m area at the crest of the slope remain undisturbed. Consequently if any work is initiated by the applicants, it would be at their own risk in that if there are intrusions into this area, revegetation of any disturbed areas will be required at a later date. In the meantime, the Committee stated that this application remains tabled for:

- 1) a review of the proposed road alignments by the Traffic Section of the Engineering Department;
- 2) the Planning Department to review the lotting pattern to provide for a walkway connection to the proposed "settling pond" lot and a possible connection to David Avenue. In addition, the Planning Department will be reviewing the minimum frontage proposed for a number of the lots on the cul-de-sacs to determine if better frontages are possible.
- 3) the applicant to submit more complete regrading plans and accompanying geotechnical report. Some of this information may overlap that submitted for the conservation permit. The regrading plans and report should address slope stability, drainage requirements, foundations, retaining structures, landscaping, and any necessary remedial works. The report should also include site regrading plans which provide detailed information on existing and final contours. The regrading plan should take into consideration the maximizing of private rear yard space or spaces within the lots which provide for the rear yards to be developed in a usable, final graded state where the space or spaces contain maximum slopes of 5%, for a minimum distance of six meters, and be integrated into existing or potential development on adjoining lots.
- 4) the applicants to review their lotting layout in relation to suitability of building envelopes taking into consideration the letters from the Provincial and Federal Fisheries authorities requesting a 6.0 m undisturbed area and a 6.0 m setback area.

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8-3982

W. & S. STAPLETON
801 ROCHESTER AVENUE
LOT 18 (S&E PL. 14295), BLKS. 13 & 14, D.L. 3, PL. 2030

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the approximate 27.5-meter frontage of the proposed northerly lot;
 - b) payment for one additional water connection;
 - c) provision for one new storm sewer connection;
- 2) 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;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes prior to final approval.

The Committee stated that the above preliminary approval was based on the applicant providing more definite proof that they are presently occupying the dwelling which has recently been constructed, the proof of occupation to be to the satisfaction of the Municipal Engineer.

8-3599

J. HERSAK
1142-1150 DUFFERIN STREET
LOT 171, D.L.383, PL.68856; LOT 1, D.L.383, PL.70728

The Committee was advised by Planning Department staff that the owner of the lands to the south, being Lot 1, has raised objections to the dedication of a portion of his lands for a public walkway. The owner, on the other hand, has advised he would be receptive to a right-of-way for walkway purposes in lieu of the actual dedication. The Committee then stated that they have no objection to a right-of-way approach. In the meantime, the Committee awaits comments from the Parks and Recreation Department in regard to this matter and the adjacent park area.

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8-3091R

FARWEST DEVELOPMENTS LTD.
2300 KAPTEY AVENUE
LOT 177, PL.66260, D.L.65, L.D.36, EXC. PL.66675 & 74130

Approved subject to:

- 1) the submission of final grading plans to the satisfaction of the Permits and Licenses Department. The grading plan should be accompanied by a geotechnical report. The report should address slope stability, drainage requirements, foundations, retaining structures, landscaping, and any necessary remedial work. The actual regrading plan should address how the applicant proposes to maximize private rear yard space or spaces in a usable, finally graded state. The spaces should contain a minimum distance of six meters, be integrated into existing and potential development on adjoining lots and not contain slopes in excess of five percent. The Committee notes that the regrading and construction of any retaining walls must be completed and accepted prior to any final approval of the subdivision.
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Kaptey Court and Warrick Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the proposed walkway;
 - c) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 13 additional dwelling units permitted to be constructed;
- 5) registration in the Land Titles Office of a covenant to ensure that no buildings or structures will be located in the areas required to facilitate the ultimate subdivision potential of adjoining lots;
- 6) registration in the Land Titles Office of a covenant to ensure that no driveways will contain grades in excess of twenty percent.

The Committee notes the presence of a walkway in the advance lotting pattern for lands to the south of Warrick Street down to Cape Horn Avenue. The Committee commented that a walkway connection will be required, however, the precise location will be analyzed when development of the lands between the two streets is being reviewed under specific application.

SUBDIVISION COMMITTEE MINUTES
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8-2739F

UNITED PROPERTIES LTD. (APPLICANT)
500 BLOCK AUSTIN AVENUE
LOTS 19-24 INCLUSIVE; LOT 29, PL. 2279; PC. A, (EX. PL.
10078) OF LOT 2, PL. 6257; LOT G, PL. 5972; LOT 2 OF PCL.P,
PL. 19451, AND LANE ALLOWANCE, ALL OF D.L. 5

Approved subject to:

- 1) Council approval of the proposed road exchange;
- 2) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
- 3) payment of any current, delinquent or outstanding taxes on all existing parcels prior to final approval;
- 4) removal of all existing buildings and structures prior to final approval;
- 5) Council approval of a development variance permit or development permit in regard to the proposed road width for Whiting Way.

The Committee notes that the enclosure of the existing watercourse between Whiting Way and Austin Avenue is not a requirement of the District of Coquitlam. Consequently, in keeping with Section 990 of the Municipal Act, there is no recourse to the District for reimbursement of costs associated with this storm sewer proposal.

8-4043A

M. BIRD, DISTRICT OF COQUITLAM
1216 JOHNSON STREET
LOT 4, D.L. 385, PL. 6944; PT. SK. 2108 & SK. 1960

Approved subject to:

- 1) physical construction of Guildford Way, Johnson Street and the northerly road to the standards required by Subdivision Control Bylaw No. 1023;
- 2) removal of all existing buildings and structures prior to final approval;
- 3) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 4) registration in the Land Titles office of any necessary easements;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

The Committee notes that access to the site must be in a location satisfactory to the Traffic Section of the Engineering Department.

The Committee notes further that the development cost charge for public open space, at the rate of \$955 for each potential dwelling unit, will be required pursuant to issuance of any building permit for the contemplated construction.

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8-4039

G. & N. DEERING
518 SCHOOLHOUSE STREET
LOT 82, (S&E PL. 35894), D.L. 357, PL. 28455

The Committee reviewed and discussed the contents of the letters which were received, particularly the objections raised by property owners opposed to the subdivision. The Approving Officer, after reviewing the letters, concluded that the established amenities of the neighbourhood would not be substantially affected in an adverse way by the proposed subdivision. The Committee then approved subdivision sketch 8-4039 subject to:

- 1) the relocation of the existing home onto the proposed corner lot and removal of the garage prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 26.0-meter frontage of the proposed new westerly lot;
 - b) relocation or removal of any existing service connections;
- 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) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

8-4046

H. MCASKILL, E. & O. MCASKILL, G. CRESSWELL,
O. SAMSON, M. TIDMARSH
550-568 ROCHESTER AVENUE
E. 1/2 & W. 1/2 OF PCL. C OF LOT 27 (EX. PL. 874); PCL. B
OF PCL. A OF 27, PL. 11483; LOT A, PL. 18206; LOT 1,
PL. 15365; ALL OF D.L. 3

Declined, as the proposed consolidation does not make provision for the required widening strip along Rochester Avenue.

8-4046A

H. MCASKILL, E. & O. MCASKILL, G. CRESSWELL,
O. SAMSON, M. TIDMARSH
550-568 ROCHESTER AVENUE
E. 1/2 & W. 1/2 OF PCL. C OF LOT 27 (EX. PL. 874); PCL. B
OF PCL. A OF 27, PL. 11483; LOT A, PL. 18206; LOT 1,
PL. 15365; ALL OF D.L. 3

Approved subject to:

- 1) removal of all existing buildings and structures prior to final approval;

SUBDIVISION COMMITTEE MINUTES
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8-4046A cont'd

- 2) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval.

The Committee notes that servicing of Rochester Avenue, Clayton Street and the lane allowance would be made a condition of building permit issuance for the contemplated construction on the consolidated site if Council approves rezoning therefore after a Public Hearing.

8-4047

S. & G. JAMES, A. & V. GRAHAM
2260 DAWES HILL ROAD
LOT 21, D.L. 65, PL. 27016, EXCEPT PCL. D, (EX. PL. 27676)

Declined, as the proposed subdivision does not provide the necessary and reasonable access as required under Section 75(1)(a) of the Land Titles Act.

8-4048

E. & L. NEILSEN
640 CHAPMAN AVENUE
LOT 3 OF LOT 7, BLK. 3, D.L. 106, PL. 14832

Approved subject to:

- 1) registration of the subdivision to the south under file 8-3942 to provide the required legal and physical access;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Nicola Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 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;
- 5) removal of the existing shed prior to final approval.

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8-3744D

DISTRICT OF COQUITLAM, W. & A. KNUDSEN
1154 WESTWOOD STREET
LOT 140 (S&E PL. 68894), PL. 63482; LOT B, PL. 11388, BOTH
IN D.L. 384A, TWP. 39

Approved subject to:

- 1) Council approval of the proposed road and land exchange;
- 2) removal of all existing buildings and structures or, alternatively, the submission of a surveyor's plot plan which verifies that all existing buildings and structures meet the siting requirements of the Building and Zoning Bylaws;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1988 municipal taxes before final approval;
- 4) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 5) no permanent access being granted to Westwood Street for any future development on the resulting parcel.

The Committee notes that Heffley Crescent must be constructed to the south boundary of the existing parcel to an interim standard prior to granting any approval for development on the resulting lot to provide the required physical access. The Committee notes further that prior to the issuance of a building permit on the resulting site, the applicant would be required to provide for:

- a) improvements to contiguous road frontages;
- b) a development cost charge payment at the rate of \$955 for each potential dwelling unit to be constructed.

8-3844I

LANCO ASSEMBLED PROPERTIES LTD.
1000 AUSTIN AVENUE
LOT A, D.L. 108, PL. 75976

Tabled for the applicants to provide a current site plan of anticipated development on the proposed lot as well as the remainder. The plan should provide information on access locations, parking layout and proposed building locations.

8-4050

J. KUZIK
1264 JOHNSON STREET
PCL. H (S&E PL. 14566, 26678), PL. 2145

The Committee finds the road and lot layout technically feasible, however, request the submission of preliminary road and lane centre line design drawings. The Committee noted further that if the application proceeds, regrading plans may be required to be provided to the satisfaction of the Permits and Licenses Department and an application for rezoning to the RS-4 category would be required to facilitate the proposed subdivision.

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8-4051 DISTRICT OF COQUITLAM
PINETREE WAY AND PINWOOD AVENUE
LOT 1 (S&E PL. 74191), PL. 70145; LOT 2, PL. 74191, PORTION
OF UNOPENED ROAD; ALL OF SEC. 11, TWP. 39

Declined, as the subdivision does not provide for the dedication of Pinewood Avenue to allow for the extension of the lineal PARK along Pinewood Avenue.

8-4051A DISTRICT OF COQUITLAM
PINETREE WAY AND PINWOOD AVENUE
LOT 1 (S&E PL. 74191), PL. 70145; LOT 2, PL. 74191, PORTION
OF UNOPENED ROAD; ALL OF SEC. 11, TWP. 39

Approved.

The Committee notes that any road construction along the frontage of the proposed site should be included in any sales agreement, or alternatively be made a condition of issuance of a building permit for the contemplated construction.

8-2534 THE ARMADA ESTATES LTD.
1000 KING ALBERT AVENUE
LOT D, BLK. 21, D.L. 356, PL. 1714

Declined, as the applicants have not responded to the Committee's request of 1985 07 23 for the information package as outlined in the Strata Title Conversion Guidelines.

8-3944 V. PHELAN, R. & R. LOHMANN, B. BERNARD
E. CARD, CROWN PROVINCIAL
281-283 HART STREET; 705 GIRARD AVENUE
LOTS 12 & 13, BLK. A, PL. 2719; LOT 11 (S&E PL. 61371 AND
68007), BLK. A, PL. 2719; LOT A (S&E PL. 61371), BLK. B,
PL. 11863; LOT 3, BLK. B, PL. 6466; ALL OF D.L. 1

Declined, as the applicant has not supplied the information requested by the Subdivision Committee at their meeting of 1987 02 03.

8-3945 J. & R. HART, C. HIEBERT
557 CHAPMAN AVENUE
LOT 6 OF LOT D OF LOT 1, BLK. 1, D.L. 54 & 55, PL. 15046

Declined, as the applicant has not supplied the information requested by the Subdivision Committee at their meeting of 1987 04 28.

JUNE 21, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, June 21, 1988, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
B. Holitzki, Subdivision & Development Technologist
R. Camporese, Assistant Chief Building Inspector
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-4030

M. WHEATING
1391 HOCKADAY STREET
LOT 3, L.S. 6, SEC. 13, TWP. 39, PL. 14551

The Committee reviewed the sketch plan and accompanying letter from the applicant's surveyor, received in the Planning Department 1988 06 16. The information verifies that there would be sufficient area in the proposed two lots pending consideration of the regulatory amendment to the Zoning Bylaw in relation to parcel size in the RS-2 zone. The application was then tabled pending Council consideration of the required Bylaw amendment.

8-3818B

H. LILLIE, D. RUSSELL, P. LILLIE, J. & V. LILLIE
1401 HOCKADAY STREET
REM. LOT A (S&E PL.28453), L.S.6, SEC.13, TWP.39, PL. 16046
AND REM. LOT 1 (S&E PL. 16046), L.S. 6, TWP. 39, PL. 14551

Tabled for the applicants to clarify their intentions with regard to the area being added to the upper parcel fronting Hockaday Street. The Committee notes that in the meantime, the Planning Department will be reviewing the resulting lower panhandle lot in relation to setback implications from the Coquitlam River.

8-4052

P. PALM
1261 JOHNSON STREET
LOT 47, D.L. 386, PL. 24421

Approved subject to:

- 1) physical construction of Michigan Drive and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of any current, delinquent or outstanding taxes before final approval;
- 3) payment of the development cost charge for drainage, in keeping with Bylaw No. 988;
- 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.

SUBDIVISION COMMITTEE MINUTES
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8-4052 cont'd

The Committee recommends that the Approving Officer approve the proposed subdivision, with the knowledge that upon registration of the subdivision, the existing building would become nonconforming in relation to the front yard setback from Johnson Street.

The Committee notes that the Engineering Department have conditionally approved retention of the existing access to Johnson Street.

8-4049

ARCO PROPERTIES LTD.
925 TUPPER AVENUE
LOT D, BLKS. 7 & 8, PL. 1531, D.L. 16 (EXC. PLANS 43218,
61376 AND RW 63067)

Tabled for:

- 1) the Engineering Department to review possible servicing requirements;
- 2) the Planning Department to review parking requirements of the Zoning Bylaw and the on-site situation with regard to landscaping.

It was noted that the Permits and Licenses Department have reviewed the existing structure and have compiled a list of requirements which would be recommended as conditions of any strata title approval.

8-4028A

J. LAU & K. FOLI
507, 511 & 515 AUSTIN AVENUE
LOTS 30, 31 & 32, D.L. 5, PL. 2279

Approved subject to:

- 1) physical construction of Austin Avenue and Whiting Way to the standards required by Subdivision Control Bylaw No. 1023;
- 2) removal of all existing buildings and structures prior to final approval;
- 3) payment of any current, delinquent or outstanding taxes on all existing parcels prior to final approval;
- 4) Council approval of a development permit with regard to the proposed road width for Whiting Way.

In relation to this application, the Committee would note the following:

SUBDIVISION COMMITTEE MINUTES
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8-4028A cont'd

- a) A development cost charge at the rate of \$955 for each dwelling unit proposed to be constructed will be required pursuant to issuance of any building permit for the contemplated construction.
- b) The applicants would be eligible for an oversizing payment for the waterline to be constructed on Whiting Way.

8-3632J

DISTRICT OF COQUITLAM
WALTON AVENUE & ERSKINE STREET
LOT REM. 1, PL. 75124, D.L. 385, PT. SK. 1960

Tabled for the submission of a preliminary road centerline design and regrading plans which provide information on existing and final contours, any necessary earth retention structures, surface drainage, and the maximizing of private rear yard space or spaces which provide for the proposed rear yards to be developed in a usable, finally graded state. The Committee notes that the spaces within the rear yard should not contain slopes in excess of five percent.

8-3633D

DISTRICT OF COQUITLAM
WALTON AVENUE AREA
PCL. B, SEC. 10, TWP. 39, PL. 77245

Tabled for the preparation of preliminary road centerline design drawings.

8-4044

LE PARC MAISON ESTATES II LTD.
BEGIN STREET/LAVAL STREET
LOT 2, D.L. 46 & 48, PL. 75868

The Committee reviewed the silt settling pond design drawing provided by the applicant's consultant, received in the Planning Department 1988 06 20. The Committee notes that a portion of the pond is located on adjacent property and the plan itself has not been signed and sealed, nor does it provide a detail of the oil interceptors. In addition, written verification from the consultant is required on anticipated water volumes. The Committee also noted that it is requesting a written proposal as to remedial actions in regard to the strata subdivision to the west as to downstream siltation along the creek to the south of the subject land since construction commenced in 1987. The Committee then recommended that the Strata Titles Approving Officer sign the Form E once the foregoing items have been satisfactorily resolved.

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8-4044A LE PARC MAISON ESTATES II LTD.
BEGIN STREET/LAVAL STREET
LOT 2, D.L. 46 & 48, PL. 75868

Tabled for a review of the proposed subdivision by the Permits and Licenses Department and the Planning Department in relation to its possible impact on the anticipated construction on the resulting lots.

The Committee notes that servicing rights-of-way may be required.

8-4026 LE PARC MAISON ESTATES LTD.
98 BEGIN STREET
LOT 1, D.L. 45 & 46, PL. 75868

The Committee recommends that the Strata Titles Approving Officer sign the plans for Phase I, noting that prior to formulating any recommendation in relation to Phase II, proposed remedial actions for the creek to the south should be put forward in writing by the applicants in regard to downstream siltation since construction started in 1987.

8-4053 J. & G. MARCHUK AND E. MARCHUK
1746 & 1754 BRUNETTE AVENUE
LOTS 1 & 2, BLK. 2, D.L. 47, PL. 10492

The Committee finds sketch 8-4053 technically feasible, noting Council consideration of the proposed rezoning to the RS-3 category for the two westerly lots will be required.

8-4054 M. & G. HORTIN
657 SCHOOLHOUSE STREET
LOT 1, D.L. 364, PL. 17668

Tabled for:

- 1) the Permits and Licenses Department to review the spatial separation requirements of the Building Code;
- 2) the Planning Department to review the existing access situation to the dwelling and garage.