

SUBDIVISION COMMITTEE

EXPLANATORY PLAN OF RIGHTS OF WAY OVER PORTIONS OF DISTRICT LOTS 1 AND 3, GROUP 1.

NEW WESTMINSTER DISTRICT. FOR PUBLIC UTILITIES PURPOSES. SCALE - 1 INCH = 100 FEET. THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

BOOK OF REFERENCE table with columns: DESCRIPTION, PLAN, DESCRIPTION, PLAN. Lists various lot and block portions with their respective plan numbers.

Witness statements and signatures: WITNESSES (MAYOR, CLERK, CHAIRMAN OF THE BOARD OF VARIANCE, SURVEYORS & ENGINEERS) and their respective roles.



RIGHT OF WAY PLAN OVER PORTIONS OF DISTRICT LOTS 1 AND 3.

GROUP 1. NEW WESTMINSTER DISTRICT.

"FOR PUBLIC UTILITIES PURPOSES"

SCALE - 1 INCH = 100 FEET

"THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT."

LEGEND

- Bearings are astronomic and are referred to by hatched control monuments
- O.C.M. Indicates integrated control survey monument
- O.P. CON. Indicates standard concrete post found
- O.I.P. Indicates iron post found
- O.L.P. Indicates lead plug found
- O.P. Indicates wooden post found
- I.P. Indicates iron post set

BOOK OF REFERENCE

	DESCRIPTION	PLAN	AREA
(A)	LOT 3, BLOCK 4 OF DISTRICT LOT 3, GROUP 1.	N.W.D. 12780	0.014 ACRE
	LOT 6, BLOCK 26 OF "	249 89	0.003 ACRE
(B)	PARCEL A, EXPLANATORY PLAN 8507, OF BLOCK 29 OF DISTRICT LOTS 3, 108, 45 AND PARTS OF LOTS 1 AND 16, GROUP 1.	N.W.D. 874	0.014 ACRE
	LOT 8 OF LOT 1 OF DISTRICT LOT 1, GROUP 1.	16362	26.50 FT.
(C)	LOTS 5 OF LOT 4 OF THE EAST 1/2 OF BLOCK 31 OF LOTS 3, 108, 45 AND PARTS OF LOTS 1 AND 16, GROUP 1.	N.W.D. 16136	0.013 ACRE
	LOT 1 OF LOT 68 OF DISTRICT LOT 1, GROUP 1.	N.W.D. 1304	0.015 ACRE
	LOT 2 "	"	0.015 ACRE
	LOT 10 "	"	0.014 ACRE
(D)	LOT 8, BLOCK 2 OF BLOCK 68, DISTRICT LOT 1, GROUP 1.	"	1304
	LOT 67 OF DISTRICT LOT 1, GROUP 1.	"	47193
	LOT 103 "	"	43049
	PARCEL A, EXPLANATORY PLAN 15302, OF THE WEST 1/2 OF LOT 37 OF DISTRICT LOTS 3, 108, 45 AND PARTS OF LOTS 1 AND 16, GROUP 1.	"	874
	LOT 8 OF LOT 1, BLOCK 63 OF LOTS 3, 108, 45 AND PARTS OF LOTS 1 AND 16, GROUP 1.	N.W.D. 6786	0.029 ACRE
	LOT C "	"	0.015 ACRE
(E)	LOT 4 OF LOT 1, BLOCK 63 OF DISTRICT LOT 1, GROUP 1.	"	15137
	LOT 3 OF LOT 1, BLOCK 63 OF LOTS 3, 108, 45 AND PARTS OF LOTS 1 AND 16, GROUP 1.	"	"
	LOT 1 OF LOT 2, BLOCK 63 OF DISTRICT LOT 1, GROUP 1.	"	14537
(F)	THE WESTERLY 1/2 OF PARCEL A, REFERENCE PLAN 2107, OF BLOCK 10 OF DISTRICT LOT 3, GROUP 1.	N.W.D. 847	0.013 ACRE

We, J.L. Tinn and T. Klassen, Mayor and Clerk respectively of the District of Coquitlam, hereby certify that the within plan was made pursuant to and in accordance with the administration and definition of the Council of the said district made under Section 133 of the Municipalities Enabling and Validating Act, R.S.B.C. 1960 and that the lands outlined in red thereon are those on, over or under which the utilities shall pass and the lots outlined in green thereon are those required for access to and from said lands.

I, G. Cross, Chairman of the Board of Variance for the District of Coquitlam (which board was formerly known as the Zoning Board of Appeal), hereby certify that the within plan was the subject of an application by the said district for an adjustment pursuant to the relevant subsections of Section 133 of the Municipalities Enabling and Validating Act, R.S.B.C. 1960 and that the Board of Variance has upheld the application insofar as land on, over or under which utilities are to pass is more than 10 feet from the nearest right-lined property line measured at right angles to such line and is satisfied that no undue hardship will be caused thereby.

MAYOR CLERK
DISTRICT OF COQUITLAM

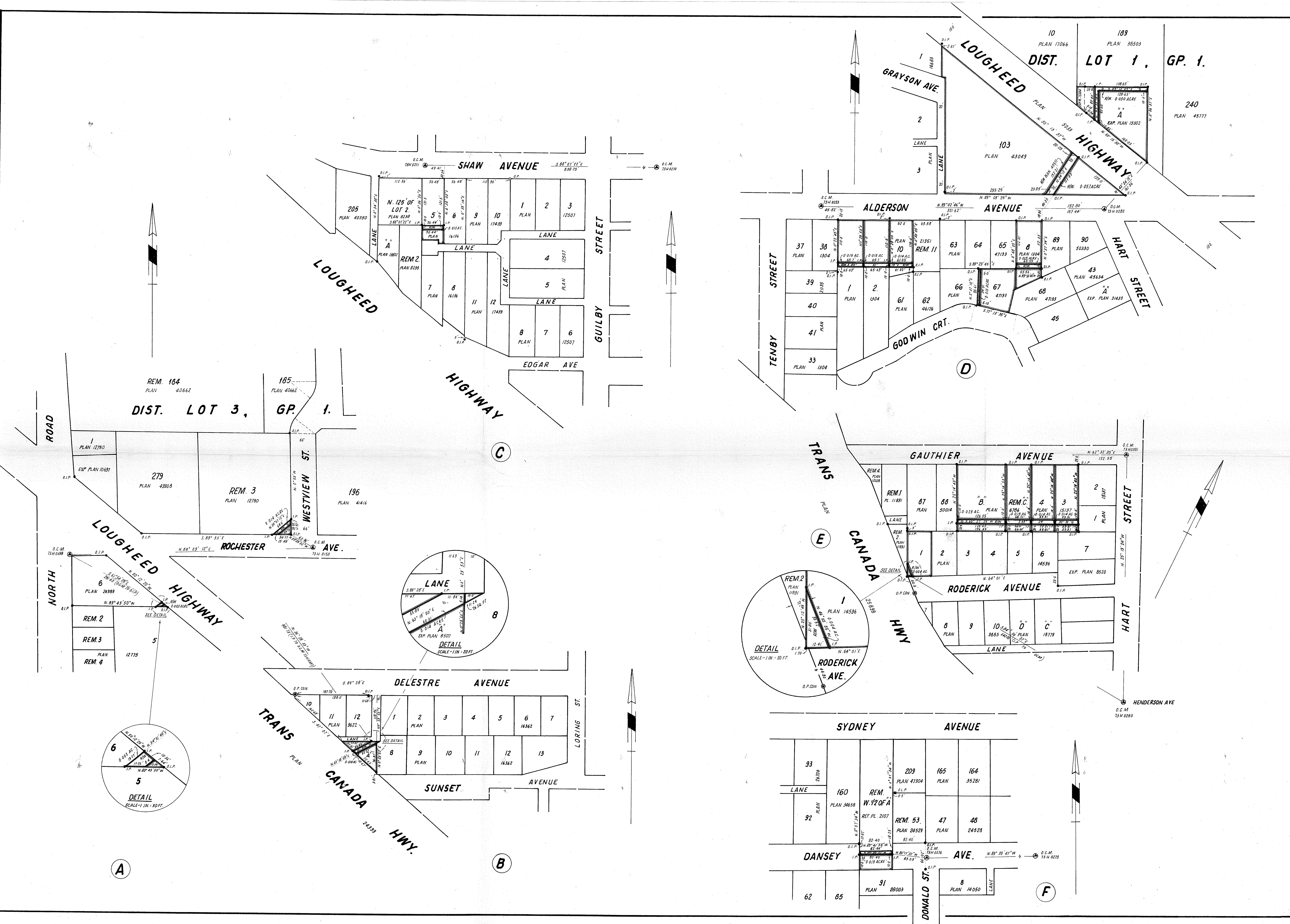
CHAIRMAN OF THE BOARD OF VARIANCE
DISTRICT OF COQUITLAM

I, Ronald G. Scobie of New Westminster, in the Province of British Columbia, a British Columbia Land Surveyor, make oath and say that I was present at and did personally supervise the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 22nd day of April 1971.

Ronald G. Scobie
Sworn before me this 23rd day of April 1971

A Commissioner for Taking Affidavits for British Columbia.

CROCKFORD, SCOBIE & ASSOCIATES
SURVEYORS & ENGINEERS
NEW WESTMINSTER, B.C.



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, July 19, 1977 at 9:30 a.m., with the following persons present:
D.M. Buchanan, Planning Director
A. Phillips, Municipal Engineer
K. McLaren, Development Control Technician
A. Kersey, Acting Subdivision Co-ordinator

8-2355B WARNER HOUSING LTD.
2357 CAPE HORN AVENUE
Rem. Lot 3, Blk. 9, D.L. 65, Pl. 3936

Approved subject to:

- 1) rezoning of the property to RS-3 Single-Family (6,000 sq. ft. lots);
- 2) the requirements of Subdivision Control By-law No. 1930 including:
 - a) provision for the construction of Warrick Street and services by agreement in compliance with the method outlined in Council Resolution No. 490 of March 28, 1977,
 - b) physical construction of storm sewer, pavement widening, streetlighting, curbwalk, and underground wiring for the frontage of the property on Cape Horn Avenue,
 - c) payment of the parkland acquisition fee of \$600.00 for each of the four potential new dwelling units,
 - d) payment of 1977 municipal taxes before final approval, noting that if final approval is not secured prior to September 1, 1977, the estimated 1978 taxes must be paid as well,
 - e) perimeter ruling being granted by the Approving Officer.
- 3) provision of water-main connections.

8-3498 T. DROZDZIK
1051-1053 DELESTRE AVENUE
Lot 13, Blk. 19, D.L. 45, Pl. 1481

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for strata title subdivision.

8-3031D E.A. GARRISON
100 WARRICK STREET
Lot 67, D.L. 66, Pl. 34031

Approved subject to:

- 1) rezoning of the property to RS-3 One-Family Residential (6,000 sq. ft. lots);
- 2) the requirements of Subdivision Control By-law No. 1930 including:

8-3031D con't

- 2) a) provision for the construction of Warrick Street and services by agreement, in accordance with the method outlined in Council Resolution No. 489 of March 28, 1977,
- b) physical construction of storm sewer, curbwalk, pavement widening, underground wiring and streetlighting for the full frontage of the property on Cape Horn Avenue,
- c) registration in the Land Registry Office of any necessary easements,
- d) payment of the parkland acquisition fee of \$600.00 for each of the potential new dwelling units,
- e) payment of 1977 municipal taxes before final approval, noting that if final approval is sought after September 1, 1977, the estimated 1978 taxes must be paid as well;
- 3) cash payment for water-main connections.

8-1745

ALDERSON PROPERTIES LTD.
 430 HICKEY STREET
Lot 10, D.L. 112 & 113, Pl. 4888

Approved subject to:

- 1) rezoning of the property to RS-3 One-Family Residential (6,000 sq. ft. lots);
- 2) the requirements of Subdivision Control By-law No. 1930 including:
 - a) physical construction of sanitary sewer to existing facilities, noting that this requirement will be subject to further consideration by Council,
 - b) physical construction of all roads and municipal services within and bounding the subdivision,
 - c) payment of the parkland acquisition fee of \$600.00 for each of the 20 potential new dwelling units,
 - d) payment of 1977 municipal taxes, noting that if final approval is sought after September 1, 1977, the estimated 1978 taxes must be paid as well;
- 3) cash payment for water-main connections;
- 4) a restrictive covenant being registered against each of the affected new lots, such that no building will be sited within the area indicated for stream and bank protection on the plan prepared by V.C. Goudal and Associates, numbered C-2591-77.

8-1728C

D. EHRHARDT
 827-829 FOSTER AVENUE
Lot 34, Lot W $\frac{1}{2}$ of 33, both in Blks. 10-13,
 D.L. 366, Pl. 6908

Approved subject to:

- 1) removal or relocation of the garage to the rear of 827 Foster Avenue or a successful appeal being made

8-1728C con't

1) con't

to the Board of Variance to allow it to remain. The Committee notes that the sketch has been revised to allow a minimum two-foot setback from the existing garage to the new property line in accordance with the requirements of the Building Department;

- 2) registration in the Land Registry Office of any necessary easements;
- 3) the requirements of Subdivision Control By-law No. 1930 including:
 - a) physical construction of all municipal services on Spruce Avenue, and for approximately 146 feet on Foster Avenue,
 - b) payment of the parkland acquisition fee of \$600.00 for each of the five potential new dwelling units,
 - c) payment of 1977 municipal taxes, noting that if final approval is not secured prior to September 1, 1977; the estimated 1978 taxes must be paid as well;
- 4) provision of water-main connections.

8-3312

D. & E. EDWARDS
755 ROCHESTER AVENUE
Lot 7, W $\frac{1}{2}$ Blk. 12, D.L. 3, Pl. 18756

Tabled for the Planning Department to seek the comments of the adjacent property owners in relation to the effect on the established amenities of the area.

8-3491A

WALL & REDEKOP CORPORATION
NESTOR & DUNKIRK
Lots 16,17,18,19, Sec. 12, Twp. 39, Pl. 3022

Tabled for the Planning Department to seek the approval of the Ministry of the Environment under Section 93A of the Land Registry Act.

8-2925I

MARATHON REALTY COMPANY LIMITED
MAYFAIR INDUSTRIAL PARK
Lot 7, Pl. 8502, Lot 74, Pl. 48817, all in D.L. 22,65,66 & 67, save & except Pl. 25983 & Pcl. A, Pl. 27459

Approved, noting final approval will be subject to the conditions outlined in an executed development agreement between the District of Coquitlam and the applicant.

504-4

AUGUST 16, 1977

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, August 16, 1977 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
A. Phillips, Municipal Engineer
L.T. Scott, Subdivision Co-ordinator
N. Maxwell, Planning Assistant

8-3495A RICARD HOLDINGS LTD.
BARNET HIGHWAY
S. Ptn. Lot A, Btk. A, S $\frac{1}{2}$ D.L. 383, Pt. 6408

Tabled for a response from the Department of Highways, noting that this proposal is contrary to the advance street plan for the Barnet Highway area.

8-2333F BACM DEVELOPMENT CORPORATION LIMITED
EAGLE RIDGE - STAGE II
Lots 37 & 38, Pt. 32594; Lot B, Pt. 22328, all in
D.L. 238,346,383,385, Sec. 10, Twp. 39

The Committee suggests that the owners make application for subdivision in the normal manner, the proposed plan of subdivision to be based on the concept prepared by the Planning and Engineering Departments.

8-3312 D. & E. EDWARDS
755 ROCHESTER AVENUE
Lot 7, W $\frac{1}{2}$ Btk. 12, D.L. 3, Pt. 18756

The Committee reviewed the five letters received from the adjacent property owners and then tabled the subdivision for comments from the applicant regarding the neighbours' concerns.

8-1728D D. EHRHARDT
821 FOSTER AVENUE
E $\frac{1}{2}$ of Lot 35, Btk. 10-13, D.L. 366, Pt. 6908

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all municipal services on Spruce Avenue.
 - b) Payment of the parkland acquisition fee of \$600.00 for the potential one new dwelling unit.
 - c) Payment of the estimated 1978 municipal taxes.
- 2) Registration in the Land Registry Office of any necessary easements.
- 3) Provision of the one new water-main connection.

SUBDIVISION COMMITTEE
MINUTES OF AUGUST 16, 1977

8-3491A WALL & REDEKOP CORP.
NESTOR & DUNKIRK
Lots 16,17,18,19, Sec. 12, Twp. 39, Pt. 3022

The Committee reviewed the letter received from the Ministry of Environment, Department of Water Resources, dated August 5, 1977, and then tabled the subdivision pending the outcome of the rezoning application.

8-3490A PUBLIC WORKS CANADA & IMPERIAL OIL LTD.
820-826 RODERICK AVENUE , 837 LOUGHEED HIGHWAY
Pt. of Lot 73 of Blks. 49-58 & Pct. "A", (Ex. Pt. 8899)
of Lots 74 & 75, Blk. 50, all in D.L. 3,108,45 and of
Parts of Lots 1 & 16, Pt. 2716 & close lane

Tabled for comments regarding the proposed lane closure from the abutting property owners.

8-3130B N. MOSCONE CONTRACTING LTD.
1138-1140 VANIER AVENUE
Lot 132, D.L. 109, Pt. 43960

The Committee recommends that the Strata Titles Approving Officer approve this application for a strata title subdivision, subject to the payment of the parkland acquisition fee.

8-3430 A. GOYETTE
1313 CARTIER AVENUE
Lot 10, D.L. 46, Pt. 2624

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930.
- 2) Payment of the parkland acquisition fee for the one new lot being created.
- 3) Payment of the estimated 1978 municipal taxes before final approval.

8-1847D A.R. PEARSON
875 BLUE MOUNTAIN STREET
Lot 12, Blks. 1 & 2, D.L. 368, Pt. 1374

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Payment of the parkland acquisition fee of \$600.00 for each of the two potential new dwelling units.
 - b) Payment of the 1977 municipal taxes before final approval, noting that if final approval is not secured prior to September 1, 1977, the estimated 1978 municipal taxes must be paid as well.
- 2) Registration in the Land Registry Office of any necessary easements for drainage purposes.

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8-3501 ENGINEERED HOMES LIMITED
PINNACLE STREET CORNER WITH SPURAWAY AVENUE
Lot 12, Blk. 24, D.L. 361, Pt. 30929

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) The physical construction of sidewalks, street-lighting, and utility connections for Spuraway Avenue and Pinnacle Street.
 - b) The payment of the parkland acquisition fee for the potential two new dwelling units.
 - c) Payment of the estimated 1978 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements.

8-3244D BACM DEVELOPMENT CORPORATION LIMITED
HARBOUR VILLAGE - STAGE VI
Ptn. of Lot 317, D.L. 372 & 373, Pt. 44332

Tabled awaiting input from staff at the direction of Council.

8-2535F W. & L. STRAYSKI
1134 ROCHESTER AVENUE
Rem. Lot 6, Blk. 33, D.L. 109, Pt. 5753

Approved subject to the servicing requirements of Subdivision Control By-law No. 1930 including:

- 1) Physical construction of all services required under the Subdivision Control By-law for the portion of road being dedicated.
- 2) Payment of the parkland acquisition fee of \$600.00 for each of the four potential new dwelling units.
- 3) Payment of the estimated 1978 municipal taxes before final approval.
- 4) Registration in the Land Registry Office of any necessary easements.
- 5) Drainage for all lots being created.

8-1303C J.K. & B.A. PURDY
LAVAL SQUARE & CARTIER AVENUE
Lots 53 & 54, D.L. 46, Pt. 52072

The Subdivision Committee reviewed 8-1303C in light of the comments of the Land Use Committee endorsed by Council Resolution No. 1147 on July 25, 1977.

In view of the existence of an east-west lane approximately 90 feet south of this property, and the existence of a dedicated lane allowance extending from Begin Street to

SUBDIVISION COMMITTEE
MINUTES OF AUGUST 16, 1977

8-1303C con't

Laval Street, the Committee felt that the physical construction of this lane would accomplish the desired property access without disruption to existing property lines, which would be necessitated by the establishment of a direct east-west lane alignment.

8-2600J DAON DEVELOPMENT CORPORATION LTD.
3174 DUNKIRK AVENUE
Lots 39,40,41, Sec. 11, Twp. 40, Pt. 31461

Approved subject to:

- 1) The proposed new lots being rezoned to RS-4 One-Family Residential.
- 2) All roads abutting and lying within the subdivision to be serviced to the requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm and sanitary sewers, pavement, curbs, sidewalks, underground wiring, streetlighting and water-mains.
 - b) Payment of the estimated 1978 municipal taxes before final approval.
 - c) Payment of the parkland acquisition fee of \$600.00 for each lot being created.
 - d) Registration in the Land Registry Office of any necessary easements.
- 3) Board of Variance approval of the approximately 11.7 foot rear yard setback for the home at 3158 Dunkirk Avenue.
- 4) The home at 3168 Dunkirk Avenue having a minimum 12.5 foot side yard setback to the new north-south road.
- 5) The adoption by Council of a Road Exchange By-law for the portions of Nestor Street and Ozada Avenue that are to be cancelled.
- 6) The proposed Lot 45 being increased in width at the building line to conform to the proposed RS-4 zoning regulations.
- 7) The proposed Lot 61 being increased in area in order to allow for potential resubdivision.
- 8) The Subdivision Committee advising the Registrar of his acceptance of the proposed subdivision of Lot E as an interim stage in the land assembly for ultimate subdivision.

SUBDIVISION COMMITTEE
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8-3500

W.R. SUTHERLAND, B. HATTON
VICTORIA DRIVE

Lots 1,3,4, NE $\frac{1}{4}$ Sec. 7, Twp. 40, Pt. 21357

Approved subject to:

- 1) Confirmation by a B.C. Land Surveyor that each new lot contains a minimum of one acre.
- 2) Payment of the estimated 1978 municipal taxes.

504-2

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, September 6, 1977 at 9:30 a.m., with the following persons present:

- D. M. Buchanan, Planning Director
- L. T. Scott, Subdivision Co-ordinator
- K. McLaren, Development Control Technician
- N. Maxwell, Planning Assistant

8-3415B
Phase I

CAREER HOLDINGS LTD.
SHAUGHNESSY STREET
Strata Plan of Part of Lot 12 of Sections 12 & 13, Twp. 39

Declined because of inadequate road width to accommodate services required by the Municipal Engineer.

8-3415C
Phase I

The Committee notes that the bonding for the major recreational facilities has been approved by Council.

Therefore, Phase I is approved subject to the following:

- 1) The Municipal Engineer approving the standards and specifications of the services within the strata lands as per Clause 316 of the Development Agreement.
- 2) The Approving Officer approving the Form E and Form 10 for Phase I, as recommended by the Committee, on the basis that the letter of September 1, 1977 from the Royal Bank of Canada to Career Holdings Ltd. provides the required certification under Section 45 of the Strata Titles Act, noting that an irrevocable letter of credit will be deposited with the Municipality prior to August 31, 1978 or further certification in form acceptable to the Approving Officer.

8-3495B

RICARD HOLDINGS LTD.
2700 BARNET HIGHWAY
South portion of Lot A, Blk. A, S 1/2 D.L. 383, Plan 6408

The Committee reviewed the letters received from the Department of Highways, Simon Fraser Health Unit and the comments from the Building Department. Therefore, a final approval is subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930, including:
 - a) Bond Street - pavement widening, storm sewers, curb, streetlighting.
 - b) New road pavement, curbs on both sides, storm sewers, streetlighting.
 - c) Barnet Highway - curb and gutter, storm sewer, streetlighting.
 - d) Sanitary sewers being provided to all lots within the subdivision and the sewer main being connected to a constructed and usable Municipal system.

8-3495B
cont'd

- 2) The applicant constructing a fire rated wall along the east side of the existing building as per the requirements of the Building Department.
- 3) The Ministry of Highways Regional Approving Officer's signature appearing on the subdivision plan.

8-2600K DAON DEVELOPMENT LTD. & M. & S. RUDYK
3174 DUNKIRK AVENUE
Lots 39, 40, 41, Sec. 11, Twp. 40, Plan 31461

The Committee reviewed the letter received in the Planning Department September 2, 1977, requesting the creation of a jogged lot line. This request arose from a calculating error by the applicant's surveyor. The Committee is not prepared to accept this proposed lot layout, but will approve the layout shown on Sketch 8-2600K.

Approved subject to:

- 1) The proposed new lots being rezoned to RS-4 One-Family Residential.
- 2) All roads abutting and lying within the subdivision to be serviced to the requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm and sanitary sewers, pavement, curbs, sidewalks, underground wiring, streetlighting and watermains.
 - b) Payment of the estimated 1978 municipal taxes before final approval.
 - c) Payment of the parkland acquisition fee of \$600.00 for each lot being created.
 - d) Registration in the Land Registry Office of any necessary easements.
- 3) Board of Variance approval of the approximately 11.7 foot rear yard setback for the home at 3158 Dunkirk Avenue.
- 4) The home at 3168 Dunkirk Avenue having a minimum 12.5 foot side yard setback to the new north-south road.
- 5) The adoption by Council of a Road Exchange By-law for the portions of Nestor Street and Ozada Avenue that are to be cancelled.
- 6) The Subdivision Committee advising the Registrar of his acceptance of the proposed subdivision of Lot E as an interim stage in the land assembly for ultimate subdivision.

8-3483A ERIC F. SAUGSTAD
971 WALLS
Pct. A of Lot 1, Blk. 110, D.L. 3, etc. Expl. Plan 11648

Approved subject to:

- 1) An easement for the ravine area shown on the plot plan from top of bank to top of bank to assure retention of the creek bed and to prevent the placing of buildings or fill on this portion of the ravine.

8-3483A
cont'd

- 2) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for the future installation of storm sewer, pavement widening, curb, sidewalk, and street lighting for the approximately 45 foot frontage of the new lot on LeBleu Street.
 - b) Payment of the parkland acquisition fee of \$600.00 for the one potential new dwelling unit.
 - c) Payment of the estimated 1978 municipal taxes before final approval.
- 3) Removal of the existing garage and removal of the carport or a successful appeal being made to the Board of Variance to allow the approximately 2 foot sideyard clearance between the carport and the new property line.
- 4) The Approving Officer approving the subdivision with the knowledge that the existing dwelling will have slightly less than the required minimum 25 foot front yard setback.

8-2938F

J. A. McMEEKAN
522 ROXHAM STREET
E. 1/2 Lot 5, Blk. 355, Grp. 1, Pl. 1298, exc. parts
Subdiv. by Pl. 18982 and 40516

Approved subject to:

- 1) Servicing requirements of Subdivision Control By-law No. 1930 for the full frontage of the property on Roxham Street and Dennison Avenue including:
 - a) Physical construction of storm sewer, pavement curb, sidewalk and streetlighting.
 - b) Watermain connections to each new lot.
 - c) The clearing, rough grading, gravelling and paving of the lane.
 - d) Payment of the parkland acquisition fee of \$600.00 for each of the three potential new dwelling units.
 - e) Payment of the estimated 1978 Municipal taxes before final approval.
 - f) Watermaincharges for Roxham Street and Dennison Avenue.
- 2) Removal of the existing pool which would straddle the proposed new lot line.
- 3) Approval of the Building Department of the proposed new setbacks.

The Committee notes that the Board of Variance at its meeting on July 7, 1977 allowed the owner to enclose his existing carport with the condition that no portion of the garage be sited less than 2 feet from the side property line.

8-3396E MRS. C. DUHANE
941, 943 PORTER STREET
Rem. Lot 15, D.L. 368, Pl. 1265; & Lot 4, D.L. 368, Pl. 21520

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of the required services on Merrit Street.
 - b) Provision of storm sewer connections to all lots.
 - c) Registration in the Land Registry Office of all necessary easements.
 - d) Payment of the parkland acquisition fee for the potential two new dwelling units on Merrit Street.
 - e) Payment of the estimated 1978 Municipal taxes on both existing lots before final approval.

8-3381 J.V.M. DEVELOPMENTS LTD.
625 & 627 GODWIN COURT
Lot 61, D.L. 1, Plan 46126

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

- 1) The payment of the parkland acquisition fee. (In this instance the required parkland acquisition fee would be \$600.00 for only one dwelling unit as the parkland acquisition fee was charged at the time Lot 61 was created.)
- 2) Removal of the "illegal" suite in the basement of 627 Godwin Court.

8-2687G DAON DEVELOPMENT CORPORATION
OZADA AVENUE EAST OF PIPELINE ROAD
Pc1. E of Lot 1 of S.E. 1/4 Sec. 11, Twp. 39, Ex. Pl. 13789

The Committee finds the road and lot layout for the proposed RS-4 area acceptable.

MS.
Oct. 11, 1977.

#180

ITEM #504-4

SUBDIVISION COMMITTEE MINUTES DATED SEPTEMBER 20, 1977

The Committee recommends:

"That the Subdivision Committee Minutes dated September 20, 1977
be received."

SEPTEMBER 20, 1977

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, September 20, 1977 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
L.T. Scott, Subdivision Co-ordinator
K.D. McLaren, Development Control Technician

8-3475B

H. & H. NIEMANN
2931 FLEMING AVENUE
Lot 3, Btk. 2, D.L. 381, Pt. 19971

Tabled for a report from a professional engineer hired by the applicant to show how this property can be serviced with sanitary sewers and storm sewers.

8-3491B

WALL & REDEKOP CORP.
NESTOR & DUNKIRK
Lots 16,17,18,19, Sec. 12, Twp. 39, Pt. 3022

The Committee received and reviewed a letter from the Department of Environment stating that they would have no objection to the proposed subdivision as none of the building lots appear to lie within the floodplain of the Coquitlam River.

Approved subject to:

- 1) Approval of the rezoning of the property to RS-4 by the Minister of Municipal Affairs and the District of Coquitlam Council.
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required under Subdivision Control By-law No. 1930.
 - b) Payment of 1978 municipal taxes before final approval.
 - c) Registration in the Land Registry Office of any necessary easements.
 - d) Council accepting the portion of land between the 100 foot setback line from the natural boundary of the Coquitlam River and the easterly property line of the north-south road, in lieu of a portion of the parkland acquisition fee, the proportions of which will be decided by Council. Alternatively, the payment of the parkland acquisition fee in total would be required and would amount to \$600.00 for each of the 250 potential new dwelling units.
- 3) Transfer of the areas of land labelled as park to the District of Coquitlam in the form of legal parcels.
- 4) Perimeter ruling being granted by the Approving Officer on any lots within the subdivision having less than the required minimum ten per cent of the perimeter in frontage.
- 5) The applicant's engineer proving out the adequacy of the existing water-main to the property from Pipeline Road.

8-3492 R. & S. SNOOK AND V. & B. KRUEGER
1401-1403 KING ALBERT AVENUE
Lot 100, D.L. 357, Pt. 29183

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for strata title subdivision subject to the payment of the parkland acquisition fee of \$600.00 for each of the units.

8-3502 ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER
747 ALDERSON AVENUE
E½ Lot 41, D.L. 1 & 3, Pt. 874 S & E Pct. A, Ex. Pt. 11391

Declined, as the proposed subdivision would not provide for the dedication of necessary road allowances on Edgar Avenue, Alderson Avenue and Walker Street.

8-3502A ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER
747 ALDERSON AVENUE
E½ Lot 41, D.L. 1 & 3, Pt. 874 S & E Pct. A, Ex. Pt. 11391

Tabled for written comments from the applicant on the proposed ultimate use of the new vacant lot being created.

The Committee notes that the present zoning on the property is P-2' Special Institutional, and that the ultimate use intended for the lot may not be allowable under that zoning category.

8-3497 D. CAMPBELL
702 COMO LAKE AVENUE
Lot 1, Blks. 41-50, D.L. 107, Pt. 17527

Approved subject to:

- 1) Relocation of the home onto the northerly lot to conform to the required setbacks.
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for the future installation of curbswalk, storm sewer, streetlighting and pavement widening for the approximately 64.3 foot frontage of the one new lot being created.
 - b) Payment for the one new water connection to the southerly lot.
 - c) Payment of the parkland acquisition fee of \$600.00 for the one potential new dwelling unit.
 - d) Payment of 1978 municipal taxes before final approval.
 - e) Registration of any easements that may be required for a sanitary sewer connection and drainage purposes.
- 3) It is noted that any house to be constructed on the southerly lot may be restricted to a non-basement design because of the shallowness of the ditch on Grover Avenue.

8-2333G

BACM DEVELOPMENT CORPORATION LIMITED
EAGLE RIDGE STAGE II

Pt. of Lot 37, D.L. 238 & 346 and of the NW $\frac{1}{4}$ of Sec. 10,
Twp. 39 and Pt. of Lot 38, D.L. 238, 346, 383 & 385, and
of the NE $\frac{1}{4}$ Sec. 10, Twp. 39, Pl. 32594, and Pt. of Lot B
of the Fractional NW $\frac{1}{4}$ of Sec. 10, Twp. 39, D.L. 238 & 346,
Pl. 22328

The Committee is concerned with the following aspects of
the subdivision as proposed by the applicants:

- 1) The design of the north-south road on the portion of
the development east of the B.C. Hydro line, which
encourages through traffic on a poor grade. The
Committee feels that at least two right angle stops
should be considered to discourage through movement
on this street.
- 2) The lots backing into the B.C. Hydro right-of-way.
- 3) The five panhandle lots which would not provide suitable
building areas, taking into consideration setback
requirements of the Zoning By-law.

This application was then tabled for the applicants to
meet with the Planning and Engineering Departments to
discuss methods of satisfying these concerns.

8-2436A

C. VAN PARIDON
621 BLUE MOUNTAIN STREET
Lot 321, D.L. 356, Pl. 32716

Declined, as the proposed subdivision does not provide
for the road and lane dedication the Committee would
require at this time.

8-2436B

C. VAN PARIDON
621 BLUE MOUNTAIN STREET
Lot 321, D.L. 356, Pl. 32716

Approved subject to:

- 1) The servicing requirements of Subdivision Control
By-law No. 1930 including:
 - a) Physical construction of Colinet Street and
the lane allowance to the standards of Subdivision
Control By-law No. 1930.
 - b) Payment of the parkland acquisition fee of \$600.00
for each of the four potential new dwelling units.
 - c) Payment of 1978 municipal taxes before final approval.
 - d) Registration in the Land Registry Office of any
necessary easements.
- 2) The submission of a surveyor's plot plan on all existing
buildings which are to remain.

8-2436B con't

- 3) All existing buildings complying with the setback requirements of Zoning By-law No. 1928 and with the spatial separation requirements of the National Building Code as these matters relate to the proposed new property lines.

The Subdivision Committee would suggest that the applicant confirm these matters before proceeding any further with the subdivision application.

- 4) All accesses to the new lots on Blue Mountain Street being from the lane and removal of the existing access across their frontage.

8-3405

E. SCAMAZZON
780-782 CLARKE ROAD
Lot 268, D.L. 367, Pt. 47809

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for strata title subdivision subject to the payment of the parkland acquisition fee of \$600.00 for each of the units.

ITEM #504-14

SUBDIVISION COMMITTEE MINUTES OF OCTOBER 4, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of October 4, 1977
be received."

Oct. 24/77.
Reg. Mtg.
D. J. f.
Council

OCTOBER 4, 1977

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, October 4, 1977 at 9:30 a.m., with the following persons present:

A. Phillips, Municipal Engineer
 L. T. Scott, Subdivision Co-ordinator
 K. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant

8-2090C ALBERT J. SARETSKY
 2259 HAVERSLEY AVENUE
 Lot 13, D.L. 359, Plan 23809

Approved subject to:

- 1) Payment of watermain connections to the two new lots.
- 2) Payment of the parkland acquisition fee for the two new lots being created.
- 3) Payment of the estimated 1978 Municipal Taxes before final approval.

8-1877 P. BATRYN & LILY BELL
 1956 & 1966 HILLSIDE AVENUE
 Lot No.s 79 & 80 of Blk. 1, D.L.s 62 & 63,
 Grp. 1, Pl. 29982, N.W.D.

Approved subject to the requirements of Subdivision Control By-law No. 1930 including:

- 1) Physical construction of pavement, sidewalks, underground wiring, storm sewers, streetlighting, watermains and water connections for the portion of Concord Avenue being dedicated.
- 2) The registration in the Land Registry Office of any necessary easements.
- 3) Payment of the parkland acquisition fee for the two new lots being created.
- 4) Payment of the estimated 1978 Municipal taxes before final approval.
- 5) The connecting of the 2 existing homes to the storm sewer on Hillside Avenue.

8-2333F B.A.C.M. LIMITED
 EAGLE RIDGE PHASE I.
 Ptn. of Lot 37, D.L. 238 & 346 of NW1/4 of Sec. 10, Twp. 39
 & Pt. of Lot 38, D.L. 238, 346, 383 & 385 & N1/4 Sec. 10, Twp. 39, Pl. 32594 & Ptn. of Lot B of Fractional NW1/4 of Sec. 10, Twp. 39, D.L. 238 & 346, Pl. 22328

Approved subject to:

- 1) Council adopting a road exchange by-law on the road proposed for cancellation including the existing portions of Lansdowne Street right-of-way which are to be transferred to the ownership of the District of Coquitlam.

8-2333F cont'd

- 2) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision. The extension of the east-west arterial to the Port Moody boundary as required by the Department of Highways is to be constructed to an interim standard satisfactory to the Municipal Engineer.
- 3) Payment of the estimated 1978 Municipal Taxes before final approval.
- 4) Final approval by Highways, Water Resources and B.C. Hydro.
- 5) Registration in the Land Registry Office of any necessary easements.
- 6) Conclusion of all arrangements with School District No. 43 pertaining to school sites.

The Committee notes that the applicants are exempt from the parkland acquisition fee under the Agreement relating to recreation and off-site services.

8-2333H

B.A.C.M. LIMITED

EAGLE RIDGE PHASE II

Part of Lot 37 of D.L. 238 & 346, Grp. 1, N.W. 1/2 of Sec. 10, Twp. 39 & Part of Lot 38 of D.L. 238, 346, 383 & 385, Grp. 1 & N.E. 1/4 Sec. 10, Twp. 39, Plan 32594, N.W.D. & Part of Lot B of Frac. N.W. 1/4 Sec. 10, Twp. 39, & D.L. 238 & 346, Grp. 1, Plan 22328, N.W.D.

The Committee finds the proposed layout technically feasible but requests the applicant to:

- 1) Submit road centre line profiles based on actual ground survey information.
- 2) The possibility of a connection to the northerly east-west road at the east boundary of the B. C. Hydro Right-of-Way as suggested by the District should be explored further.

The Committee notes:

- a) That a walkway has been inserted at the western end of the north-easterly cul-de-sac; and
- b) this subdivision can now be placed on the Public Hearing Agenda for October.

8-1561F

DISTRICT OF COQUITLAM

1100 BLOCK BRISBANE

Lots 53 thru 57, Pl. 26562 & Lots 269, 270, Pl. 41693, all in D.L. 368

Tabled for the Planning Department to write all benefitting property owners, seeking their comments in writing.

8-3312

D. & E. EDWARDS

755 ROCHESTER AVENUE

Lot 7, W. 1/2 Btk. 12, D.L. 3, Pl. 18756

Declined as the proposed new lot would have been less than 7,000 sq. ft. in area, which was the minimum lot size requirement when surrounding lots were created.

8-3312A D. & E. EDWARDS
755 ROCHESTER AVENUE
Lot 7, W.1/2 Blk. 12, D.L. 3, Pl. 18756

Tabled pending the Building Department's comments on:

- 1) The spatial separation requirements of the National Building Code in relation to the proposed new lot line.
- 2) The possibility of remodelling the home to make it appear that it is facing Ashley Street.

8-3490A PUBLIC WORKS CANADA
820 - 826 RODERICK AVENUE
Pcl. "A", Exp1. Pl. 8899, Lots 73, 74 & 75, Blk. 50,
D.L. 1, Grp. 1, Pl. 2716, N.W.D

The Committee reviewed the letters received from the adjoining property owners regarding this proposed lane cancellation.

Declined as the property owner to the south has no interest in purchasing his portion of the lane allowance proposed for cancellation. It is noted that any benefitting property owners are required to pay market value for any property being acquired. This market value is established by an independent appraisal of the land involved. Also, benefitting property owners are required to pay any associated costs. These requirements are Provincial policy and therefore, not something which the Municipality can regulate.

8-3490B PUBLIC WORKS CANADA
820 - 826 RODERICK AVENUE
Pcl. "A", Exp1. Pl. 8899 & Lot 73, Blk. 50, D.L. 1, Pl. 2716

Approved subject to:

Council adopting a road exchange by-law for the lane being cancelled.

8-3504 R. & H. CADDY
623 COTTONWOOD AVENUE
E1/2 Lot C, Blk. 13, D.L. 7, Plan 5619

Approved subject to:

- 1) Rezoning of the property to RS-3 One-Family Residential (6,000 sq. ft.).
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) The physical construction of all services as required by By-law No. 1930 for Vanessa Court and Cottonwood Avenue, noting there would be no homeowner service exemption entitlement for the frontage of the lot on Cottonwood Avenue, as the existing dwelling is being removed and therefore, the owner will not be residing on the property.
 - b) Payment of the parkland acquisition fee of \$600.00 for each of the three potential new dwelling units.
 - c) Payment of the estimated 1978 Municipal taxes before final approval.

8-3472H DISTRICT OF COQUITLAM
CHAPMAN AVENUE AT CLARKE ROAD
Lots 9, 10 & Rem. 21, Pl. 6467; Pcl. A of 21, Pl. 12760;
Ptn. Lot 11, Pl. 9736 & Lot 62, Pl. 17579, all in D.L. 106

If a formal application for subdivision was submitted by the owner of the property, the Committee would find this layout acceptable subject to normal requirements.

SUBDIVISION COMMITTEE MINUTES

504-13

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, October 18, 1977 at 9:30 a.m., with the following persons present:

D. M. Buchanan, Planning Director
L. T. Scott, Subdivision Co-ordinator
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-237C

MR. & MRS. R. SANTOS, MR. & MRS. A. SOUSA
232 - 234 HART STREET
Lot 96, D.L. 1, Grp. 1, N.W.D., Pl. 34329

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for the future installation of storm sewer, pavement widening, sidewalk and streetlighting for Hart Street.
 - b) The provision of an easement along the north property line of the westerly lot in favour of the easterly lot for drainage purposes.
 - c) Payment of the estimated 1978 Municipal taxes before final approval.
 - d) Payment of the parkland acquisition fee of \$600.00 for each of the two potential new dwelling units.

8-3312A

D. & E. EDWARDS
755 ROCHESTER AVENUE
Lot 7, W. 1/2 Blk. 12, D.L. 3, Plan 18756

Approved subject to:

- 1) Compliance with the spatial separation requirements of the National Building Code in relation to the new lot line. It is noted that the maximum allowable window openings must be reduced to approximately 32.5 square feet.
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for future installation of storm sewers, pavement widening, curbwalk and streetlighting for the new lot being created.
 - b) Provision of one new driveway culvert.
 - c) The relocation if required of any existing house connections.
 - d) Payment for a new watermain connection.
 - e) Payment of the parkland acquisition fee of \$600.00 for the one potential new dwelling unit.
 - f) Payment of the estimated 1978 Municipal taxes before final approval.

8-3312A cont'd

- 3) Remodelling of the existing dwelling to make it appear that it is facing Ashley Street.
- 4) The Committee requests the owner to retain as many existing trees as possible.

8-3244D BACM DEVELOPMENT CORPORATION LTD.
 HARBOUR VILLAGE - STAGE VI
Ptn. Lot 317, D.L. 372 & 373, Plan 44332

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1030 including:
 - a) Physical construction of storm and sanitary sewers, pavement, curbs, sidewalks, underground wiring and streetlighting for all roads within the subdivision and for the full width of Hull Court through to Dewdney Trunk Road.
 - b) The applicant providing a survey plan showing dedication of the west half of Hull Court on the municipally owned property.
 - c) Physical construction of watermains.
 - d) Payment of the estimated 1978 Municipal taxes before final approval.
- 2) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet Municipal by-laws.
- 3) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
- 4) The paving, fencing, and lighting of the walkway from Dolphin Street to the east property line.

The Committee notes that there is no parkland acquisition fee being required as the District has already agreed to and received Lot 319, D.L. 372 as meeting neighbourhood park requirements for Stages V and VI of Harbour Village.

8-3507 CBA ENGINEERING & DEPARTMENT OF HIGHWAYS
 CAPE HORN MATHEWSON AREA
Pt. Lot 10, Pt. 1002, Lot 1, 2 & 3, Pt. 17367, Lot C,
 Pt. 10420, Lot A, Pt. 9630, all in B1ks. 11 & 12,
 D.L. 19, 67 & 113

The Committee finds the alignment of the proposed road dedication acceptable.

8-3506 N. & C. THOMPSON
 CORNER HAZEL DRIVE & COY STREET
Martin St. W. 1/2 Lot 1, N. 1/2 LS 16, Sec. 13, Twp. 39, Pt. 18397

Approved subject to the requirements of Subdivision Control By-law No. 1928 including:

8-3506 cont'd

- 1) Completion of the Municipal watermain contract.
- 2) The physical construction of storm sewer, pavement widening and curbs for Hazel Drive and Martin Street.
- 3) Payment of watermain charges and connection fees.
- 4) Payment of the parkland acquisition fee of \$600.00 for each of the two potential new dwelling units.
- 5) Payment of the estimated 1978 Municipal taxes before final approval.

8-3503A

ROMAN CATHOLIC ARCHBISHOP

747 ALDERSON AVENUE

E. 1/2 Lot 41, D.L. 1 & 3, Pl. 874 S & E Pcl. A, Ex. Pl. 11391

The Committee reviewed the letter received from the applicant in the Planning Department on October 4, 1977.

Approved subject to the requirements of Subdivision Control By-law No. 1930 including:

- 1) Cash payment for the future installation of storm sewer, curbwalk, pavement widening and streetlighting for Alderson Avenue.
- 2) Physical construction of storm sewer, curbwalk, pavement widening and streetlighting for Walker Street and Edgar Avenue.

It is noted that the Subdivision Committee does not have the authority to waive the requirements of the Subdivision Control By-law No. 1930. A written request for exemptions could be directed to the Land Use Committee of Council.

ITEM #504-12 con't

The Committee then discussed the issue of rehabilitation versus demolition and new development of housing. The Chairman asked that the NIP Committee review the subject and that they be invited to meet with the Land Use Committee on November 29, 1977 to discuss this issue.

ITEM #504-13

SUBDIVISION COMMITTEE MINUTES OF OCTOBER 18, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of October 18, 1977 be received."

ITEM #504-14

HOUSEKEEPING AMENDMENTS TO ZONING BY-LAW NO. 1928 (FILE Z-46-77: BY-LAW NO. 816)

Mr. Jackson reviewed why these amendments are being put forward, noting that the last overall set of housekeeping amendments was passed by Council in 1972. The basic objective is to follow proper rules of drafting to assist the reader, and to remove ambiguities and drafting errors. No change in intent is proposed though many interpretations are being codified. (NOTE: The introduction of the development permit system is an exception to this general statement.)

The Committee recommends:

"That Council refer the draft By-law to the November 24, 1977 Public Hearing."

The Planning Director noted that modification to wording would continue to be considered by staff till the time of the Public Hearing. The Chairman directed that this subject be placed on the agenda of the November 15, 1977 meeting of the Land Use Committee in order that members could make further input after reviewing the complete draft by-law over the next two weeks.

ITEM #504-15

AMENDMENT BY-LAW TO CONVERT ZONING BY-LAW TO METRIC

The Planning Director noted that a special Public Hearing in December may be required in order to meet the Provincial Government directive.

. CHAIRMAN

NOVEMBER 1, 1977

SUBDIVISION COMMITTEE MINUTES

504-2

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, November 1, 1977 at 9:30 a.m., with the following persons present:

D. M. Buchanan, Planning Director
A. Phillips, Municipal Engineer
L. T. Scott, Subdivision Co-ordinator
K. D. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-1776F

MR. G. BULL
AUSTIN AVENUE
Lot 130, D.L. 109, Plan 42914

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm sewers, sidewalk, curb, pavement widening and streetlighting for the frontage of the property on Charland Avenue.
 - b) The paving and curbing of the lane for its length fronting the subdivision.
 - c) Provision of a storm drainage facility to serve the lane and the abutting properties.
 - d) Payment of the parkland acquisition fee of \$600.00 for each of the 4 potential new dwelling units.
 - e) Payment of the estimated 1978 Municipal taxes before final approval.
 - f) Stabilizing the ravine slopes below the existing culvert, thereby retaining the existing natural ravine at the south end of the property.
 - g) Registration in the Land Registry Office of any necessary easements.
- 2) Minimal filling of the site to create building sites and to facilitate construction of the lane, all to be carried out in accordance with an approved plan prepared by the applicant's professional engineer and professional soils consultant.
- 3) Foundations in fill areas being designed by a professional engineer (soils consultant) will be required prior to building permit issuance.
- 4) The applicants obtaining the necessary authorization from the owners of the abutting properties for encroachment or fill as may be required for filling the property in the creation of building sites.
- 5) The Committee notes that this subdivision will retain the open watercourse without provision of additional enclosure.
- 6) Access to all new dwellings to be from the proposed lane or Charland Avenue only.
- 7) The Approving Officer waiving the frontage requirements for any frontage less than 10% of the perimeter of the lot.

SUBDIVISION COMMITTEE MINUTES OF NOVEMBER 1, 1977, CONT'D

8-2090D ALBERT J. SARETSKY
 2259 HAVERSLEY AVENUE
Lot 112, D.L. 359, Plan 45210

Approved subject to:

- 1) Payment of watermain connections to the 2 new lots.
- 2) Payment of the parkland acquisition fee for the 2 new lots being created.
- 3) Payment of the estimated 1978 Municipal taxes before final approval.

8-3239B IRENE McDONALD
 995 RANCH PARK WAY
Lots 587, 588 & 589, Blk. 52, D.L. 373, Grp. 1, Pl. 53106

Approved subject to:

- 1) Rezoning of the 2 lots to RS-3 One Family Residential (6,000 sq. ft.).
- 2) Payment of the estimated 1978 Municipal taxes before final approval.

8-3509 BARSOL ENTERPRISES LTD.
 3163, 3173 DUNKIRK AVENUE
Lots 5 & 6, Sec. 11, Twp. 39, Pl. 22310

Tabled for the Planning Department to finalize the subdivision design.

8-1745 H.C. & B. COBURN
 430 HICKEY STREET
Lot 10, D.L. 112 & 113, Pl. 4888

Approved subject to:

- 1) Rezoning of the property to RS-3 One Family Residential (6,000 sq. ft. lots).
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of sanitary sewer to existing facilities, noting that this requirement will be subject to further consideration by Council.
 - b) Physical construction of all roads and Municipal services within and bounding the subdivision.
 - c) Payment of the parkland acquisition fee of \$600.00 for each of the 20 potential new dwelling units.
 - d) Payment of the estimated 1978 Municipal taxes before final approval.
- 3) Cash payment for watermain connections, or the installation of same.
- 4) A restrictive covenant being registered against each of the affected new lots, such that no building will be sited within the area indicated for stream and bank protection on the plan prepared by V. C. Goudal and Associates, numbered C-2591-77.

SUBDIVISION COMMITTEE MINUTES OF NOVEMBER 1, 1977, CONT'D

8-3472I DISTRICT OF COQUITLAM
CHAPMAN AVENUE AT CLARKE ROAD
Lots 9, 10, Rem. 21, Pl. 6467; Lot A, Pl. Sk. 12760
& Lot 26, Pl. 17579

Approved.

8-3188F H.A. ROBERTS GROUP LTD.
WESTWOOD & BEDFORD STREETS
Pct. E. Sk. 7392 & Rem. S.E. ptn. D.L. 378

Tabled for:

- 1) Comments from the Ministry of Highways on the proposed access to the Kelly-Como connector in regards to the proposed location and the type of turning movements which would be allowable.
- 2) Submission of a survey plan indicating the natural boundary of Coquitlam River by the applicant's planning and engineering consultants.

8-426 W. & J. PEARSON
567 EBERT AVENUE
Lot A, Blk. 11, D.L. 7, Pl. 18209

Approved subject to:

- 1) The requirements of Subdivision Control By-law 1930 including:
 - a) The physical construction of curb, sidewalk, pavement, underground wiring, street lighting, road and lot drainage, sanitary sewer connection, water connection, all for the frontage of the new lot on Aspen Street.
 - b) Payment of the parkland acquisition fee in the amount of \$600.00 for the one new lot being created.
 - c) Payment of the estimated 1978 Municipal taxes before final approval.
 - d) The registration of any rights-of-way that may be required for servicing connections.

8-2333I GENSTAR DEVELOPMENT COMPANY
EAGLE RIDGE PHASE II
Part of Lot 37 of D.L. 238 & 346, Grp. 1, N.W. 1/2 Sec. 10, Twp. 39 & Part of Lot 38 of D.L. 238, 346, 383 & 385, Grp. 1 & N.E. 1/4 Sec. 10, Twp. 39, Pl. 32594, N.W.D. & Part of Lot B of Frac. N.W. 1/4 Sec. 10, Twp. 39, & D.L. 238 & 346, Grp. 1, Pl. 22328, N.W.D.

The Committee finds the proposed layout technically feasible but requests the applicant to submit road centre line profiles based on actual ground survey information.

ITEM #504-2

BUC Meeting of Nov. 29/77

MINUTES OF SUBDIVISION COMMITTEE MEETING OF NOVEMBER 15, 1977

The Committee recommends:

"That the minutes of the Subdivision Committee meeting of November 15, 1977 be received."

NOVEMBER 15, 1977

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, November 15, 1977 at 9:30 a.m., with the following persons present:

L.T. Scott, Subdivision Co-ordinator
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3509

BARSOL ENTERPRISES LTD.
3163-3173 DUNKIRK AVENUE
Lots 5 & 6, Sec. 11, Twp. 39, P1. 22310

Tabled for review of the implications of Creek No. 2 of the Maple Creek drainage system running through the development, as described in the letter of March 15, 1977 from Environment Canada.

8-2535F

W. & L. STRAYSKI
1134 ROCHESTER AVENUE
Rem. Lot 6, Blk. 33, D.L. 109, P1. 5753

Approved subject to the servicing requirements of Subdivision Control By-law No. 1930 including:

- 1) Physical construction of all services required under the Subdivision Control By-law for the portion of road being dedicated.
- 2) Payment of the parkland acquisition fee of \$600.00 for each of the four potential new dwelling units.
- 3) Payment of the estimated 1978 municipal taxes before final approval.
- 4) Registration in the Land Registry Office of any necessary easements.
- 5) Provision of drainage facilities for all lots being created.

8-1847D

A.R. PEARSON
875 BLUE MOUNTAIN STREET
Lot 12, Blks. 1 & 2, D.L. 368, P1. 1374

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Payment of the parkland acquisition fee of \$600.00 for each of the two potential new dwelling units.
 - b) Payment of the estimated 1978 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements for drainage purposes.

SUBDIVISION COMMITTEE
MINUTES . . .

NOVEMBER 15, 1977

8-1222C

D.A. & M.A. MCCONNELL AND A. & S. MCCONNELL
1392 COAST MERIDIAN ROAD AND VACANT LAND
Pct. B, Pl. 15734 & Pct. 1, Ex. Pl. 16886, both of
L.S. 7, Sec. 13, Twp. 39

Approved subject to:

- 1) Approval from the Simon Fraser Health Unit of the existing septic drainage field and the domestic water supply system.
- 2) Payment of the estimated 1978 municipal taxes before final approval.
- 3) Perimeter ruling being granted by the Approving Officer.

8-3506

C. & N. THOMPSON
CORNER HAZEL DRIVE & COY AVENUE
W $\frac{1}{2}$ Lot 1, N $\frac{1}{2}$, L.S. 16, Sec. 13, Twp. 39

The Committee reviewed a letter from the Simon Fraser Health Unit, received in the Planning Department November 4, 1977, and then recommended to the Approving Officer that he not approve any plans pending proof to the satisfaction of the Health Unit that the following two conditions can be met:

- 1) That a sewage disposal system can be constructed on the lot with the stream.
- 2) Demonstration that the soil conditions are suitable for sewage disposal installation.

8-2687H

DAON DEVELOPMENT CORPORATION LTD.
OZADA AVENUE EAST OF PIPELINE ROAD
Pct. E of Lot 1 of SE $\frac{1}{4}$ Sec. 11, Twp. 39, Ex. Pl. 13789

Approved subject to:

- 1) Rezoning of the appropriate portions of the site to RS-4 One-Family Compact Residential.
- 2) Road dedication of the rear 33 feet of Lot 2, Sec. 11, Twp. 39, Pl. 9604, 1215 Pipeline Road.
- 3) Perimeter ruling being granted by the Approving Officer of the large parcel in the south-west corner of the site.
- 4) Registration in the Land Registry Office of the road exchange and road reservation by-laws.
- 5) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all roads and services to the standards of Subdivision Control By-law No. 1930.
 - b) Payment of the parkland acquisition fee of \$600.00 for each of the 177 potential new dwelling units.
 - c) Payment of the estimated 1978 municipal taxes before final approval.
 - d) Registration in the Land Registry Office of any necessary easements.

8-2687H con't

The Committee understands that the applicant is continuing to co-operate with the Fisheries and Marine Branch of Environment Canada regarding their guidelines of March 1977.

8-1561G

DISTRICT OF COQUITLAM
1100 BLOCK BRISBANE
Lots 53-57, Pt. 26562 & Lots 269-270, Pt. 41693, all in D.L. 368

Tabled for the Planning Department to seek Council direction on the benefitting property owners' position in regard to the payment of market value for the portions of walkway being cancelled.

8-2333I

GENSTAR DEVELOPMENTS LTD.
EAGLE RIDGE PHASE II
Pt. of Lot 37, D.L. 238 & 346, NW $\frac{1}{2}$ Sec. 10, Twp. 39 & Pt. of Lot 38, D.L. 238, 346, 383 & 385 & NE $\frac{1}{2}$ Sec. 10, Twp. 39, Pt. 32594 & Pt. of Lot B of Frac. NW $\frac{1}{2}$ Sec. 10, Twp. 39, D.L. 238 & 346, Pt. 22328

Approved subject to:

- 1) Rezoning of the lands to RS-1 One-Family Residential.
- 2) Registration in the Land Registry Office of Phase I to assure legal road access to this subdivision.
- 3) The requirements of Subdivision Control By-law No. 1930 including:
 - a) The physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision.
 - b) Payment of the estimated 1978 municipal taxes before final approval.
 - c) Registration of any necessary easements.
- 4) Perimeter ruling being granted by the Approving Officer.
- 5) Approval in writing from B.C. Hydro of the proposed Hydro line crossings.

The Committee notes that no parkland acquisition fee is to be charged as per Article 9 of the Off-Site Services and Recreation Lands and Facilities Agreement.

8-3510

BARSOL ENTERPRISES LTD., LAURAND HOLDINGS LTD., ARMA HOLDINGS
590 WHITING WAY
Lot 79, D.L. 5, Pt. 36595

Tabled for the applicant to supply the following:

- 1) A name and address list of all persons leasing or renting units within the building; also the names and addresses of all tenants whose tenancies terminated during the six months preceding the application.
- 2) A written statement of the provisions established, if any, for existing tenants to purchase, to relocate, or to extend their tenancies.

8-3510 con't

- 3) Satisfactory written evidence that all affected tenants consent to the proposed conversion and that all requirements of the Landlord and Tenant Act have been met.

Once the requested information above has been submitted, the proposed strata title conversion will be reviewed by the Building, Fire and Planning Departments in relation to the following critical matters:

- a) safety, fire hazard and sanitary conditions;
- b) off-street parking and loading provisions;
- c) minimum dwelling unit and room sizes;
- d) soundproofing between dwelling units.

The applicant will be required to pay actual costs for on-site inspections prior to consideration of final approval by Council.

It is noted that no upgrading of the abutting roads would be required as the roads are presently constructed to the standards of Subdivision Control By-law No. 1930.

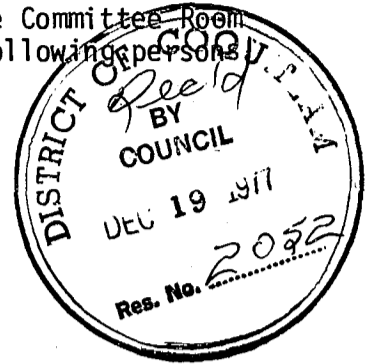
The \$600.00 per dwelling unit parkland acquisition fee will be required prior to final approval of the strata plan.

Any upgrading required by the Council to comply with by-law standards is to be completed prior to the Council giving consideration to final approval of the strata plan.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, December 6, 1977 at 9:30 a.m., with the following persons present:

Alan Phillips, Municipal Engineer
 D. Buchanan, Planning Director
 Lorne Scott, Subdivision Co-ordinator
 Ken McLaren, Development Control Technician
 Neil Maxwell, Planning Assistant



8-3096C

JOHN SARIC
623 & 627 THOMPSON AVENUE
 W. 1/2 Lot 4, Blk. 4, D.L. 106, Plan 5930
 E. 1/2 Lot 4, Blk. 4, D.L. 106, Plan 5930

Approved subject to:

- 1) The payment of the estimated 1978 municipal taxes before final approval.
- 2) Removal of the dwelling on the W. 1/2 of Lot 4.
- 3) Submission of a surveyor's plot plan for the dwelling on the E. 1/2 Lot 4 which is to remain.

8-3494

JEANNE MARIE CALDWELL, KATHLEEN MARIE LEMON
985 RANCH PARK WAY
Lot 1 of Lot 373, Group 1, Plan 19655

Approved subject to the servicing requirements of Subdivision Control By-law No. 1930 including:

- 1) Physical construction of road drainage, streetlighting, curb-walks and pavement widening for the full frontage of the property on Ranch Park Way.
- 2) Construction of an extension of a storm sewer across the rear of the proposed lot on Ranch Park Way.
- 3) Payment of the parkland acquisition fee of \$600.00 for the one potential new dwelling unit.
- 4) Payment of the estimated 1978 municipal taxes before final approval.
- 5) Registration in the Land Registry Office of the required easement.
- 6) Payment for one new water connection.

The subdivider may wish to relocate the sanitary sewer main at the same time as the storm sewer extension is constructed. This would be required in the future to allow 5 lots to be created. The present position of the sanitary sewer would not allow 5 lots to be created.

8-3451 KAM-BEL HOLDINGS LTD.
NORTH SIDE OF JUBILEE HOTEL AT BRUNETTE AVENUE
Lots 8 & 9, Blks. 80 & 81, D.L. 3, Plan 5732

As the Committee has had no response to the letter of July 4, 1977 to the applicants regarding this proposed lane cancellation, the Committee will now consider this application inactive.

8-3430 A. GOYETTE
1313 CARTIER AVENUE
Lot 10, D.L. 46, Plan 2624

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930.
- 2) Payment of the parkland acquisition fee for the one new lot being created.
- 3) Payment of the estimated 1978 municipal taxes before final approval.

8-3513 ANDERSON & LYLE PROPERTIES LTD.
1101 LANSDOWNE STREET
S. 210 ft. of Btk. C of S. 1/2 D.L. 383, Grp. 1, Pl. 6408 N.W.D.

Tabled for the Planning Department to contact the Ministry of Environment as to their requirements for the required leave strip and treatment of Scott Creek.

8-2364C E. MILDRED CANNELL
830 IRVINE STREET
Lot 79, D.L. 378 & E. Pl. 46066, Pl. 32866
& Lot 302, D.L. 378, Pl. 52479

Tabled for the Planning Department to seek comments of the Ministry of Environment on this proposed subdivision as it lies within the floodplain of Scott Creek and Coquitlam River.

8-3491C WALL & REDEKOP CORPORATION
NESTOR STREET AND DUNKIRK AVENUE
Lots 16, 17, 18 & 19, Sec. 12, Twp. 39, Pl. 3022

Approved subject to:

- 1) Approval of the rezoning of the property to RS-4 by the Minister of Municipal Affairs and the District of Coquitlam Council.
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required under Subdivision Control By-law No. 1930.
 - b) Payment of 1978 municipal taxes before final approval.
 - c) Registration in the Land Registry Office of any necessary easements.
 - d) Payment of the parkland acquisition fee of \$600.00 for each of the 250 potential new dwelling units.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 6, 1977

8-3491C cont'd

- 3) Transfer of the areas of land labelled as park to the District of Coquitlam in the form of legal parcels.
- 4) Perimeter ruling being granted by the Approving Officer on any lots within the subdivision having less than the required minimum ten per cent of the perimeter in frontage.
- 5) The applicant's engineer proving out the adequacy of the existing watermain to the property from pipeline Road.

8-1745A H.C. & B. COBURN
430 HICKEY STREET
Lot 10, D.L. 112 & 113, Pl. 4888

Approved subject to:

- 1) Rezoning of the property to RS-3 One-Family Residential (6,000 sq. ft. lots).
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of sanitary sewer to existing facilities.
 - b) Physical construction of all roads and Municipal services within and bounding the subdivision.
 - c) Payment of the parkland acquisition fee of \$600.00 for each of the 20 potential new dwelling units.
 - d) Payment of the estimated 1978 Municipal taxes before final approval.
 - e) Installation of water connections to the two new lots.
- 3) The cash payment for existing watermains on Tolmie Avenue and Hickey Drive.
- 4) An easement over the watercourse for the area indicated for stream and bank protection on the plan prepared by V.C. Goudal & Associates, numbered C-2591-77, and received in the Planning Department December 2, 1977.
- 5) Registration of any other required easements.

8-843A THOS. R. HARTLE
1987 WILTSHIRE AVENUE
Lot 13, Block E, D.L. 64, Pl. 1817

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 by way of cash payment for the future installation of storm sewer, pavement widening, curb-walk and street lighting for the frontages of the new lot on Montgomery Street and Wilshire Avenue.
- 2) Physical construction of a drainage pipe and the possible relocation of the sanitary sewer connection into an easement along the westerly boundary of the new southerly lot.
- 3) Payment for a new water service.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 6, 1977

8-843A cont'd

- 4) Registration in the Land Registry Office of the necessary easement.
- 5) Payment of the parkland acquisition fee of \$600.00 for the one new lot being created.
- 6) Payment of the estimated 1978 Municipal taxes before final approval.
- 7) Payment for one new driveway culvert.

8-3516 JOE KROENING & GOLDIE KROENING
402 MUNDY STREET
Lot 93, D.L. 111

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 by way of cash payment for the future installation of pavement widening, concrete curb-walk, road drainage, street lighting and lane paving for the full frontages of Mundy Street and the lane.
- 2) Payment for 2 new water services.
- 3) Payment of the parkland acquisition fee of \$600.00 for each of the potential 3 new dwelling units.
- 4) Payment of the estimated 1978 Municipal taxes before final approval.

8-3396E MRS. C. DUHANE
941 & 943 PORTER STREET
Rem. Lot 15, Pl. 1265 & Lot 4, Pl. 21520, both D.L. 368

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of the required services on Merritt Street.
 - b) Provision of storm sewer connections to all lots.
 - c) Registration in the Land Registry Office of all necessary easements.
 - d) Payment of the parkland acquisition fee for the potential new dwelling unit on Merritt Street.
 - e) Payment of the estimated 1978 Municipal taxes on both existing lots before final approval.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 6, 1977

8-3509 BARSOL ENTERPRISES LTD.
3163 & 3173 DUNKIRK AVENUE
Lots 5 & 6, Sec. 11, Twp. 39, Pl. 22310

The Committee found the proposed street and lot layout technically feasible. The Committee then tabled this application pending review of the rezoning by Council after a Public Hearing.

8-2687 DAON DEVELOPMENT CORPORATION
OZADA AVENUE EAST OF PIPELINE ROAD
Pcl. "E", Lot 1, S.E. 1/2 Sec. 11, Twp. 39, Ex. Pl. 13789

Approved subject to:

- 1) Rezoning of the appropriate portions of the site to RS-4 One-Family Compact Residential.
- 2) Road dedication of the rear 33 feet of Lot 2, Sec. 11, Twp. 39, Pl. 9604, 1215 Pipeline Road.
- 3) Perimeter ruling being granted by the Approving Officer of the large parcel in the south-west corner of the site.
- 4) Registration in the Land Registry Office of the road exchange and road reservation by-laws.
- 5) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all roads and services to the standards of Subdivision Control By-law No. 1930.
 - b) Payment of the parkland acquisition fee of \$600.00 for each of the 177 potential new dwelling units.
 - c) Payment of the estimated 1978 Municipal taxes before final approval.
 - d) Registration in the Land Registry Office of any necessary easements.

8-2651B & C

CORONATION MANAGEMENT SERVICES LTD.
630 CLARKE ROAD
Lot 5, Btk. 25, D.L. 9, Grp. 1, Pl. 12204, N.W.D. &
Pcl. "A" (Ex. Pl. 12087) of Lot 25, D.L. 9, Grp. 1, Pl.
4485, N.W.D.

Tabled for the applicant to supply the following:

- 1) The name and address list of all persons renting or leasing units within the building; also the names and addresses of all tenancies terminated during the six months preceeding the application.
- 2) A written statement of the provisions established, if any, for existing tenants to purchase, to relocate or to extend their tenancies.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 6, 1977

8-2651B & C cont'd

- 3) Satisfactory written evidence that all affected tenants consent to the proposed conversion and that all requirements of the Landlord and Tenants Act have been met.

Once the requested information above has been submitted, the proposed strata title conversion will be reviewed by the Building, Fire, Engineering and Planning Departments in relation to the following critical matters:

- a) Safety, fire hazards and sanitary conditions.
- b) Off-street parking and loading provisions.
- c) Minimum dwelling unit and room sizes.
- d) Soundproofing between dwelling units - walls, ceilings & floors.
- e) Servicing requirements of Subdivision Control By-law No. 1930.

The applicant may be required to pay actual costs of on-site inspections prior to consideration of final approval by Council. The \$600.00 per unit parkland acquisition fee will be required prior to final approval of the strata plan.

Any upgrading required by Council to comply with by-law standards is to be completed prior to the Council giving consideration to final approval of the strata plan.

8-3056B

CAMLIN PROPERTIES LTD.
1100 BLOCK LANSLOWNE STREET
Lot B, D.L. 383, Grp. 1, Pl. 6408 exc. part on
Pl. 12327 thereof, N.W.D.

As no response has been received from the applicant since December 1976, the Committee assumes that this application is no longer active.

The Committee notes that since the original application the Advance Street Plan for the area has been adjusted. The Advance Plan now calls for a 40 foot road along the south property line. If an application for subdivision was received, the Committee would treat it the same as the application directly to the west, in relation to required road dedication.

8-3188G

H.A. ROBERTS GROUP LTD.
Pcl. E, Sk. 7392 & Rem. Ptn. of D.L. 378
WESTWOOD AND BEDFORD STREETS

Tabled for the applicant to clarify the following two points:

- 1) The natural boundary and the present north bank and also a comparison of these two lines in relation to the boundary established by the Coquitlam River Management Committee.
- 2) The existing legal boundaries particularly in the area north of the B. C. Hydro Right-of-Way. The Committee notes they are still waiting for approval from the Ministry of Highways. Also, once point No. 1 has been clarified, the Committee requests that the natural boundary be indicated by way of dimensions and bearings.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 6, 1977

8-2119 H.V. & C. DAGG
905 MACINTOSH STREET
Lot 54, D.L. 368, Plan 1374

Approved subject to the servicing requirements of Subdivision Control By-law No. 1930 including:

- 1) The physical construction of the services in Jarvis Street consisting of road drainage, pavement widening, curb-walk and streetlighting.
- 2) Cash deposit for the following services on MacIntosh Street: storm sewer, pavement widening, curb-walk and streetlighting.
- 3) Construction of drainage facilities for the two lots on Jarvis Street through an easement to MacIntosh Street.
- 4) Registration of an easement in the Land Registry Office for the drainage facilities mentioned in No. 3 above.
- 5) Payment of water connections and watermains for the two new lots on Jarvis Street.
- 6) Payment of the parkland acquisition fee for the two new lots on Jarvis Street.
- 7) Payment of the estimated 1978 Municipal taxes before final approval.

8-3472J ALLEY ESTATES
Lots 9 & 10, D.L. 106, Plan 6467
CHAPMAN AVENUE AT CLARKE ROAD

Assistant Municipal Solicitor T. Goddard was present to discuss with the Committee the executed Agreement between the District and Alley Estates Ltd.

The Committee cannot endorse this latest site consolidation as it creates a number of unacceptable servicing and zoning problems. Moreover, it leaves lots to the north of the former Chapman Avenue not fully resubdividable, without later consolidation.

The Committee reiterated its earlier approval of 8-3472I and expressed concern that this had not continued to be implemented by the executed Agreement as it had been in the initial draft.

8-1517 MRS. G. M. SMITH
959 DELESTRE AVENUE
Lot C of Lot 8, Blk. 103, D.L. 45, Plan 23530

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 by way of cash payment for the future installation of pavement widening, curb-walk, streetlighting, lane paving and road and lot drainage.
- 2) Payment for the one new watermain connection.
- 3) Payment of one new driveway culvert.
- 4) Payment of the parkland acquisition fee for the one potential new dwelling unit.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 6, 1977

8-1517 cont'd

- 5) Payment of the estimated 1978 Municipal taxes before final approval.
- 6) The removal of the garage or alternatively, its relocation to conform to the setback requirements of Zoning By-law No. 1928.

DECEMBER 20, 1977

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Municipal Engineer's office on Tuesday, December 20, 1977 at 11:00 a.m., with the following persons present:

A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator
N. Maxwell, Planning Assistant

8-2333I GENSTAR DEVELOPMENTS LTD.
EAGLE RIDGE PHASE II
Pt. of Lot 37, D.L. 238 & 346, NW $\frac{1}{2}$ Sec. 10, Twp. 39 & Pt. of
Lot 38, D.L. 238, 346, 383 & 385 & NE $\frac{1}{4}$ Sec. 10, Twp. 39, Pl. 32594
& Pt. of Lot B of Frac. NW $\frac{1}{4}$ Sec. 10, Twp. 39, D.L. 238 & 346, Pl. 22328

The Committee reviewed the proposed revisions to the road and lot layouts as submitted by the applicants on December 9, 1977. The Committee then tabled their comments and requested the submission of road centre line profiles on separate transparencies, comparing the approved layout with the proposed revisions.

8-2718D F. & H. WRIGHT
701 ALDERSON AVENUE
Lot 240, D.L. 1 & 3, Blk. 37, Pl. 45777

Approved subject to:

- 1) Payment of the estimated 1978 municipal taxes before final approval.
- 2) Removal of any buildings which would become non-conforming as to the required by-law setbacks.
- 3) Provision being made for independent water connections.
- 4) Signing of the subdivision plans by the Approving Officer of the Ministry of Highways.

8-2687J DAON DEVELOPMENT CORPORATION
8-2687K OZADA AVENUE & NESTOR STREET
8-2687L Pct. E, (Ex. Pl. 13789) of Lot 1, SE $\frac{1}{4}$ Sec. 11, Twp. 39, Pl. 8385

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 by way of physical construction.
- 2) Refinement of the road right-of-way in Area #4 by rounding the corners similar to the treatment expressed in 8-2687I.

8-2126A L. DAWE AND V.H. & P.R. BARTON
S. 143.76' of 834 and 836 COTTONWOOD AVENUE
Lots B & A, both of Lot 20 of BLKS. 12 & 13, D.L. 366, Pl. 18458

Declined as this proposed subdivision makes no provision for the extension of the lane system from the west.

8-2126B L. DAWE AND V.H. & P.R. BARTON
S. 143.76' of 834 & 836 COTTONWOOD AVENUE
Lots B & A, both of Lot 20 of Blks. 12 & 13, D.L. 366, Pl. 18458

Tabled for the Planning Department to table with the Committee sketches indicating the proposed advance road plan for the area and copies of the recent report on traffic implications of utilizing the 20' lane as the principal means of access to Spruce Avenue.