

CITY OF _____

COQUITLAM



Mayor L. Sekora

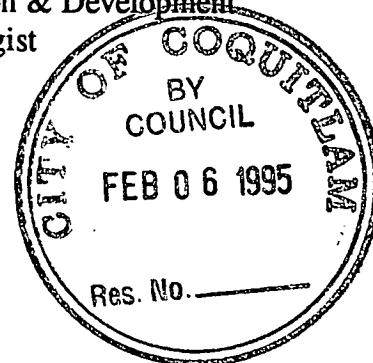
SUBDIVISION COMMITTEE MEETING

MINUTES

T-3

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, January 04, 1995 in the Planning Department Committee Room, with the following persons present:

Lorne Scott	-	Supervisor - Subdivision & Development
Jason Cordoni	-	Site Grading Technologist
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant



8-3918F

**MARGARET AND ARTHUR LANG
1323 JOHNSON STREET
LOT 1 SECTION 11 TWP 39 NWD PLAN 73103**

The Subdivision Committee deferred the revised subdivision proposal from the applicants as shown on sketch 8-3918F for the following:

1. Comments from the Traffic Section of the Engineering Department in relation to the location of access driveways to Delahaye Drive;
2. The applicant submitting cross section drawings through each of the three proposed lots off of Delahaye Drive which demonstrates the proposed driveway grades, noting the maximum driveway grade must not exceed 20 per cent.

1995 January 04
**SUBDIVISION COMMITTEE
MEETING MINUTES**

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

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a. physical construction of Chapman Avenue and Nicola Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b. registration in the Land Title Office of any necessary easements;
2. Payment of any current, delinquent or outstanding taxes prior to final approval;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. The driveway for the new lot on Nicola Avenue being restricted to the western side of the proposed lot.

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

1995 January 04
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4455 **BOMA INDUSTRIES LTD.**
78 FAWCETT ROAD
LOT 1 DL 20 GP 1 NWD PL 85182

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a. physical construction of separate and independent service connections to each proposed lot;
 - b. registration in the Land Title Office of any necessary easements;
2. Registration of a reciprocal access easement between all three proposed lots;
3. The existing buildings on site meeting spatial separation requirements of the BC Building Code to the proposed property lines to the satisfaction of the Permits & Licences Department;
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee recommends that the Approving Officer waive the perimeter ruling requirement as set out in Section 7.04 of the Subdivision Control Bylaw No. 2038.

COQUITLAM



SUBDIVISION COMMITTEE MEETING

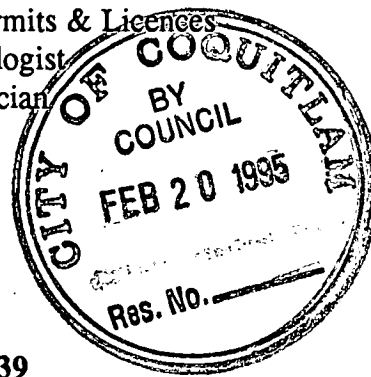
MINUTES

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, January 17, 1995 in the Council Committee Room, with the following persons present:

T-2

- Don Buchanan - Planning Director
- Rosa Telegus - Engineer - Environment & Development
- Tim Arthur - Deputy Director, Permits & Licences
- Jason Cordoni - Site Grading Technologist
- Dave Palidwor - Parks Design Technician
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant



8-3532J

**BURKE MOUNTAIN INVESTMENTS LTD.
3300 HIGHLAND DRIVE
LS 7 SECTION 13 TWP 39 GP 1 NWD PLAN 39**

The Committee reviewed the letter from the applicant, Civic Project Consulting Ltd. dated January 06, 1995 wherein the Subdivision Committee was requested to reconsider the requirement for cash payment for future construction of Oxford Street at this time. The Committee then deferred the proposed subdivision for the City Solicitor to advise as to whether a restrictive covenant to defer the future construction of Oxford Street could be utilized.

8-3934D

**L. GAUTHIER AND V. GAUTHIER
579 ALDERSON AVENUE
LOT 13 DL 1 & 3 GRP 1 NWD PLAN 12211**

The Subdivision Committee found the proposed subdivision shown on sketch 8-3934D technically feasible noting that Council's approval of RS-3 zoning is required.

The Committee further notes that a Development Variance Permit will be required for the reduced cul-de-sac radius, as a condition of preliminary approval if the subdivision reaches that stage.

1995 January 17
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4429B **CAROLE AND GERALD FARIS**
1284 OXFORD STREET
LOT 6 SEC 12 TWP 39 NWD PL LMP

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Oxford Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures in relation to the top of bank as required by the recommendations outlined in the HBT Agra Visual Slope Assessment report dated July 02, 1993 for this property;
3. Registration in the Land Title Office of a restrictive covenant restricting the construction on the proposed lots to development which meets the recommendations outlined in the HBT Agra Visual Slope Assessment report dated July 02, 1993 for this property;
4. The applicant installing a permanent 1.8m high chain link fence, 3m from the top of bank to the satisfaction of the Permits & Licences Department;
5. The applicant installing a temporary fence along the covenant boundary outlined in No. 3 above to ensure that the area beyond that line is not cleared and all excavation material will be placed in the front yards during building construction. This fence to be installed prior to final approval to the satisfaction of the Permits & Licences Department;
6. Compliance with the requirements contained in the April 06, 1994 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;

1995 January 17
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4429B cont'd

7. Payment of any current, delinquent or outstanding taxes prior to final approval;
8. Payment of a Development Cost Charge for one additional lot to be created in the amount of \$6,620 (Transportation Charge - \$2,760; Parkland Charge - \$3,860).
9. The removal of all building construction prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition.



T-1

SUBDIVISION COMMITTEE MEETING

Mayor L. Sekora

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, February 07, 1995 in the Council Committee Room, with the following persons present:

Don Buchanan	-	Planning Director
Lorne Scott	-	Supervisor - Subdivision & Development
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Parks Design Technician
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

**8-1969C****LEO AND WENDY VAN TONGEREN****2003 COMO LAKE AVENUE****LOT 12 DL 2 TWP 39 GP 1 NWD PLAN 12542 EXCEPT PLAN 28790 & 70393**

The Subdivision Committee recommends that the bareland strata approving officer approve the proposed subdivision subject to the following:

1. Council's approval of the required RS-6 and P-5 zoning;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Como Lake Avenue to include the provision for a right-in/right-out access to the satisfaction of the Traffic Section of the Engineering Department;
 - b) registration in the Land Title Office of any necessary easements;
3. The applicant submitting a detailed regrading and revegetation plan prepared by a Professional Engineer, with experience in geotechnical engineering which indicates:
 - a) the existing and proposed elevations ensuring adjacent properties are not affected by any regrading and soil removal;

1995 February 09
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-1969C cont'd

- b) the areas of cuts and fill;
- c) the details of the 'new slope' including required revegetation for slope stabilization;
- d) site drainage;

all to the satisfaction of the Permits & Licences Department;

4. The registration of a restrictive covenant which ensures that the recommendations outlined in the January 14, September 30 and October 12, 1993 HBT Agra Ltd. reports are met including the supervision of any earthworks and site grading by a professional engineer and restrictions on the placement and construction of buildings and structures in relation to the newly defined top of slope;
5. Prior to signing of the registerable bareland strata subdivision plans, the applicant providing the following:
 - a) a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering which states that all required earthworks and recommendations as outlined within the three geotechnical reports outlined in No. 4 above have been completed to their satisfaction;
 - b) an as-constructed plan of the newly defined slope;

all to the satisfaction of the Permits & Licences Department;

6. The removal of all buildings, structures and tennis court prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
7. The applicant providing a detailed landscape plan prepared by a landscape architect, for the proposed buffer area adjacent to the private access driveway, to the satisfaction of the Planning Director;

1995 February 09
SUBDIVISION COMMITTEE
MEETING MINUTES

8-1969C

8. The installation of a 1.8 metre high chain link fence along the newly defined top of slope to the satisfaction of the Permits & Licences Department;
9. Submission of plans which indicate that the private road is designed and is capable of being constructed in accordance with the standards generally accepted as good engineering practice;
10. The applicant submitting a site development security to ensure that the above noted fencing, landscape buffer and private road have been installed to the satisfaction of the Planning Director. The applicant should also provide a cost estimate for the above noted works in order to determine the required security;
11. The installation of 'no parking' signs along the private access driveway to the satisfaction of the Planning Department;
12. Registration of a restrictive covenant indemnifying the City against any liability in regard to possible slope failure to the satisfaction of the City Solicitor which was undertaken to be provided by the applicant's consultant;
13. Registration of a restrictive covenant to ensure that two accessory off-street parking spaces and two visitor parking spaces are provided for on each strata lot;
14. Registration of an easement to provide for a turnaround for garbage/fire trucks, in a location acceptable to the Fire Department and the Engineering Department;
15. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
16. Payment of any current, delinquent or outstanding taxes prior to final approval;

The Committee notes that a tree cutting permit may be required to be secured from Council and the applicant is requested to contact the Environment Section of the Engineering Department for verification.

1995 February 09
SUBDIVISION COMMITTEE
MEETING MINUTES

8-2540I **OLIVIERI HOLDINGS LTD. AND F. MARIN HOLDINGS LTD.**
1000 BLOCK LOUGHEED HIGHWAY
LOTS 4 & 5 BLK 5 PL 1531; PCL B BLK 5 & 6 PL 1531 (EX PL
63067); LOT A BLK 6 PL 1531 (EX PL 8027); LOT 57 PL 28077;
LOT 64 PL 39647; LOT 68 PL 48189; PCL 1, 2, 3, 5 & 16 PL
76923 BLK A, B & C; LOT 59 PL 33516 GP 1 NWD

The Subdivision Committee found the proposed subdivision shown on sketch 8-2540I technically feasible noting that Council's approval of CS-1 zoning and a Road Exchange Bylaw is required.

The Subdivision Committee also notes the following:

1. The applicant will be required to apply for and secure a Development Variance Permit from Council as a condition of preliminary approval to supplement the Subdivision Control Bylaw requirements for the full frontage of Adair Avenue to reflect the Adair/Nelson streetscape design guidelines;
2. Prior to Council consideration of rezoning of the land north of the proposed lane system for multi-family residential use, the applicant will be required to provide certification that the soil conditions meet residential standards to the satisfaction of the Ministry of Environment, Lands & Parks;
3. The access to the existing mobile home park via the Sherwood Avenue entrance must be maintained;
4. The payment of Development Cost Charges must be provided for prior to issuance of any building permit;
5. In addition to the servicing requirements for this site, the applicant is responsible for a portion of the cost to improve those intersections as outlined in the traffic study prepared by Hamilton & Associates dated April 1994 based on the percentage of development traffic.
6. A covenant to restrict building on the two proposed lots north of the lane system, may be required as a condition of preliminary approval;
7. The applicant must provide proof of ownership of Lot 13, Block 5 and Lots 13-16, Plan 1531 as City records indicate that these parcels are under Crown Provincial ownership;

1995 February 09
SUBDIVISION COMMITTEE
MEETING MINUTES

8-2540I cont'd

8. Prior to consideration of preliminary approval, the applicant must submit a concept for review by the Engineering Department for the construction of sewerage, water and drainage facilities streetlighting, underground wiring, sidewalks and utility connections.
9. As a condition of preliminary approval, a design review covenant, in favour of the City, must be registered against the three lots proposed for rezoning to CS-1 Service Commercial.

8-3532I **BURKE MOUNTAIN INVESTMENTS LTD.**
3300 HIGHLAND DRIVE
LS 7 SECTION 13 TWP 39 GP 1 NWD PLAN 39

Approved subject to:

1. Registration in the Land Title Office of a restrictive covenant to defer the dedication and construction of Oxford Street to the satisfaction of the City Engineer and City Solicitor. The covenant would restrict the following:
 - a) no building on both lots;
 - b) no further subdivision of both lots; and
 - c) no separate sale of either lot until Oxford Street has been dedicated and constructed to City standards at the owner's expense;
2. Compliance with Section 991 of the Municipal Act including:
 - a) the applicant depositing a \$10,000.00 security towards the construction costs of Oxford Street; and
 - b) the applicant entering into an agreement with the City to construct and install the required works and services by January 01, 2001 or forfeit to the City the amount secured under paragraph 2a) above;
3. Payment of any current, delinquent or outstanding taxes prior to final approval;

1995 February 09
SUBDIVISION COMMITTEE
MEETING MINUTES

8-3918F **ARTHUR AND MARGARET LANG**
1323 JOHNSON STREET
LOT 1 SEC 11 TWP 39 NWD PL 73103

The Subdivision Committee reviewed the cross-section drawings prepared by the applicants consultant received in the Planning Department on January 26, 1995. After reviewing the cross-section drawings, the Committee continued to defer the subdivision for the applicant to provide a comprehensive regrading plan which identifies the proposed elevations and the location and type of retaining walls required for the proposed driveways. The plan should also demonstrate the effect on the adjacent properties.

8-4142C **NICK AND LYDIA BURMATOFF**
1143 ROCHESTER AVENUE
LOT 54 DL 109 PLAN 25707

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any remaining works on Rochester Avenue and Howse Place;
 - b) registration in the Land Title office of any necessary easements;
2. The removal of the southern house prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

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1995 February 09
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4251H **HENDERSON CIVIC CENTRE LTD.**
1151 PINETREE WAY
LOT 2 DL 384A GP 1 NWD PLAN 85929; LOT 7 LMP 7709;
LOTS 22-24 PL 2247 PARCEL B PLAN 16266; LOT 1 DL 384A
GR1 NWD PL 85929

The Subdivision Committee deferred the plan to establish the required rights-of-way shown on sketch 8-4251H for the following:

1. Comments from the Traffic Section of the Engineering Department on the acceptability of a 17 metre wide right-of-way for the proposed eastward extension of Heffley Crescent. The applicants engineer should provide preliminary design drawings to the Engineering Department for review;
2. The applicants engineer demonstrating the effect on the existing underground parking structure at 1145 Heffley Crescent in relation to the adjacent proposed extension of Heffley Crescent.

8-4406C **TIMOTHY AND DEBORAH LAIDLER**
1322 OXFORD STREET
LOT 1 SEC 12 TWP 39 NWD GP 1 LMP 17648

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of David Avenue and Oxford Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements.
2. The applicant providing a regrading plan to the satisfaction of the Permits & Licences Department;
3. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition;
4. Payment of any current, delinquent, or outstanding taxes prior to final approval;

1995 February 09
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4406C cont'd

5. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$6,620.00 (Transportation Charge -\$2,760.00; Parkland Charge - \$3,860.00);
6. Registration in the Land Title Office of a restrictive covenant which restricts building permit issuance to those homes which meet the recommendations outlined in HBT Agra Ltd. report dated July 02, 1993;
7. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any building or structures in relation to the top of bank as per Section 405 of the Zoning Bylaw, and the recommendations of the HBT Agra Ltd. report dated July 02, 1993, whichever is greater;

The Committee notes that the driveway access for the corner lot at Oxford and David Avenue should be reviewed and approved by the Traffic Section of the Engineering Department.

8-4417A

**MARGARET PRICE
528-532 ROCHESTER AVENUE
LOT 135 (S & E E66') & PCL A (EXP PL 32695) OF LOTS
135 & 136; EXCEPT RW PL 61371 DL 3 GP 1 NWD PL 30155**

The Subdivision Committee approves the proposed consolidation shown on sketch 8-4417A subject to the following:

1. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Compliance with the June 06, 1994 letter from Fisheries & Oceans Canada regarding the closure of the existing watercourse and the downstream fish habitat compensation plan;

1995 February 09
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4417A cont'd

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

The Committee notes that the payment of Development Cost Charges and the provision for servicing of contiguous road frontages must be provided for prior to the issuance of any building permit.

8-4446D **EMIL AND DARLENE POTRAS**
815 MILLER AVENUE
EAST 86.5 FT OF LOT 2 DL 367 NWD PLAN 7327 & LANE

Approved subject to:

1. Council's approval of a Road Exchange Bylaw;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Miller Avenue and Arthur Place to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) payment for water, sanitary sewer and storm sewer connections;
3. Reconstruction of the existing dwelling to meet building spatial separation requirements of the BC Building Code in relation to the new property line to the satisfaction of the Permits & Licences Department. The reconstruction will be required prior to final approval;
4. The applicant upgrading the existing driveway letdown at 819 Miller Avenue to provide for a minimum 4.5 metre width;
5. Payment of a Development Cost Charge for the two additional lots to be created in the amount of \$14,418.00 (Transportation Charge - \$6,698.00; Parkland Charge - \$7,720.00);
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

1995 February 09
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4446D cont'd

The Committee recommends that the Approving Officer approve the proposed subdivision with the knowledge that upon registration of the subdivision, the dwelling will become non-conforming in relation to the required 1.8 metre side yard setback to the proposed new property line.

8-4451 **NANCY AND MURRAY ELLIS
1302 OXFORD STREET
LOT 2 SEC 13 TWP 39 NWD PL 20399**

The Subdivision Committee defers the subdivision shown on sketch 8-4451 for the applicant to provide a report from a Professional Engineer, with experience in geotechnical engineering, investigating subsurface soil conditions in relation to building setbacks and slope stability to the satisfaction of the Permits & Licences Department.

8-4451A **NANCY AND MURRAY ELLIS
1302 OXFORD STREET
LOT SEC 13 TWP 39 NWD PL LMP**

The Subdivision Committee defers the subdivision shown on sketch 8-4451A for the applicant to provide a report from a Professional Engineer, with experience in geotechnical engineering, investigating subsurface soil conditions in relation to building setbacks and slope stability to the satisfaction of the Permits & Licences Department.

8-4454 **NEIL AND JULIE DINSDALE
812 RUNNYMEDE AVENUE
LOT 156 GROUP 1 DL 366 NWD PL 33780**

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Runnymede Avenue and the rear lane;
 - b) construction of additional utility connections for the newly created lot;

1995 February 09
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4454 cont'd

- c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge for the one additional dwelling unit permitted to be constructed in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4477A

**RICHARD POLLARD, JOHN POLLARD AND SHARON BROOKS
1265 JOHNSON STREET
LOT 46 DL 386 GP 1 NWD PL 24421**

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Michigan Drive and the lane to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) payment for water, sanitary sewer and storm sewer connections;
2. The removal of the existing shed prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Registration in the Land Title Office of a restrictive covenant to require the removal of the existing driveway letdown to Johnson Street when the existing house is either rebuilt or removed;
4. The existing building, in particular the south elevation meeting building spatial separation requirements of the BC Building Code in relation to the proposed new property line to the satisfaction of the Permits & Licences Department;

1995 February 09
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4477A cont'd

5. The applicant supplying regrading plans to the satisfaction of the Permits & Licences Department;
6. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
7. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that direct access to Johnson Street on the proposed south western lot will be prohibited.

8-4480

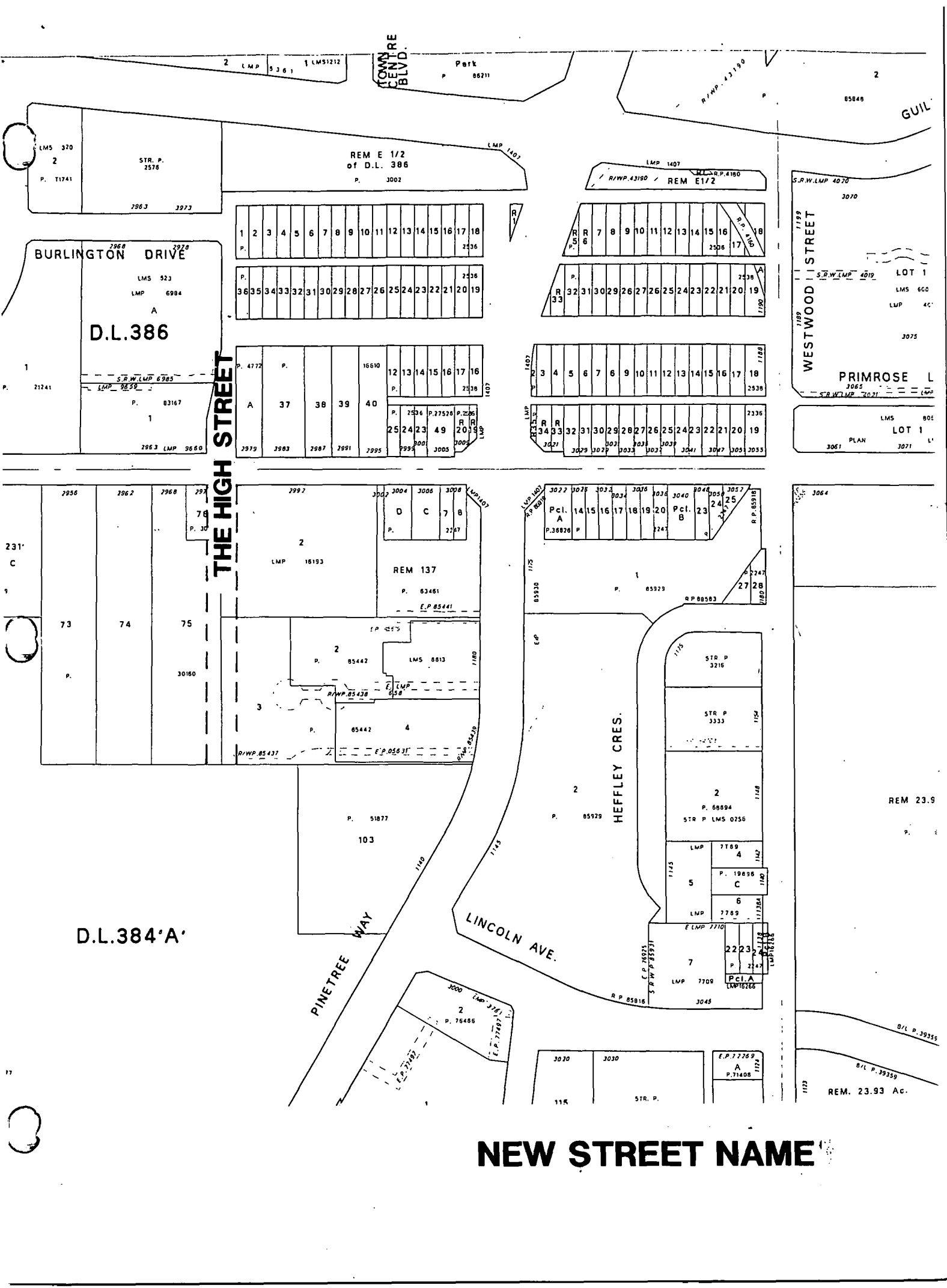
**417809 BC LTD.
2910 AND 2912 WALTON AVENUE
LOT 2 DL 386 GP 1 NWD PL LMP 19000 LOT 1 DL 386 PL LMP 3889**

The Subdivision Committee finds the proposed consolidation shown on sketch 8-4480 technically feasible noting that Council's approval of P-4 zoning is required.

STREET NAME

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

THE HIGH STREET



TOWN CENTRE BLVD.

Park 86711

GUILFORD

LMS 370
2
STR. P. 2578
P. 11741
2963 3973

REM E 1/2 of D.L. 386
P. 3002

LMP 1407
R/WP. 43190 / REM E 1/2

S.R.W.LMP 4070
3070

BURLINGTON DRIVE
LMS 523
LMP 6984
A
D.L.386

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P.																	
2536																	

6	7	8	9	10	11	12	13	14	15	16	17	18
P.												
2526												

LOT 1
LMS 660
LWP 407

36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19
P.																	
2536																	

32	31	30	29	28	27	26	25	24	23	22	21	20	19
P.													
2538													

LOT 1
LMS 805
PLAN 3061

12	13	14	15	16	17	18
P.						
2538						

2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
P.																	
2538																	

PRIMROSE L
LMS 805
LOT 1
PLAN 3061

25	24	23	4	9	20	19
P.						
2538						

32	31	30	29	28	27	26	25	24	23	22	21	20	19
P.													
2336													

PLAN 3061

THE HIGH STREET

2956 2962 2968 297
76
P. 30
73 74 75
P.
30160

2997
LMP 16193
REM 137
P. 63461
E.P. 85441

14	15	16	17	18	19	20	23	24	25
P.									
36876									

3064

2
P. 85442
LMS 8813
R/WP. 85438
E.P. 85438
3
P. 85442
4
E.P. 85431
R/WP. 85437
E.P. 85431

HEFFLEY CRES.
P. 85929

REM 23.9

D.L.384'A'

PINETREE WAY

LINCOLN AVE.

NEW STREET NAME

SUBDIVISION COMMITTEE MEETINGMINUTES

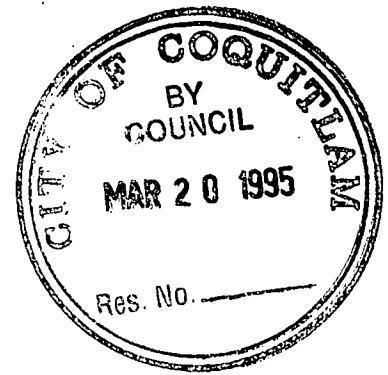
Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, February 21, 1995 in the Council Committee Room, with the following persons present:

Don Buchanan	-	Planning Director
Lorne Scott	-	Supervisor - Subdivision & Development
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Parks Design Technician
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

8-3918F

ARTHUR AND MARGARET LANG
1323 JOHNSON STREET
LOT 1 SEC 11 TWP 39 NWD PL 73103



Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Johnson Street and Delahaye Drive and the rear lane to the standards of the Subdivision Control Bylaw No. 2038. This will include the reconstruction of the existing letdown on Johnson Street to a concrete curb and sidewalk;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water, sanitary sewer and storm sewer connections for the newly created lots;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. The applicant submitting a detailed regrading plan which identifies the proposed grades and the location of retaining walls required for the proposed driveways;

1995 February 21
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-3918F cont'd

4. Registration in the Land Title Office of a restrictive covenant which sets the required basement and main floor elevations in relation to the above noted detailed regrading plan;
5. Registration in the Land Title Office of a restrictive covenant which prohibits access to Johnson Street;
6. Payment of a Development Cost Charge for each of the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00); Parkland Charge - \$11,580.00)
7. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4131H **COQUITLAM P R DEVELOPMENTS LTD.
SHAUGHNESSY STREET/DAVID AVENUE
LOT 1 SECTION 13 TWP 39 LMP 11222**

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) cash payment for the future construction of David Avenue and physical construction of the internal streets to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water, sanitary sewer and storm sewer connections for the newly created lots;
2. The applicant providing a revised regrading plan showing the grades at the corners of the lots and any retaining wall locations, as the regrading plan submitted October 15, 1993 does not show sufficient information;

1995 February 21
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4131H cont'd

3. Compliance with the requirements contained in the October 19, 1993 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
4. Compliance with the requirements contained in the October 18, 1993 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks noting that this requires the registration in the Land Title Office of a restrictive covenant;
5. Payment of any current, delinquent, or outstanding taxes prior to final approval;
6. Payment of Development Cost Charge for the 20 additional dwelling units to be constructed in the amount of \$132,400.00 (Transportation Charge - \$55,200.00; Parkland Charge - \$77,200.00);
7. Registration in the Land Title Office of a restrictive covenant limiting the construction of any buildings or structures to those which follow the recommendations of the geotechnical report dated August 28, 1992 prepared by Geo Pacific Consultants Ltd.;
8. Registration in the Land Title Office of the statutory right-of-way for an access road over proposed Lot 21;
9. Registration in the Land Title Office of a restrictive covenant which prohibits vehicular access from any lot to David Avenue and specifies that the dwellings to be built on Lots 1-7 must be oriented towards the internal roads;
10. Registration in the Land Title Office of a restrictive covenant restricting the siting of the dwellings to be placed on Lots 1-7 to an additional 3.0m setback beyond the northern boundary of the statutory right-of-way shown on Plan 82365;
11. Submission of landscaping plans for proposed Lot 21 which are acceptable to BC Hydro and the Leisure & Parks Services;
12. Completion of the landscaping works on the proposed Lot 21 as shown on the landscaping plans approved by Leisure & Parks Services;

1995 February 21
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4131H cont'd

13. Council's approval of a Specified Area Bylaw which would enable the City to receive payment towards erosion control maintenance;
14. The requirements of Section 992 of the Municipal Act, noting the owner of land being subdivided shall, at the option of Council:
 - i) Provide parkland of an amount not to exceed 5% of the land being subdivided in a location acceptable to Council, or
 - ii) Pay to the City an amount that equals the market value, less the cost of servicing of up to 5% of the land that may be required for parkland purposes;
15. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 14 (ii) above, if Council chooses this option. The fee should be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
16. Cash payment to the City of the amount determined by the above noted independent appraisal, if Council approves option 14 (ii) above, prior to final approval.

The Committee notes that the road design for the north-eastern portion of this subdivision may be changed subject to the feasibility of site servicing.

8-4131I **COQUITLAM P R DEVELOPMENTS LTD.**
SHAUGHNESSY STREET/DAVID AVENUE
LOT 1 SECTION 13 TWP 39 LMP 11222

The Committee reviewed sketch 8-4131I which is based on the applicant's site plan received in the Planning Department February 01, 1995 for a proposed 44 unit townhouse project. The Committee does not support the proposal since it does not provide adequate access to the lands to the west and it also would increase the potential conflict along the park lot line to the north.

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SUBDIVISION COMMITTEE
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8-4131J **COQUITLAM P R DEVELOPMENTS LTD.**
SHAUGHNESSY STREET/DAVID AVENUE
LOT 1 SECTION 13 TWP 39 LMP 11222

The Committee advocates the road dedication indicated on sketch 8-4131J since it retains the original concept of providing road access to the lands to the west and lessens the potential impact of park intrusions along the northern property line.

8-4411 **ALBERT PEREIRA**
323 BEGIN STREET
N. 50 FT. OF LOT 4 BLK 4 DL 46 PLAN 2624

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Begin and Teck Streets to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, sanitary sewer and storm sewer connection for the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant submitting a letter of acceptance from a Professional Engineer with experience in geotechnical engineering, investigating subsurface soil conditions to the satisfaction of the Permits & Licences Department;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of any current, delinquent, or outstanding taxes prior to final approval;

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**SUBDIVISION COMMITTEE
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8-4461 **DOUBLE ALPHA HOLDINGS LTD.
PARCEL 7A WESTWOOD PLATEAU
LOT A SEC 23 TWP 39 NWD PLAN LMP 17171**

The Subdivision Committee deferred the subdivision shown on sketch 8-4461 for the following:

1. Comments from the Water Management and Fish & Wildlife Branches of the Ministry of Environment, Lands & Parks, noting that additional provisions to the existing covenants may be required;
2. The applicant providing an arborist's report which identifies any danger trees around the perimeter of the block parcel which may have to be removed. The report should also include a replanting plan to the satisfaction of the Leisure & Parks Services Department;
3. The applicant providing regrading plans which locates the proposed interceptor drainage ditch along the west boundary of the block parcel to the satisfaction of the Permits & Licences Department.

The Committee notes the following:

- a. As a condition of preliminary approval, a geotechnical report and regrading plans will be required to the satisfaction of the Permits & Licences Department;
- b. The installation of a chain link fence along the western boundary of the subdivision will be required to the satisfaction of the Leisure & Parks Services Department;
- c. A tree cutting permit may be required and therefore the applicant should contact the Environment Section of the Engineering Department for further information;
- d. Council direction as to whether the 5% provision of parkland under Section 992 of the Municipal Act is required.

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

**8-4467B EMF HOLDINGS LTD.
1001-1005 BRUNETTE AVENUE
LOTS 13, 14 & 15 DL 45 PLAN 4371 AND LANE CLOSURE**

The Subdivision Committee found the proposed consolidation and lane closure shown on sketch 8-4467B technically feasible subject to Council's approval of C-5 zoning, a Road Exchange Bylaw and the relocation of the storm and sanitary sewers.

The Committee notes the following:

1. The applicant will be required to relocate the existing underground servicing located in the north/south lane to be closed to the satisfaction of the Engineering Department;
2. An easement to protect access to the parking area for the townhouse project to the north and the Village Credit Union site to the east must be registered;
3. The payment of Development Cost Charges and the provision for servicing of contiguous road frontages must be provided for prior to the issuance of any building permit;
4. Any existing buildings and structures on Lot 13 and 14 must be removed prior to finalization of the site consolidation with the applicant securing any necessary permits from the City to complete the demolition.

**8-4467C EMF HOLDINGS LTD.
1001-1013 BRUNETTE AVENUE
LOT LMP PLAN & LOT 126 DL 45 GRP 1 NWD PLAN 41245**

The Subdivision Committee finds the proposed consolidation shown on sketch 8-4467C technically feasible subject to Council's approval of C-5 zoning.

The Committee notes the following:

1. The existing building on Lot 126 must be removed prior to finalization of the site consolidation with the applicant securing any necessary permits from the City to complete the demolition;

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4467C cont'd

2. The payment of Development Cost Charges and the provision for servicing of contiguous frontages must be provided for prior to the issuance of any building permit.

8-4481

**DOUBLE ALPHA HOLDING CORPORATION
PARCEL 7J PLATEAU BOULEVARD WESTWOOD PLATEAU
LOT J SEC 23 TP 39 PLAN LMP 17172**

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical reconstruction of Plateau Boulevard to permit additional driveway letdowns to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Council's approval of a Development Variance Permit, which varies certain provisions required for an apartment use, including minimum lot size, prior to final approval;
3. Council direction as to whether the 5% provision of parkland under Section 992 of the Municipal Act is required;
4. Council approval of cancellation of the existing design review covenant registered against the block parcel, while noting the applicant will be required to register a building scheme as a replacement to the covenant to provide for control over house siting, massing and exterior design;
5. Registration in the Land Title Office of a restrictive covenant which limits the maximum number of dwelling units on proposed Lot 13 to two units;
6. The applicant submitting a regrading plan to the satisfaction of the Permits & Licences Department;
7. Payment of any current, delinquent or outstanding taxes prior to final approval.

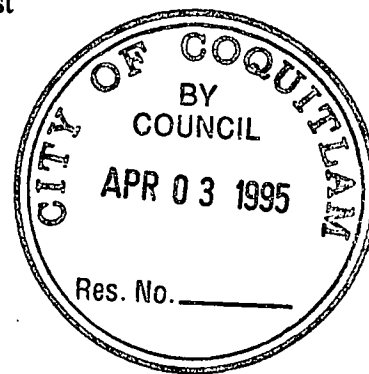
**SUBDIVISION COMMITTEE MEETING****MINUTES**

Mayor L. Sekora

T-3

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 07, 1995 in the Council Committee Room, with the following persons present:

Don Buchanan	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Parks Design Technician
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

**8-3934D**

L. GAUTHIER AND V. GAUTHIER
579 ALDERSON AVENUE
LOT 13 DL 1 & 3 GP 1 NWD PL 12211

Approved subject to:

1. Council approval of the required RS-3 zoning;
2. The applicant applying for and securing a Development Variance Permit from Council to provide for the reduced cul-de-sac radius;
3. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Alderson Avenue and Grayson Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water, sanitary sewer and storm sewer connections for the newly created lots;
4. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete the demolition;

1995 March 07
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-3934D cont'd

5. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00); Parkland Charge - \$11,580.00);
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4467B **EMF HOLDINGS LTD.**
1001-1005 BRUNETTE AVENUE
LOTS 13, 14 & 15 DL 45 PLAN 4371 AND LANE CLOSURE

Approved subject to:

1. Council's approval of a Road Exchange Bylaw;
2. Registration of an easement to provide for access to the existing parking area for the townhouse project to the north and the Village Credit Union site to the east;
3. The relocation of the existing storm and sanitary sewers located in the north/south lane to be cancelled, to the satisfaction of the Engineering Department;
4. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete the demolition;
5. Registration of a 3.5 metre wide statutory right of way along Brunette Avenue to provide for future widening;
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that the payment of Development Cost Charges and the provision for servicing of contiguous road frontages must be provided for prior to the issuance of any building permit.

1995 March 07
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**8-4467C EMF HOLDINGS LTD.
1001-1013 BRUNETTE AVENUE
LOT LMP PLAN & LOT 126 DL 45 GRP 1 NWD PLAN 41245**

Approved subject to:

1. The removal of the existing Village Credit Union building prior to final approval with the applicant applying for and securing any necessary permits from the City to complete the demolition;
2. The registration in the Land Title Office of a 3.5 metre wide statutory right-of-way along Brunette Avenue to allow for future widening;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that the payment of Development Cost Charges and the provision for servicing of contiguous frontages must be provided for prior to the issuance of any building permit.

**8-4475 DOUBLE ALPHA HOLDING CORPORATION
BLOCK 8 WESTWOOD PLATEAU
REM BLOCK A SEC 15 PL 71962 REM B SEC 14 BLOCK A SEC 22
REM BLOCK A SEC 23 BLOCK LMP 9894 ALL IN TWP 39 NWD**

Approved subject to:

1. The requirements of the Development Agreement dated 1988-08-18, along with any existing and subsequent amendments to said Agreement prior to final approval, including:
 - a) the applicant obtaining a certificate in writing from the City Engineer indicating that provision for the construction of the required major servicing and the block servicing components and securities for their completion has been made as required by Sections 3.04 and 3.05 of the Agreement;
 - b) the applicant providing an executed design review covenant under Section 215 of the Land Title Act as required by Section 3.07 of the Agreement for proposed block parcels 7M, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8J, 8K, 8N, 8O, 8P, 8Q, 8R, 8S and 8U;

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4475 cont'd

- c) the applicant providing an executed covenant under Section 215 of the Land Title Act which would regulate the environmental maintenance standards for the golf facility as required by Section 3.09(a) of the Agreement;
- d) the applicant providing an executed covenant under Section 215 of the Land Title Act relating to public access, green fees, golf cart use and fees for the golf facility as required by Section 3.09(c) (i), (ii), (iii), (iv) and (v) of the Agreement;
- e) the applicant providing an executed covenant under Section 215 of the Land Title Act as required by Section 3.10 of the Agreement to the satisfaction of the Planning Director, on all block parcels for single family and townhouse use, limiting the maximum number of lots or dwelling units allowed in each block parcel;
- f) the applicant providing an executed covenant under Section 215 of the Land Title Act limiting issuance of building permits on proposed block parcels 7M, 8A, 8B, 8C, 8E, 8F, 8G, 8H, 8J, 8K, 8N, 8O, 8P, 8Q, 8R, 8S and 8U, as required by Section 3.11(h) of the Agreement;
- g) the applicant providing pedestrian access to the Crown Lands to the west and lighted and reasonably direct pedestrian access from the residential areas along Parkway Boulevard to the North Elementary school site (Parcel 7B), as required by Section 3.14(a) and (b) of the Agreement;
- h) the applicant providing for the immediate transfer of title to the City the Parks and Recreation lands and Open Space lands within the application area accompanied by the appropriate securities for the following:
 - (i) completion of park facilities and additional park facilities;
 - (ii) site protection works;as required by Section 9.02 of the Agreement;

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MEETING MINUTES

8-4475 cont'd

- i) the applicant providing a security equal to 150% of the estimated value for the completion of park facilities and additional park facilities as required by Section 9.02(b) of the Agreement;
 - j) the applicant providing all requirements of the Development Agreement to the satisfaction of the City Solicitor;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of all roads to be dedicated within the block parcel subdivision, noting that Parkway Boulevard has been constructed;
 - b) registration in the Land Title Office of any necessary easements;
 3. Registration in the Land Title Office of a restrictive covenant to restrict the siting of buildings and structures in accordance with the Zoning Bylaw and the geotechnical report by HBT Agra dated August 6, 1992, which may be combined with the restrictive covenant required by the Water Management Branch of the Ministry of Environment, Lands & Parks, to the satisfaction of the Planning Director;
 4. Compliance with the requirements contained in the January 17, 1995 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks noting that this requires the registration in the Land Title Office of a restrictive covenant;
 5. Compliance with any requirements of the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that their comments are outstanding and will likely require the registration in the Land Title Office of a restrictive covenant and the installation of protective fencing;
 6. Compliance with any requirements of Fisheries & Oceans Canada, noting their comments are outstanding;

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4475 cont'd

7. The applicant submitting an arborist's report which addresses the removal and revegetation of hazardous trees along the south side of proposed block parcel 8B to the satisfaction of the Leisure & Parks Services Department;
8. The registration in the Land Title Office of a statutory right-of-way in favour of the City over the Crown lands to the north to provide physical access to parcel 8T;
9. Registration of an easement to provide legal access to parcel 8T to the satisfaction of the City Solicitor, noting that transfer of title of parcel 8T to the City will be required;
10. Registration in the Land Title Office of a 9 metre wide statutory right-of-way from Parkway Boulevard through block parcel 8A to provide additional vehicular access to the future park parking area now under licence within the Crown lands. The right-of-way shall be in a location found acceptable to the Leisure & Parks Services Department;
11. Registration in the Land Title Office of a restrictive covenant under Section 215 of the Land Title Act to prohibit bareland strata subdivision of parcels 7M, 8B, 8C, 8E, 8F, 8H, 8J, 8K, 8N, 8O, 8P, 8Q, 8R, 8S and 8U, to the satisfaction of the Planning Director;
12. Registration in the Land Title Office of a restrictive covenant under Section 215 of the Land Title Act on parcel 8G which would allow for bareland strata subdivision subject to meeting certain conditions including a subdivision and design review process, provision for a Development Variance Permit, performance security and a replacement covenant, to the satisfaction of the Planning Director;
13. Payment of any current, delinquent or outstanding taxes prior to final approval.

1995 March 07
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4477B **RICHARD POLLARD, JOHN POLLARD, SHARON BROOKS**
1265 JOHNSON STREET
LOT 46 DL 386 GP 1 NWD PL 24421

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Michigan Drive and the lane to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water, sanitary sewer and storm sewer connections for the newly created lots;
2. The removal of the existing shed prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Registration in the Land Title Office of a restrictive covenant to:
 - a) require the removal of the existing driveway letdown to Johnson Street when the existing house is either rebuilt or removed;
 - b) prohibit direct access to Johnson Street on the proposed southwestern lot;
4. The applicant supplying regrading plans to the satisfaction of the Permits & Licences Department;
5. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4482 **BRAD GRIFFIN**
1320 CORNELL AVENUE
LOT 10 DL 364 GP 1 NWD PL 19956

Approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Cornell Avenue and the lane to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction for the additional water, sanitary sewer and storm sewer connection;
 - c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete the demolition;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

STREET NAME

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

PLATEAU CRESCENT



NEW STREET NAMES

CITY OF

COQUITLAM



SUBDIVISION COMMITTEE MEETING

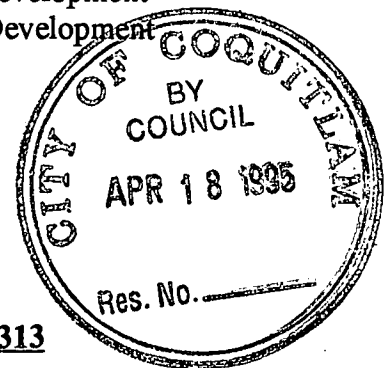
MINUTES

Mayor L. Sekora

T-1

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 21, 1995 in the Council Committee Room, with the following persons present:

Don Buchanan	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Parks Design Technician
Tom Hawkins	-	Planning Assistant



8-3903A

HUA GEK NGOW
1940 JASPER COURT
LOT 2 DISTRICT LOT 358 GROUP 1 NWD PLAN 72313

The Subdivision Committee deferred the proposed subdivision shown on sketch 8-3903A for the following:

1. The applicant providing a report from a Professional Engineer, with experience in geotechnical engineering, investigating subsurface soil conditions to the satisfaction of the Permits & Licences Department;
2. The applicant providing detailed survey plan, certified by a BC Land Surveyor as required by Section 405 of the Zoning Bylaw, to determine the required building setbacks from the adjacent sloping lands and watercourse. The survey shall include the location and elevation of the crest and toe of slope and the natural boundary of the watercourse as well as the degree of slope ensuring that any significant changes in location of the crest and toe of slope and degree of slope are identified;
3. Comments from the Fish & Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks.

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

**8-4125M MOLNAR ENTERPRISES INC.
3070 GUILDFORD WAY
PART OF LOT 1 LMP 4018 SEC 11 TWP 39 GR 1 NWD**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for Phase 6.

**8-4131H COQUITLAM P R DEVELOPMENTS LTD.
SHAUGHNESSY STREET/DAVID AVENUE
LOT 1 SECTION 13 TWP 39 LMP 11222**

The Subdivision Committee reviewed a request from the applicant's consultant to replace the interim western cul-de-sac with a 'hammerhead' and for a reduction in setbacks to the existing statutory right-of-way shown on plan 82365. The Committee does not support the proposed 'hammerhead' due to traffic safety concerns, however, suggest that the applicant secure an easement from the adjacent property owner to the west to construct the cul-de-sac in its ultimate location. With regard to the reduction in setback to the existing right-of-way, the Committee expressed no concern with a 1.0m setback. The proposed subdivision under file 8-4131H is reapproved subject to the following conditions:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) cash payment for the future construction of David Avenue and physical construction of the internal streets to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water, sanitary sewer and storm sewer connections for the newly created lots;
2. The applicant providing a revised regrading plan showing the grades at the corners of the lots and any retaining wall locations, as the regrading plan submitted October 15, 1993 does not show sufficient information;
3. Compliance with the requirements contained in the October 19, 1993 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;

1995 March 21
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4131H cont'd

4. Compliance with the requirements contained in the October 18, 1993 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks noting that this requires the registration in the Land Title Office of a restrictive covenant;
5. Payment of any current, delinquent, or outstanding taxes prior to final approval;
6. Payment of Development Cost Charge for the 20 additional dwelling units to be constructed in the amount of \$132,400.00 (Transportation Charge - \$55,200.00; Parkland Charge - \$77,200.00);
7. Registration in the Land Title Office of a restrictive covenant limiting the construction of any buildings or structures to those which follow the recommendations of the geotechnical report dated August 28, 1992 prepared by Geo Pacific Consultants Ltd.;
8. Registration in the Land Title Office of the statutory right-of-way for an access road over proposed Lot 21;
9. Registration in the Land Title Office of a restrictive covenant which prohibits vehicular access from any lot to David Avenue and specifies that the dwellings to be built on Lots 1-7 must be oriented towards the internal roads;
10. Registration in the Land Title Office of a restrictive covenant restricting the siting of the dwellings to be placed on Lots 1-7 to an additional 1.0m setback beyond the northern boundary of the statutory right-of-way shown on Plan 82365;
11. Submission of landscaping plans for proposed Lot 21 which are acceptable to BC Hydro and the Leisure & Parks Services;
12. Completion of the landscaping works on the proposed Lot 21 as shown on the landscaping plans approved by Leisure & Parks Services;
13. Council's approval of a Specified Area Bylaw which would enable the City to receive payment towards erosion control maintenance;

1995 March 21
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4131H cont'd

14. The requirements of Section 992 of the Municipal Act, noting the owner of land being subdivided shall, at the option of Council:
 - i) Provide parkland of an amount not to exceed 5% of the land being subdivided in a location acceptable to Council, or
 - ii) Pay to the City an amount that equals the market value, less the cost of servicing, of up to 5% of the land being subdivided;
15. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 14 (ii) above, if Council chooses this option. The fee to be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
16. Cash payment to the City of the amount determined by the above noted independent appraisal, if Council approves option 14 (ii) above, prior to final approval.

The Committee notes that the road design for the north-eastern portion of this subdivision may be changed subject to the feasibility of site servicing.

8-4462B **HOME DEPOT CANADA LTD.**
LOT 61 DL 16 GRP 1 NWD PLAN 35507
960 LOUGHEED HIGHWAY

The Subdivision Committee finds the subdivision shown on sketch 8-4462B technically feasible subject to Council's approval of the proposed CS-1 zoning:

The Committee notes the following will be required if the subdivision reaches the preliminary approval stage:

- a. The applicant applying for and securing a Development Permit from Council as required by Section 976 of the Municipal Act;

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4462B cont'd

- b. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
- c. The registration of a restrictive covenant in favour of the City and the Ministry of Transportation & Highways which restricts the use on the proposed lots to Auto Mall use only;
- d. Registration of a restrictive covenant in favour of the City to make provision for preliminary design review prior to application for building permit;
- e. The applicant providing a report from a Professional Engineer, with experience in geotechnical engineering, which contains recommendations relating to road construction and foundation design to the satisfaction of the Engineering and Permits & Licences Departments;
- f. The registration of a 5.0 metre wide right-of-way along the southern boundary of the lots on Woolridge Avenue in anticipation of future widening of the Trans Canada Highway.
- g. The requirements of Section 992 of the Municipal Act, noting the owner of land being subdivided shall, at the option of Council:
 - i) provide parkland of an amount not to exceed 5% of the land being subdivided in a location acceptable to Council, or
 - ii) pay to the City an amount that equals the market value, less the cost of servicing of up to 5% of the land that may be required for parkland purposes.

The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to (ii) above, if Council chooses this option. The fee should be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate.

1995 March 21
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4481

**DOUBLE ALPHA HOLDING CORPORATION
PARCEL 7J PLATEAU BOULEVARD WESTWOOD PLATEAU
LOT J SEC 23 TP 39 PLAN LMP 17172**

Reapproved subject to:

1. Registration in the Land Title Office of any necessary easements;
2. Council's approval of a Development Variance Permit, which varies certain provisions of the Zoning Bylaw for an apartment use.
3. The applicant providing a plan and security in relation to the modified boulevard treatment, i.e. street trees, letdowns, prior to final approval;
4. Council direction as to whether the 5% provision of parkland under Section 992 of the Municipal Act is required;
5. Council approval of cancellation of the existing design review covenant registered against the block parcel, while noting the applicant will be required to register a building scheme as a replacement to the covenant to provide for control over house siting, massing and exterior design;
6. Registration in the Land Title Office of a restrictive covenant which limits the maximum number of dwelling units on proposed Lot 13 to two units;
7. The applicant submitting a regrading plan to the satisfaction of the Permits & Licences Department;
8. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4484

**RIVERSEDGE HOLDING CORP.
17 FAWCETT ROAD
LOT 21 DL 20 & 21 GRP 1 NWD PLAN 85182**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Form 'E' phasing declaration and the Phase 1 strata plans.



Mayor L. Sekora

T-3

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, April 04, 1995 in the Council Committee Room, with the following persons present:

- Don Buchanan - Planning Director
- Lorne Scott - Supervisor - Subdivision & Development
- Jason Cordoni - Site Grading Technologist
- Dave Palidwor - Parks Design Technician
- Catherine Mohoruk - Traffic & Transportation
- Neil Maxwell - Planning Assistant

8-4364B

**RICHARD AND RITA LUTERBACH
1445 PIPELINE ROAD
LOT E SEC 13 TWP 39 PLAN 14303 NWD**

Re-approved subject to:

1. Registration of the subdivisions to the east to provide legal and physical access;
2. The requirements of Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Pipeline Road and the rear cul-de-sac;
 - b) cash payment for future construction of the driveway relocation/extensions along the southwest corner of the property to the satisfaction of the Engineering Department;
 - c) registration in the Land Title Office of any necessary easements;
3. The applicant to extend the sanitary sewer to service the individual lots;

1995 April 04
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4364B cont'd

4. Registration in the Land Title Office of a restrictive covenant which prohibits vehicular access from Pipeline Road;
5. The applicant providing a geotechnical report and regrading plans to the satisfaction of the Permits & Licences Department;
6. The removal of a portion of the existing carport and detached garage prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
7. Compliance with the requirements contained in the May 07, 1993 and March 01, 1994 letters from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires an approval under Section 7 of the Water Act to work in and around Hockaday Creek;
8. Compliance with the requirements contained in the February 22, 1994 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks noting that this requires registration in the Land Title Office of a restrictive covenant and the construction of a 1.2 metre permanent fence;
9. Written confirmation that the above noted fence has been installed to the satisfaction of the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
10. Compliance with the requirements contained in the February 22, 1994 letter from the Department of Fisheries & Oceans Canada;
11. Payment of a Development Cost Charge for the five additional lots to be created in the amount of \$36,045.00 (Transportation Charge - \$16,745.00; Parkland Charge - \$19,300.00);
12. Payment of any current, delinquent or outstanding taxes prior to final approval;

1995 April 04
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4364B cont'd

13. Registration in the Land Title Office of a covenant to prohibit building on proposed Lots 2 and 4, with the covenant providing for the release of this prohibition once the relocation of Hockaday Creek has been completed to the satisfaction of the Ministry of Environment, Lands & Parks.
14. The requirements of Section 992 of the Municipal Act noting the owner of land being subdivided shall, at the option of Council:
 - i) provide park land of an amount not to exceed 5% of the land being subdivided in a location acceptable to Council, or
 - ii) pay to the City an amount that equals 5% of the market value of the land being subdivided less the cost of servicing;
15. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No.14(ii) above if Council chooses this option. The fee is to be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
16. Cash payment to the City of the amount determined by the above noted independent appraisal, if Council approves Option No. 14(ii) above prior to final approval.

8-4480

**HALINA AND EUGENE PISARSKI
2910 AND 2912 WALTON AVENUE
LOT 2 DL 386 GP 1 NWD PL LMP 19000 & LOT 1 DL 386 PL LMP 3889**

Approved subject to:

1. Council approval of the proposed P-4 rezoning;
2. Payment of any current, delinquent or outstanding taxes as required for both sites prior to final approval.

1995 April 04
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4485 **DOUBLE ALPHA HOLDING CORP.**
PARKWAY BOULEVARD, WESTWOOD PLATEAU
LOT L SEC 15 TWP 39 NWD PLAN LMP 9894

Deferred for:

1. The applicant to prepare a modified road and lot layout which would eliminate the portion of road 'C' and its creek crossing east of West Hoy Creek. The modified design should introduce a cul-de-sac on the west side of West Hoy Creek that is sufficient distance from the watercourse to provide adequate lots, building envelopes and a walkway connection to the park;
2. The submission of preliminary regrading plans once the adjusted road and lot pattern has been resolved as described in Item 1. above;
3. The submission of sufficient drawings to demonstrate the extent of the proposed retaining walls, fencing and street trees;
4. An adjustment in the lotting pattern at the east end of road 'A' to introduce a pedestrian walkway connection from the end of road 'A' to the parkland beyond;
5. The submission of an arborist's report and recommendations on the location of any danger trees, as well as trees located on City property which are to be protected to the drip line;
6. Comments from the Water Management and Fish & Wildlife branches of the Ministry of Environment, Lands & Parks.

The Committee also notes the following:

- a. Permits for the crossings of Hoy Creek will be required to be secured from both the Water Management Branch of the Ministry of Environment, Lands & Parks and the City;
- b. The applicant will be required to make application and secure a development variance permit from Council in relation to road widths and cul-de-sac diameters;
- c. A mitigation plan complete with siltation control facilities for on and off site construction will be required;
- d. Council direction as to whether the 5% provision of parkland under Section 992 of the Municipal Act will be required.

1995 April 04
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4486 **DOUBLE ALPHA HOLDING CORP.**
PLATEAU BOULEVARD, WESTWOOD PLATEAU
LOT L SEC 23 TP 39 NWD PLAN LMP 17172

Deferred for staff to review the history of the creation of the townhouse parcel at the end of the cul-de-sac since the Committee recalls that access to that site was to be provided through the golfcourse lands to the south and west.

The Committee notes the applicants proposal to retain vegetation along the rear of the sites will be a matter for them to protect and enforce.

8-4487 **458168 BC LTD.**
18 FAWCETT ROAD
LOT 20 DL 20 PLAN 85182

Approved subject to:

1. The applicant adjusting the proposed lot line southwards a sufficient amount to ensure that the required manoeuvring allowance for the parking spaces along the south side of the building will lie entirely within the boundaries of the northern lot;
2. Registration in the Land Title Office of a reciprocal access easement, noting that the City would only be party to the agreement to prevent unilateral cancellation of the document by either party;
3. Physical construction of separate and independent sanitary sewer and water connections to each lot;
4. Registration in the Land Title Office of any necessary easements;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

COQUITLAM



SUBDIVISION COMMITTEE MEETING

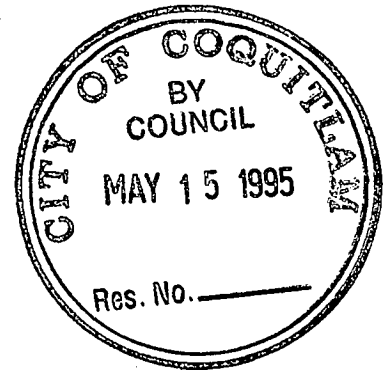
MINUTES

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, April 19, 1995 in the Planning Department Committee Room, with the following persons present:

T-2

- Don Buchanan - Planning Director
- Peter Stecyk - Subdivision & Development Tech.
- Jason Cordoni - Site Grading Technologist
- Dave Palidwor - Parks Design Technician
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant



8-3511C

**CITY OF COQUITLAM
3030 GORDON AVENUE
PARCEL B DL 381 GP 1 REF PL 64662**

The Subdivision Committee deferred the proposed subdivision shown on sketch 8-3511C for the following:

1. Comments from the Greater Vancouver Water District in relation to the possible construction of an asphalt parking area over their existing statutory right-of-way (BE022661);
2. Comments from the Engineering Department on the extent of servicing requirements.

The Committee notes that access to the proposed eastern lot is to be limited to Gordon Avenue adjacent the west property line.

8-4131H

**COQUITLAM P R DEVELOPMENTS LTD.
SHAUGHNESSY STREET/DAVID AVENUE
LOT 1 SECTION 13 TWP 39 LMP 11222**

Re-approved, subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:

1995 April 19
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4131H cont'd/

- a) cash payment for the future construction of David Avenue and physical construction of the internal streets to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water, sanitary sewer and storm sewer connections for the newly created lots;
2. Compliance with the requirements contained in the October 19, 1993 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
 3. Compliance with the requirements contained in the February 14, 1995 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks noting that this requires the registration in the Land Title Office of a restrictive covenant;
 4. Payment of any current, delinquent, or outstanding taxes prior to final approval;
 5. Payment of Development Cost Charge for the 20 additional dwelling units to be constructed in the amount of \$132,400.00 (Transportation Charge - \$55,200.00; Parkland Charge - \$77,200.00);
 6. Registration in the Land Title Office of a restrictive covenant limiting the construction of any buildings or structures to those which follow the recommendations of the geotechnical report dated August 28, 1992 prepared by Geo Pacific Consultants Ltd.;
 7. Registration in the Land Title Office of the statutory right-of-way for an access road over proposed Lot 21;
 8. Registration in the Land Title Office of a statutory right-of-way over proposed Lot 1 to provide for a temporary turnaround, to the satisfaction of the Engineering Department;

1995 April 19
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4131H cont'd/

9. Registration in the Land Title Office of a restrictive covenant which prohibits vehicular access from any lot to David Avenue and specifies that the dwellings to be built on Lots 1-7 must be oriented towards the internal road;
10. Registration in the Land Title Office of a restrictive covenant restricting the siting of the dwellings to be placed on Lots 1-7 to an additional 1.0m setback beyond the northern boundary of the statutory right-of-way shown on Plan 82365;
11. Submission of landscaping plans for proposed Lot 21 which are acceptable to BC Hydro and the Leisure & Parks Services;
12. Completion of the landscaping works on the proposed Lot 21 as shown on the landscaping plans approved by Leisure & Parks Services;
13. Council's approval of a Specified Area Bylaw which would enable the City to receive payment towards erosion control maintenance;
14. The requirements of Section 992 of the Municipal Act, noting the owner shall pay to the City an amount that equals the market value, less the cost of servicing, of 5% of the land being subdivided as required by Council;
15. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 14 above. The fee to be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
16. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

The Committee notes that the road design for the north-eastern portion of this subdivision may be changed subject to the feasibility of site servicing.

1995 April 19
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4279 **INTERGULF DEVELOPMENT (DEERCREST) CORP.**
1470 JOHNSON STREET
LOT A SEC 14/15 TWP 39 LMP 15708

The Subdivision Committee recommends that the Strata Title Approving Officer defer execution of the Phase 6 and 7 strata plans until such time as all outstanding matters with regard to retaining walls, lot grading, building code deficiencies and safety issues have been resolved to the satisfaction of the Permits & Licences Department.

8-4408 **DONNA ELWOOD**
633 THOMPSON AVENUE
LOT C DL 106 PLAN 20301

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including;
 - a) physical construction of Nicola Avenue and Thompson Avenue to the standards of the Subdivision Control Bylaw No. 2038, or as varied by Development Variance Permit;
 - b) construction of water, storm & sanitary sewer connections;
 - c) registration in the Land Title Office of any necessary easements;
2. Securing necessary physical and legal access along Nicola Avenue;
3. The removal of the existing shed prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition;
4. Payment of any current, delinquent, or outstanding taxes prior to final approval;
5. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00).

1995 April 19
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4438A **MARTIN AND SURJIT GILL**
2150 KUGLER AVENUE
LOT 13 DL 111 GP 1 NWD PL 9182

Re-approved, subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) cash payment for future construction of Kugler Avenue and physical construction of the lane to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction for water, sanitary sewer and storm sewer connections;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of any current, delinquent or outstanding taxes prior to final approval;
4. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00).

8-4468 **267 ENTERPRISES LTD.**
65 CLIPPER STREET
LOT B DL 18 PLAN LMP 9064

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Phase 2 strata plans upon confirmation from the Leisure & Parks Services Department that the construction fill which encroaches into the adjacent parkland has been been addressed to their satisfaction.

1995 April 19
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4470 **ISABEL GALLAGHER**
517 SCHOOLHOUSE STREET
LOT 67 GP 1 DL 357 NWD PL 27587

Re-approved, subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Schoolhouse Street and Haversley Avenue;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of an additional water, sanitary sewer and storm sewer connection;
2. The applicant providing a tree retention plan which identifies those trees suitable for retention to the satisfaction of the Environment Section of the Engineering Department;
3. Payment of any current, delinquent, or outstanding taxes prior to final approval;
4. Payment of a Development Cost Charge for one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);

The Committee recommends that the Approving Officer approve the proposed subdivision with the knowledge that upon registration of the subdivision, the garage will become non-conforming in relation to the required 7.6 metre rear yard setback to the proposed new property line.

8-4486 **DOUBLE ALPHA HOLDING CORPORATION**
PLATEAU BOULEVARD WESTWOOD PLATEAU
LOT L SEC 23 TWP 39 NWD PLAN LMP 17172

Approved, subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:

1995 April 19
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4486

cont'd/

- a) physical construction of the internal road to the standards of the Subdivision Control Bylaw No. 2038;
- b) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
- c) registration in the Land Title Office of any necessary easements;
2. The applicant providing a regrading plan to the satisfaction of the Permits & Licences Department;
3. Council direction as to whether the 5% provision of parkland under Section 992 of the Municipal Act is required;
4. Payment of any current, delinquent or outstanding taxes prior to final approval;
5. Registration in the Land Title Office of a maximum yield covenant to be registered against the proposed townhouse parcel (Lot 25) limiting the maximum number of dwelling units to ten. The registration of this covenant would follow the discharge of the existing maximum yield covenant no. BH217436 for this block parcel only.

The Committee notes that subsequent to the registration of the subdivision plan, a discharge of the existing design review and prohibition of bareland strata subdivision covenant on proposed Lots 1 through 24 will be required.

8-4488

JACQUES G. ST. HILLAIRE
204 JACKSON STREET
REM LOT 37 DL 1 PLAN 2716

The Subdivision Committee deferred the proposed lane closure shown on sketch 8-4488 for the Planning Department to write and seek comments from the adjacent landowner, the Ministry of Transportation & Highways.



Mayor L. Sekora

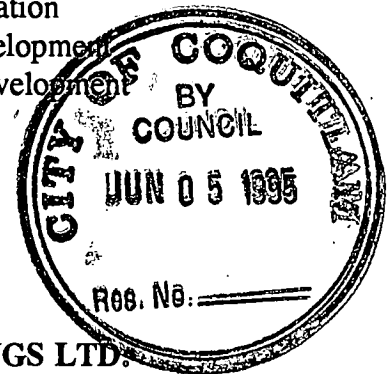
SUBDIVISION COMMITTEE MEETING

MINUTES

T-1

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, May 02, 1995 in the Council Committee Room, with the following persons present:

- Eric Tiessen - Acting Planning Director
- Neil Nyberg - City Engineer
- Tim Murphy - Manager - Traffic & Transportation
- Rosa Telegus - Engineer - Engineering & Development
- Lorne Scott - Supervisor - Subdivision & Development
- Jason Cordoni - Site Grading Technologist
- Dave Palidwor - Parks Design Technician
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant



8-2540I

**OLIVIERI HOLDINGS LTD. AND F. MARIN HOLDINGS LTD.
1000 BLOCK LOUGHEED HIGHWAY
LOTS 4 & 5 BLK 5 PL 1531; PCL B BLK 5 & 6 PL 1531 (EX PL 63067); LOT A BLK 6 PL 1531 (EX PL 8027); LOT 57 PL 28077; LOT 64 PL 39647; LOT 68 PL 48189; PCL 1, 2, 3, 5 & 16 PL 76923 BLK A, B & C; LOT 59 PL 33516 GP 1 NWD**

Approved subject to:

1. The applicant applying for and securing a Development Permit from Council to:
 - a) authorize the proposed subdivision;
 - b) delete the servicing requirements along the Adair Avenue frontage for the two northern lots; and
 - c) supplement the Subdivision Control Bylaw No. 2038 servicing requirements along the south side of Adair Avenue, with the Maillardville Streetscape and Pedestrian Bicycle Corridor Design Guidelines, approved by Council Resolution No. 1294 on October 03, 1994;

1995 May 02
SUBDIVISION COMMITTEE
MEETING MINUTES

8-2540I cont'd/

2. Council approval of a Road Exchange Bylaw;
3. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
4. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Loughheed Highway, Woolridge Avenue, Nelson Street and the internal lane to the standards of the Subdivision Control Bylaw No. 2038. The Committee notes that the lane should be of sufficient width to accommodate two 3.5m travel lanes, sidewalk and streetlighting on the north side;
 - b) cash payment for the future construction of that portion of Adair Avenue west of the two lots intended for multi-family residential use, to the standards outlined in the Maillardville Streetscape & Pedestrian Bicycle Corridor Design Guidelines;
 - c) registration in the Land Title Office of any necessary easements;
 - d) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
5. Registration in the Land Title Office of a pedestrian right-of-way, extending east of the Adair Avenue cul-de-sac as shown more particularly on Sketch 8-2540I;
6. Registration in the Land Title Office of a restrictive covenant to prohibit building on the two lots intended for multi-family residential use;
7. Registration in the Land Title Office of a design review covenant in favour of the City, to be registered against the three lots fronting the Loughheed Highway intended for Service Commercial use;
8. The applicant providing proof of ownership of Lot 13, Block 5 and Lots 13-16, Plan 1531 as City records indicate that these parcels are under Crown Provincial ownership;

1995 May 02
SUBDIVISION COMMITTEE
MEETING MINUTES

8-2540I cont'd/

9. Compliance with the requirements contained in the December 20, 1993 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that the registration of a 15.0 metre restrictive covenant is required, or alternatively the applicant relocating Nelson Creek into Mackin Park and providing compensation towards the design of a drainage and fish habitat plan for Mackin Park, to the satisfaction of Council, the Leisure & Parks Services Department and the Ministry of Environment, Lands & Parks;
10. The removal of all buildings and structures (except those located at 970 Adair Avenue) prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
11. The applicant providing regrading plans to the satisfaction of the Permits & Licences Department;
12. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes the following:

- a. Prior to Council consideration of rezoning of the two lots intended for multi-family residential use, the applicant will be required to provide certification that the soil conditions meet the residential standards to the satisfaction of the Ministry of Environment, Lands & Parks;
- b. The payment of Development Cost Charges will be required prior to issuance of any building permit;
- c. In addition to the servicing requirements for this site, the applicant is responsible for a portion of the cost to improve those intersections of Brunette Avenue, at Woolridge and Nelson Streets, as outlined in the traffic study prepared by Hamilton & Associates dated April 1994 based on a percentage of development traffic to be determined by a traffic consultant.

1995 May 02
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4200C **CITY OF COQUITLAM**
2986 GUILDFORD
LOTS 8-25 DL 386 BL 7 GP 1 NWD PL 2536; REM EAST ½ OF
DL 386 BL 7 GP 1 NWD PL 3002 EXCEPT PL LMP 1407 REM
LOT 1 DL 386 BL 10 EXCEPT PL 43190 & ROAD PLAN LMP
1407 PL 2536 AND ROAD CLOSURE

The Subdivision Committee defers the proposed consolidation shown on sketch 8-4200C for staff to review the required accessory off-street parking spaces and accesses for the proposed Public Safety building and City Hall in order to determine the ultimate site boundaries for these uses.

8-4200D **CITY OF COQUITLAM**
2986 GUILDFORD
LOTS 8-25 DL 386 BL 7 GP 1 NWD PL 2536; REM EAST ½ OF
DL 386 BL 7 GP 1 NWD PL 3002 EXCEPT PL LMP 1407 REM
LOT 1 DL 386 BL 10 EXCEPT PL 43190 & ROAD PLAN LMP
1407 PL 2536 AND ROAD CLOSURE

Approved, subject to:

1. Council approval of a Development Permit to authorize the proposed subdivision;
2. Council approval of a Road Exchange Bylaw.

The Committee notes that a variance to defer the servicing requirements required for the subdivision, will be included in the above noted Development Permit.

8-4251H **HENDERSON CIVIC CENTRE LTD.**
1151 PINETREE WAY
LOT 2 DL 384A GP 1 NWD PLAN 85929; LOT 7 LMP 7709;
LOTS 22-24 PL 2247 PARCEL B PLAN 16266; LOT 1 DL 384A
GR1 NWD PL 85929

The Subdivision Committee approves the plan to establish the required rights-of-way shown on sketch 8-4251H, noting that the road surface on the north side of the proposed Heffley Crescent extension shall be located no closer than 3 metres to the south lot line of the 1145 Heffley Crescent property.

1995 May 02
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4451 **NANCY AND MURRAY ELLIS**
1302 OXFORD STREET
LOT 2 SEC 13 TWP 39 NWD PL 20399

Approved, subject to:

1. Registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures in relation to the top of bank and restricts the construction on the proposed lots to meet the recommendations outlined in the visual slope assessment report dated April 25, 1995, prepared by Agra Earth & Environmental Limited, for this property;
3. The applicant installing a permanent 1.8 metre high chain link fence, 3.0 metres from the top of bank, except in those areas where the rear property line is beyond the 3.0 metre distance, to the satisfaction of the Permits & Licences Department. The fence shall be installed prior to final approval;
4. The applicant installing a temporary fence along the covenant boundary outlined in No. 2. above to ensure that the area beyond that line is not cleared and all excavation material will be placed in the front yards during building construction. This fence is to be installed prior to final approval to the satisfaction of the Permits & Licences Department;
5. Payment of a Development Cost Charge for the four additional lots to be created in the amount of \$26,480.00 (Transportation Charge - \$11,040.00; Parkland Charge - \$15,440.00);
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4451A **NANCY AND MURRAY ELLIS**
1302 OXFORD STREET
LOT SEC 13 TWP 39 NWD PL LMP

Approved, subject to:

1. Registration in the Land Title Office of any necessary easements;

1995 May 02
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4451A cont'd/

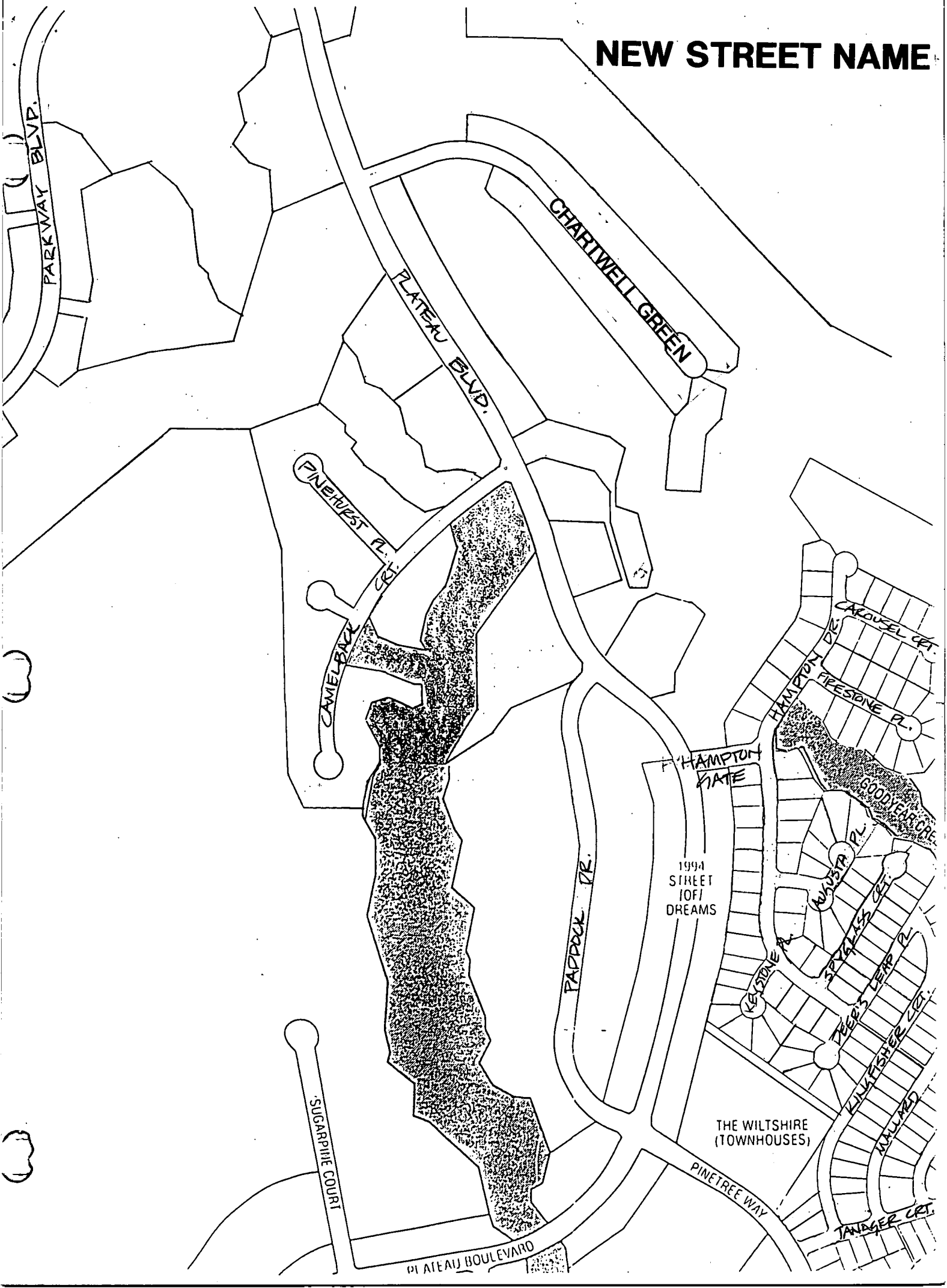
2. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge for the two additional lots to be created in the amount of \$13,240.00 (Transportation Charge - \$5,520.00; Parkland Charge - \$7,720.00);
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

STREET NAME

The Committee reviewed the proposed street name change for the location shown on the attached sketch which forms part of the Minutes. The Committee recommends that Council approve the proposed street name change subject to the acceptance by the Post Office:

CHARTWELL GREEN (formerly Fairway Lane)

NEW STREET NAME



COQUITLAM



Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING

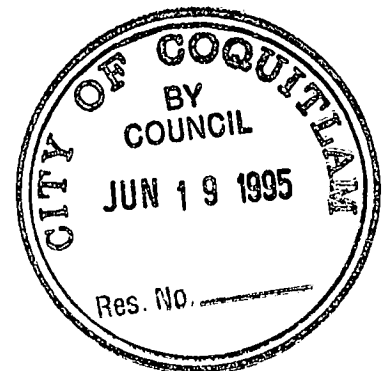
MINUTES

A regular meeting of the Subdivision Committee was held at 2:00 p.m. on Monday, May 15, 1995 in the Planning Department Committee Room, with the following persons present:

T-3

- Don Buchanan - Planning Director
- Rosa Telegus - Engineer - Environment & Development
- Lorne Scott - Supervisor - Subdivision & Development
- Jason Cordoni - Site Grading Technologist
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant

8-3511C **CITY OF COQUITLAM**
3030 GORDON AVENUE
PARCEL B DL 381 GP 1 REF PL 64662



Approved, subject to:

1. Council's approval of a Development Permit to authorize the proposed subdivision;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Gordon Avenue and Westwood Street to the standards of the Subdivision Control Bylaw No. 2038, for the full frontages of the property;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots, noting that pumping may be required on the sanitary sewer connection due to limited elevations in this area;
 - c) registration in the Land Title of any necessary easements;
3. Registration in the Land Title Office of an 11.0 metre wide statutory right-of-way along the south boundary, to provide for the future LRT alignment.

1995 May 15
SUBDIVISION COMMITTEE
MEETING MINUTES

8-3511C cont'd/

The Committee notes the following:

- a) access to the proposed eastern lot is to be limited to Gordon Avenue adjacent the west property line;
- b) the payment of Development Cost Charges, the provision of a lot grading plan and a geotechnical report must be provided prior to the issuance of a building permit;
- c) the Greater Vancouver Water District has no objection to the construction of an asphalt parking area over their statutory right-of-way No. BE22661, as outlined in their letter dated May 04, 1995;
- d) the subject property lies within the Town Centre Development Permit Area as designated on the Southwest Coquitlam - Town Centre Official Community Plan and therefore no building permit will be issued until the owner has first obtained a Development Permit from Council.

8-4125N **MOLNAR ENTERPRISES INC.**
1190 EASTWOOD
PART OF LOT 1 LMP 4018 SEC 11 TWP 39 GR 1 NWD

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Phase 7 strata plans subject to the Form 'E' Phasing Declaration being amended to reflect the correct commencement and completion of construction dates for Phases 7 and 8.

8-4279 **INTERGULF DEVELOPMENT (DEERCREST) CORP.**
1470 JOHNSON STREET
LOT A SEC 14/15 TWP 39 LMP 15708

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for Phase 8.

8-4279C **INTERGULF DEVELOPMENT (DEERCREST) CORP.**
1470/80 JOHNSON STREET
REM LOT A EXCEPT PHASE 5, 6, 7 & 8 STRATA PLAN LMS
1222 PLAN LMP 15708 AND LOT 3 LMP 5883 BOTH IN
SECTIONS 14 & 15 TWP 39 NWD

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

1995 May 15
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4432 **STAN BLACKSTOCK**
717 REGAN AVENUE
PARCEL A (EXP PLAN 14866) LOT 48 DL 107 GP 1 NWD PLAN 4485

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Regan Avenue and Grover Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Payment of any current, delinquent, or outstanding taxes prior to final approval;
3. The applicant securing an access right-of-way from the property to the north for the works shown on the recently submitted Engineering drawings;
4. Payment of a Development Cost Charge for one additional lot to be created in the amount of \$7,209.00. (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00).

The Committee recommends that the Approving Officer approve the proposed subdivision with the knowledge that upon registration of the subdivision the workshop/storage shed and carport will become non-conforming in relation to the required 7.6 metre rear yard setback to the proposed new property line.

8-4440 **VICTOR & ELAINA YIP, NELSON & KIM MA, MICHAEL & OLIVIA MA**
1393 PIPELINE ROAD
LOT 1 EXCEPT PART SUBDIVIDED BY PLAN 31962
SEC 13 TWP 39 AND OF DL 4838 GP 1 PL 24597 NWD

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Pipeline Road and the completion of the cul-de-sac to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) servicing of the individual lots by the applicant;

1995 May 15
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4440 cont'd/

2. The applicant providing a regrading plan to the satisfaction of the Permits & Licences Department;
3. Registration in the Land Title Office of a restrictive covenant prohibiting vehicular access for those lots abutting Pipeline Road;
4. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
5. Installation of a 'fence crete' fence along Pipeline Road to the satisfaction of the City Engineer;
6. Compliance with the requirements contained in the June 02, 1994 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
7. Payment of a Development Cost Charge for the five additional lots to be created in the amount of \$36,045.00 (Transportation Charge - \$16,745.00; Parkland Charge - \$19,300.00);
8. Payment of any current, delinquent, or outstanding taxes prior to final approval;
9. The requirements of Section 992 of the Municipal Act noting the owner of land being subdivided shall, at the option of Council:
 - a) provide parkland of an amount not to exceed 5% of the land being subdivided in a location acceptable to Council, or
 - b) pay to the City an amount that equals 5% of the market value of the land being subdivided less the cost of servicing;
10. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 9(b) above if Council chooses this option. The fee is to be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
11. Cash payment to the City of the amount determined by the above noted independent appraisal, if Council approves Option No. 9(b) above, prior to final approval.

COQUITLAM



SUBDIVISION COMMITTEE MEETING

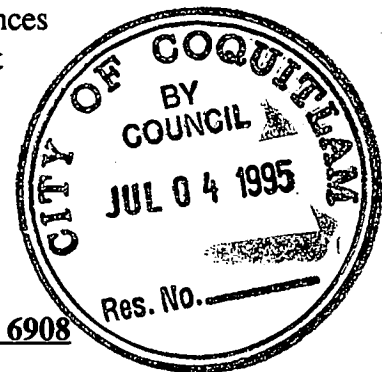
MINUTES

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, June 06, 1995 in the Council Committee Room, with the following persons present:

T-2

- Don Buchanan - Planning Director
- Eric Tiessen - Deputy Planning Director
- Neil Nyberg - City Engineer
- Rosa Telegus - Engineer - Environment & Development
- Lorne Scott - Supervisor - Subdivision & Development
- Catherine Mohoruk - Traffic & Transportation
- Ken Wright - Director, Permits & Licences
- Jason Cordoni - Site Grading Technologist
- Dave Palidwor - Parks Design Technician
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant



8-4045

**JUDITH HURDLE
913 FOSTER AVENUE
W 1/2 OF LOT 28 DL 366 BLOCK 10 NWD PLAN 6908**

Approved, subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Foster Avenue and Spruce Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, storm and sanitary sewer connections to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

1995 June 06
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4200C **CITY OF COQUITLAM**
2986 GUILDFORD WAY
LOTS 8-25 DL 386 BL 7 GP 1 NWD PL 2536; REM EAST ¼ OF
DL 386 BL 7 GP 1 NWD PL 3002 EXCEPT PL LMP 1407 REM
LOT 1 DL 386 BL 10 EXCEPT PL 43190 & ROAD PLAN LMP
1407 PL 2536 AND ROAD CLOSURE

The Subdivision Committee continues to defer the proposed site boundaries for the City Hall and Public Safety Building, for the Engineering Department to provide estimated servicing costs and review future parking requirements for the site.

8-4394 **LCY PROPERTY DEVELOPMENT CORPORATION**
630 PORTER STREET
PCL 'A' DL 356 GP 1 NWD PL EXP 271414 OF LOT 57 PLAN 25459

Re-approved, subject to:

1. The submission of an updated arborist report on the condition of all existing trees. The report to be supplemented by a detailed landscape plan prepared by a landscape architect as to the methods proposed for replanting of the disturbed areas including the understory of the trees which have been heavily pruned. The arborist report must also make recommendations as to protective fencing and take into consideration that the new driveway on the southern lot would be a maximum of 3.5 metres in width and be in a location and of a type which would cause the least disturbance to the existing vegetation and provide the maximum opportunity for replanting. All of the foregoing to be to the satisfaction of the Leisure & Parks Services Department;
2. The registration of a covenant which includes the arborist report and landscape plan referred to in Item 1. above. Furthermore, the covenant should make provision for the construction of protective fencing prior to *any* on site works being carried out, including existing house removal or new construction taking place;
3. The registration of a restrictive covenant which would require that all construction activity on the southern lot utilize the existing northern driveway until such time as the works are completed, at which time the City would consider removal of the covenant;

1995 June 06

**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4394

cont'd/...

4. Registration in the Land Title Office of a restrictive covenant which provides for the following:
 - a) limits the placement of any new buildings and structures to a building envelope to be determined by the Planning Department;
 - b) limits the maximum height of any new buildings and structures which would be no higher than the elevation of the existing house at 624 Porter Street, to be confirmed by a BC Land Surveyor;
 - c) the applicant submitting concept plans which demonstrates the required objectives referred in a) and b) above, to the satisfaction of the Planning Director;
 - d) prior to building permit issuance, the building permit plans submitted must comply with the concept plans referred in c) above, to the satisfaction of the Planning Director;
 - e) at the time of framing inspection, the framed house must comply with the building permit plans as well as all other applicable bylaws to the satisfaction of the Planning Director and the Permits & Licences Director;
5. The submission of a refundable security in the amount of \$10,000.00 per lot to ensure compliance with the terms of the covenants on tree preservation, use of the existing access, replanting of the areas to be landscaped or any areas which were damaged during construction and house construction are all completed in a satisfactory manner;
6. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) cash payment for the future construction of Porter Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
7. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition, including the removal of the existing pool;

1995 June 06
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4394 cont'd/...

8. Payment of any current, delinquent, or outstanding taxes prior to final approval;
9. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00).

8-4395A **ERIC AND DOROTHY WILLEMS**
3191 GALLETTE AVENUE
LOT 3 SECTION 13 TOWNSHIP 39 NWD PLAN 16083

The Subdivision Committee defers the proposed subdivision shown on sketch 8-4395A for the Leisure & Parks Services Department to advise on possible parkland dedication.

8-4461 **DOUBLE ALPHA HOLDING CORPORATION**
PARCEL 7A WESTWOOD PLATEAU
LOT A SEC 23 TWP 39 NWD PLAN LMP 17171

Approved, subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of the internal roads and the two northern walkways to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant to provide a concept plan for the southern pedestrian walkway to the satisfaction of the Leisure & Parks Services Department, noting that the walkway will be required to be lighted and constructed by the applicant;

1995 June 06
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4461 cont'd/

3. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures in relation to the toe of slope as required by Section 405 of the Zoning Bylaw;
4. The applicant to complete the tree removal and replanting in relation to the recommendations outlined in the arborist report prepared by Susan M. Murray dated May 08, 1995, to the satisfaction of the Leisure & Parks Services Department;
5. The applicant to submit a security in the amount of \$30,000.00 to ensure the completion of the works required by the above noted arborist report;
6. The applicant installing a 1.8 metre high chain link fence along the west boundary of the subdivision to the satisfaction of the Leisure & Parks Services Department;
7. The applicant installing a temporary protective fence along the west boundary of the required interceptor drainage ditch to the satisfaction of the Leisure & Parks Services Department;
8. The applicant providing a report from a Professional Engineer, with experience in geotechnical engineering, which contains recommendations in relation to road construction and residential foundation design, to the satisfaction of the Engineering and Permits & Licences Departments;
9. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4462B **HOME DEPOT CANADA LTD.**
960 LOUGHEED HIGHWAY
LOT 61 DL 16 GRP 1 NWD PLAN 35507

Approved, subject to:

1. Council's approval of the proposed CS-1 zoning;
2. The applicant applying for and securing a Development Permit from Council to authorize the proposed subdivision as required by Section 976 of the Municipal Act;

1995 June 06

**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4462B cont'd/

3. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
4. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Lougheed Highway, Woolridge Avenue, the internal road and cul-de-sac to the standards of the Subdivision Control Bylaw No. 2038. The Committee notes that a "right-in right-out" access at Lougheed and Woolridge will be required;
 - b) construction of water, storm and sanitary sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
5. Registration in the Land Title Office of a restrictive covenant in favour of the City and the Ministry of Transportation & Highways which restricts the use on the proposed lots to auto mall use only;
6. Registration in the Land Title Office of a restrictive covenant in favour of the City to make provision for design review to the satisfaction of the Planning Department;
7. Registration of a 5 metre wide right-of-way along the southern boundary of the lots on Woolridge Avenue to provide for a future widening of the Trans Canada Highway;
8. The removal of all buildings and structures, excluding the card-lock facilities, prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
9. The requirements of Section 992 of the Municipal Act noting the owner of land being subdivided shall, at the option of Council:
 - a) provide parkland that equals 5% of the land being subdivided in a location acceptable to Council, or
 - b) pay to the City an amount that equals 5% of the market value of the land being subdivided, less the cost of servicing;

1995 June 06
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4462B cont'd/

10. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine the market value in relation to No. 9(b) above if Council chooses this option. The fee is to be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
11. Cash payment to the City of an amount determined by the above noted independent appraisal, if Council chooses Option No. 9(b) above prior to final approval;
12. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4475 **DOUBLE ALPHA HOLDING CORPORATION**
BLOCK 8 WESTWOOD PLATEAU
REM BLOCK 'A' SEC 15 PL 71962; REM 'B' SEC 14;
BLOCK 'A' SEC 22; REM BLOCK 'A' SEC 23 BLOCK 'N' LMP 9894
ALL IN TWP 39 NWD

The Subdivision Committee, at the request of the applicant, reconsidered the requirement for a 9 metre wide statutory right-of-way from Parkway Boulevard through Block Parcel 8A to provide additional vehicular access to the future park now under licence within the Crown lands. The applicant is suggesting an alternate location for this access which would extend from the Crown land park site in the north-easterly direction following the service access road within the existing BC Hydro right-of-way and connecting to the service road at the north end of Plateau Boulevard.

The Subdivision Committee feels this alternate location would be acceptable subject to the applicant confirming with BC Hydro the provision of this roadway within their right-of-way. The Committee notes that if this alternate access is found acceptable, the existing roadway will have to be upgraded to certain minimum standards as required by the Engineering Department.

1995 June 06
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4485A **DOUBLE ALPHA HOLDING CORPORATION**
PARKWAY BOULEVARD WESTWOOD PLATEAU
LOT L & M SEC 15 TWP 39 NWD PLAN LMP 9894

Approved, subject to:

1. The applicant applying for and securing a Development Variance Permit from Council in relation to the proposed road width and cul-de-sac diameter for Road 'A' east of the creek;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of all internal roads and walkways to the standards of the Subdivision Control Bylaw No. 2038, except as varied by Council under Item 1. above;
 - b) construction of water, storm and sanitary sewer connections for the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
3. Registration in the Land Title Office of a restrictive covenant on proposed Lots 31 to 34, to prohibit vehicular access from the southerly road;
4. Registration in the Land Title Office of a restrictive covenant on all proposed lots to prevent further subdivision;
5. Registration in the Land Title Office of a restrictive covenant requiring that the homes to be located on Lots 31 to 34 to 'face' the northern road;
6. The submission of plans outlining the proposed boulevard treatment, particularly the use of street trees, to the satisfaction of the Engineering and Leisure & Parks Services Departments;
7. The applicant securing the necessary approvals from the Water Management Branch of the Ministry of Environment, Lands & Parks and the Environment Section of the Engineering Department in relation to the two proposed crossings of Hoy Creek;

1995 June 06
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4485A cont'd/

8. The applicant providing detailed regrading plans which includes retaining wall location and details, cross sections and drainage information to the satisfaction of the Permits & Licences Department;
9. Council direction as to whether the 5% provision of parkland under Section 992 of the Municipal Act is required;
10. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4488 **JACQUES G. ST. HILLAIRE**
204 JACKSON STREET
LANE CLOSURE SOUTH OF REM LOT 37 DL 1 PLAN 2716

The Subdivision Committee, after receiving comments from the Ministry of Transportation & Highways, recommends the declining of the proposed lane closure, in anticipation of future highway widening.

8-4489 **CARMAN EASTON**
226 NELSON STREET
PCL 'A' EXP PL 8960 LOTS 9 & 10 DL 45 BLK 24 GP 1 NWD PLAN 1481

Approved, subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Nelson Street and the adjacent lane to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, storm and sanitary sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. Compliance with any requirements of the Water Management and Fish & Wildlife Branches of the Ministry of Environment, Lands & Parks, noting that registration of restrictive covenants may be required;

1995 June 06

**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4489 cont'd/

3. The applicant providing regrading plans and a report from a Professional Engineer, with experience in geotechnical engineering, which contains recommendations in relation to proposed residential foundation design and slope stability to the satisfaction of the Permits & Licences Department;
4. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge \$3,860.00);
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4490 **POLYGON SILVER OAK HOMES LIMITED**
1476 PARKWAY BOULEVARD
LOT B PL LMP 18245 LOT 1 PL LMP 20252 SEC 15 TWP 39

The Subdivision Committee recommends that the Strata Title Approving Officer defer the signing of the Form 'E' Phasing Declaration until such time as the applicant has confirmed the location of the proposed Phase 3 accesses to Parkway Boulevard with the Traffic Section of the Engineering Department.

**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, June 20, 1995 in the Council Committee Room, with the following persons present:

Don Buchanan	-	Planning Director
Rosa Telegus	-	Engineer - Engineering & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Parks Design Technician
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

8-4107A

LORRAINE MURPHY
644 CHAPMAN AVENUE
LOT 2 PL 14832 BLK 3 DL 106



Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a. physical construction of Chapman Avenue and Nicola Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b. registration in the Land Title Office of any necessary easements;
 - c. construction of water, sanitary and storm connections to the newly created lot;
2. Payment of any current, delinquent or outstanding taxes prior to final approval;
3. Payment of Development Cost Charges for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.,00);
4. The driveway of the new lot on Nicola Avenue being restricted to the western side of the proposed lot.

The Committee recommends that the Approving Officer approve the proposed subdivision with the knowledge that upon registration of the subdivision, the carport/shed will become non-conforming in relation to the required 7.6 metre rear yard setback to the proposed new property line.

1995 June 20
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4310B **CITY OF COQUITLAM
1190 WESTWOOD STREET
LOTS REM C & PORTION OF REM E½ PLAN 3002; PCL A &
PCL B PLAN 4160; LOTS REM 5 TO REM 34 BLK 10 PLAN 2536
DL 386 GROUP 1 NWD**

The Subdivision Committee approves the proposed consolidation shown on sketch 8-4310B subject to Council's approval of a Road Exchange Bylaw.

8-4395B **ERIC AND DOROTHY WILLEMS
3191 GALLETT AVENUE
LOT 3 SEC 13 TWP 39 NWD PL 16083**

The Subdivision Committee finds the proposed subdivision shown on sketch 8-4395B technically feasible noting that Council's approval of RS-3 zoning is required.

The Committee further notes the following will be required if the subdivision reaches the preliminary approval stage:

1. A restrictive covenant to require the proposed houses to face the southern cul-de-sac;
2. A geotechnical report and regrading plans to the satisfaction of the Permits & Licences Department;
3. A restrictive covenant to require the installation or protective fencing along the top of bank and to restrict tree removal along the slope;
4. A restrictive covenant which restricts the placement of any building structures in relation to the top of bank as required by Section 405 of the Zoning Bylaw.

8-4442A **POLYGON MARLBOROUGH HOUSE DEVELOPMENT LIMITED
3098 GUILDFORD WAY
LOT 1 SECTION 11 TOWNSHIP 39 NWD PLAN LMP 20200**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Form 'E' Phasing Declaration for the proposed strata subdivision shown on sketch 8-4442A.

1995 June 20
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4470 **ISABEL GALLAGHER**
517 SCHOOLHOUSE STREET
LOT 67 GP 1 DL 357 LD 36 NWD PL 27587

Re-approved, subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Schoolhouse Street and Haversley Avenue;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of an additional water, sanitary sewer and storm sewer connection to the newly created lot;
2. The applicant attempting to retain all coniferous trees identified in the tree assessment report prepared by Julian Dunster, Certified Arborist, dated April 19, 1995, in particular trees numbered 1,2,3&4 identified in the report as they are located outside the normal building envelope for this lot;
3. Payment of any current, delinquent, or outstanding taxes prior to final approval;
4. Payment of a Development Cost Charge for one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);

The Committee recommends that the Approving Officer approve the proposed subdivision with the knowledge that upon registration of the subdivision, the garage will become non-conforming in relation to the required 7.6 metre rear yard setback to the proposed new property line.

8-4490 **POLYGON SILVER OAK HOMES LIMITED**
1475 PARKWAY BOULEVARD
PARCEL 1 SECTION 15 TWP 39 NWD LMP 23733

The Subdivision Committee recommends that the Strata Title Approving Officer sign the Form 'E' Phasing Declaration and the strata plans for Phase 1.

1995 June 20
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4490 cont'd/

The Committee notes that the required easements for servicing to be located over the remainder of Parcel 1 Plan LMP 23733 must be registered immediately following the submission of the Phase 1 strata plans, in the Land Title office.

STREET NAME

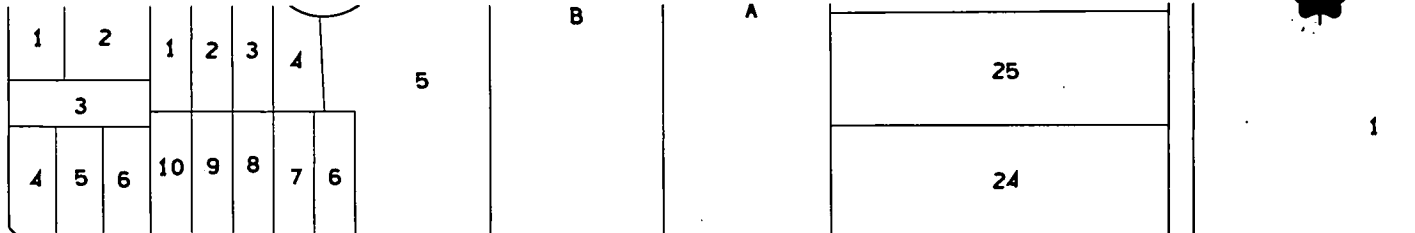
The Committee reviewed the proposed street name for the location shown on the attached sketch which forms part of the Minutes... The Committee recommends that Council approve the proposed street name subject to the acceptance by the Post Office:

WELLINGTON COURT.



C
D
E
F
G

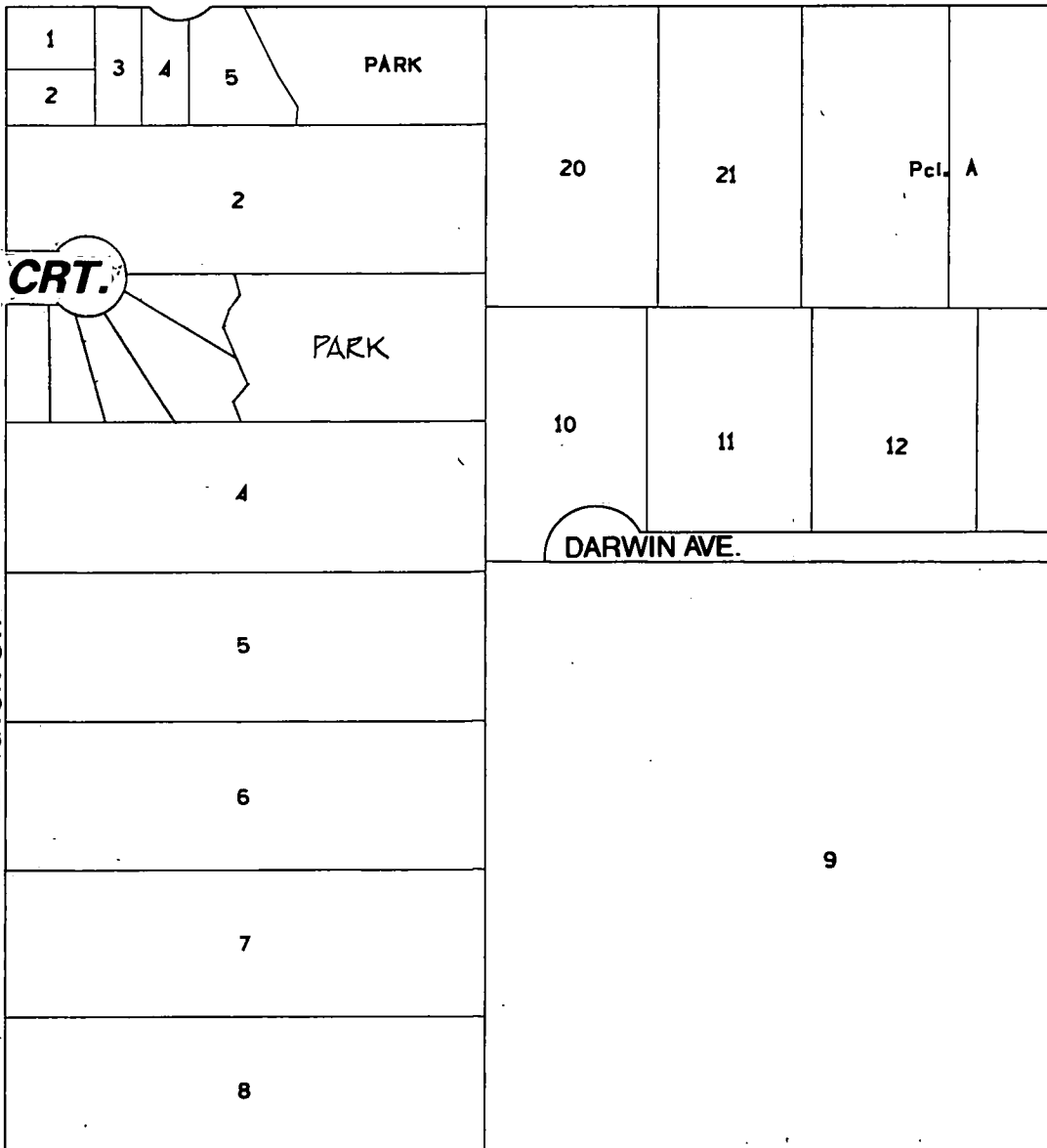
OXFORD ST.



MASON AVE.

WELLINGTON CRT.

WELLINGTON ST.



NEW STREET NAME



Mayor L. Sekora

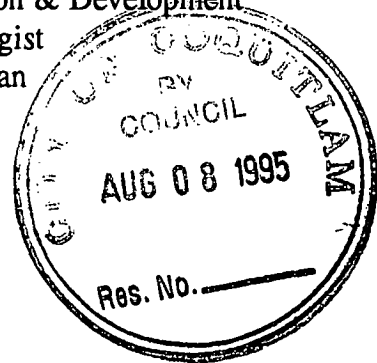
T-2

SUBDIVISION COMMITTEE MEETING

MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, July 05, 1995 in the Planning Department Committee Room, with the following persons present:

- Lorne Scott - Supervisor - Subdivision & Development
- Jason Cordoni - Site Grading Technologist
- Dave Palidwor - Parks Design Technician
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant



8-4131H **KARLEY MANAGEMENT LTD.**
3301 DAVID AVENUE
LOT 1 SECTION 13 TWP 39 LMP 11222

Re-approved, subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) cash payment for the future construction of David Avenue and physical construction of the internal streets to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water, sanitary sewer and storm sewer connections for the newly created lots;
2. Compliance with the requirements contained in the October 19, 1993 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
3. Compliance with the requirements contained in the February 14, 1995 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks noting that this requires the registration in the Land Title Office of a restrictive covenant;

1995 July 05
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4131H cont'd/

4. Payment of any current, delinquent, or outstanding taxes prior to final approval;
5. Payment of Development Cost Charge for the 20 additional dwelling units to be constructed in the amount of \$132,400.00 (Transportation Charge - \$55,200.00; Parkland Charge - \$77,200.00);
6. Registration in the Land Title Office of a restrictive covenant limiting the construction of any buildings or structures to those which follow the recommendations of the geotechnical report dated August 28, 1992 prepared by Geo Pacific Consultants Ltd.;
7. Registration in the Land Title Office of a statutory right-of-way in favour of the City, over the existing access road on proposed Lot 21, to the satisfaction of the Engineering Department;
8. The applicant repairing and hydroseeding the damaged areas between the above noted access road and the David Avenue road allowance to the satisfaction of the Leisure & Parks Services Department;
9. Registration in the Land Title Office of a statutory right-of-way over proposed Lot 1 to provide for a temporary turnaround, to the satisfaction of the Engineering Department;
10. Registration in the Land Title Office of a restrictive covenant which prohibits vehicular access from any lot to David Avenue and specifies that the dwellings to be built on Lots 1-7 must be oriented towards the internal road;
11. Registration in the Land Title Office of a restrictive covenant restricting the siting of the dwellings to be placed on Lots 1-7 to an additional 1.0m setback beyond the northern boundary of the statutory right-of-way shown on Plan 82365;
12. Council's approval of a Specified Area Bylaw which would enable the City to receive payment towards erosion control maintenance;
13. Payment to the City in the amount of \$48,000.00 as required by Council under Section 992 of the Municipal Act, prior to final approval.

1995 July 05
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4475 **DOUBLE ALPHA HOLDING CORPORATION**
BLOCK 8 WESTWOOD PLATEAU
REM BLOCK A SEC 15 PL 71962 REM B SEC 14 BLOCK A SEC 22
REM BLOCK A SEC 23 BLOCK LMP 9894 ALL IN TWP 39 NWD

Re-approved subject to:

1. The requirements of the Development Agreement dated 1988-08-18, along with any existing and subsequent amendments to said Agreement prior to final approval, including:
 - a) the applicant obtaining a certificate in writing from the City Engineer indicating that provision for the construction of the required major servicing and the block servicing components and securities for their completion has been made as required by Sections 3.04 and 3.05 of the Agreement;
 - b) the applicant providing an executed design review covenant under Section 215 of the Land Title Act as required by Section 3.07 of the Agreement for proposed block parcels 7M, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8J, 8K, 8N, 8O, 8P, 8Q, 8R, 8S and 8U;
 - c) the applicant providing an executed covenant under Section 215 of the Land Title Act which would regulate the environmental maintenance standards for the golf facility as required by Section 3.09(a) of the Agreement;
 - d) the applicant providing an executed covenant under Section 215 of the Land Title Act relating to public access, green fees, golf cart use and fees for the golf facility as required by Section 3.09(c) (i), (ii), (iii), (iv) and (v) of the Agreement;
 - e) the applicant providing an executed covenant under Section 215 of the Land Title Act as required by Section 3.10 of the Agreement to the satisfaction of the Planning Director, on all block parcels for single family and townhouse use, limiting the maximum number of lots or dwelling units allowed in each block parcel;
 - f) the applicant providing pedestrian access to the Crown Lands to the west and lighted and reasonably direct pedestrian access from the residential areas along Parkway Boulevard to the North Elementary school site (Parcel 7B), as required by Section 3.14(a) and (b) of the Agreement;

1995 July 05
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4475

cont'd/

- g) the applicant providing for the immediate transfer of title to the City the Parks and Recreation lands and Open Space lands within the application area accompanied by the appropriate securities for the following:
 - (i) completion of park facilities and additional park facilities;
 - (ii) site protection works;as required by Section 9.02 of the Agreement;
 - h) the applicant providing a security equal to 150% of the estimated value for the completion of park facilities and additional park facilities as required by Section 9.02(b) of the Agreement;
 - i) the applicant providing all requirements of the Development Agreement to the satisfaction of the City Solicitor;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
- a) physical construction of all roads to be dedicated within the block parcel subdivision, noting that Parkway Boulevard has been constructed;
 - b) registration in the Land Title Office of any necessary easements;
3. Registration in the Land Title Office of a restrictive covenant to restrict the siting of buildings and structures in accordance with the Zoning Bylaw and the geotechnical report by HBT Agra dated August 6, 1992, which may be combined with the restrictive covenant required by the Water Management Branch of the Ministry of Environment, Lands & Parks, to the satisfaction of the Planning Director;
4. Compliance with the requirements contained in the January 17, 1995 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks noting that this requires the registration in the Land Title Office of a restrictive covenant;
5. Compliance with any requirements of the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;

1995 July 05
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4475 cont'd/

6. Compliance with any requirements of Fisheries & Oceans Canada, noting their comments are outstanding;
7. The applicant submitting an arborist's report which addresses the removal and revegetation of hazardous trees along the south side of proposed block parcel 8B to the satisfaction of the Leisure & Parks Services Department;
8. The registration in the Land Title Office of a statutory right-of-way in favour of the City over the Crown lands to the north to provide physical access to parcel 8T;
9. Registration of an easement to provide legal access to parcel 8T to the satisfaction of the City Solicitor, noting that transfer of title of parcel 8T to the City will be required;
10. Registration in the Land Title Office of a 5 metre wide statutory right-of-way which would extend from the Crown land park site in a north easterly direction following the service access road within the existing BC Hydro right-of-way and connecting to the service road at the north end of Plateau Boulevard to the satisfaction of BC Hydro and Leisure & Parks Services Department. The right-of-way shall provide for public pedestrian, emergency vehicle and City maintenance vehicle access and provision for special event vehicular access;
11. Registration in the Land Title Office of a restrictive covenant under Section 215 of the Land Title Act to prohibit bareland strata subdivision of parcels 7M, 8B, 8C, 8E, 8F, 8H, 8J, 8K, 8N, 8O, 8P, 8Q, 8R, 8S and 8U, to the satisfaction of the Planning Director;
12. Registration in the Land Title Office of a restrictive covenant under Section 215 of the Land Title Act on parcel 8G which would allow for bareland strata subdivision subject to meeting certain conditions including a subdivision and design review process, provision for a Development Variance Permit, performance security and a replacement covenant, to the satisfaction of the Planning Director;
13. Payment of any current, delinquent or outstanding taxes prior to final approval.

1995 July 05
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4491 **DAVID AND KATHLEEN HOGG**
3688 VICTORIA DRIVE
LOT A SECTION 17 TWP 40 PLAN 13415

The Planning Department deferred the proposed road closure shown on sketch 8-4491 for the Planning Department to:

- 1) write and seek comments from the adjacent property owners on the proposed road closure;
- 2) review the advance road planning for the area.



Mayor L. Sekora

SUBDIVISION COMMITTEE MEETINGMINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, July 18, 1995 in the Council Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Parks Design Technician
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

8-2892A

HIGHLAND GLEN ESTATES LTD.
2380 CAPE HORN AVENUE
LOT 2 DL 65 & 66 GP 1 PLAN 9662

The Subdivision Committee reviewed a letter from Mikanna Construction Ltd., dated July 11, 1995, and a letter from Barron Kennedy Lyzun & Associates, acoustical consultant, dated July 13, 1995 in relation to a proposed relocation and increased height for the concrete noise barrier fence, required in the preliminary approval granted by the Subdivision Committee dated June 07, 1994.

As the proposed fence relocation and additional height will provide an increased sound barrier as compared to the previous solution, the Committee has no objection to the proposal, while noting the following:

1. The existing restrictive covenant which outlines the acoustical recommendations contained in the May 08, 1992 report from Barron Kennedy Lyzun & Associates must be modified to show the revised fence location;
2. The applicant must secure approval from BC Hydro in relation to constructing the fence within their right-of-way;
3. The "fencecrete" fence is to be located on concrete pile foundations to be set in accordance with recommendations outlined by a professional engineer with experience in geotechnical engineering, to the satisfaction of the Permits & Licences Department.

1995 July 18
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-3903A **HUA GEK NGOW**
1940 JASPER COURT
LOT 2 DISTRICT LOT 358 GROUP 1 NWD PLAN 72313

The Subdivision Committee continues to defer the proposed subdivision shown on sketch 8-3903A for the following:

1. The applicant's consultant, United Pacific Geotechnical Engineering Ltd., providing an update to their July 05, 1995 geotechnical report, which responds to the correct Zoning Bylaw setback requirements from the top of bank, noting the survey drawing prepared by Hobbs, Winter & McDonald dated May 05, 1995 is incorrect;
2. Comments from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks.

8-4251I **HENDERSON CIVIC CENTRE LTD.**
1151 PINETREE WAY
LOT 2 DL 384A GROUP 1 NWD PLAN 85929

Approved, subject to:

1. Council approval of a Development Permit to authorize the proposed subdivision as required under Section 976(1)(a) of the Municipal Act;
2. The applicant constructing individual and separate service connections to each proposed lot to the satisfaction of the Engineering Department, while noting that the servicing of contiguous frontages, installation of traffic signals, and the provision for pedestrian crossings, will be included within a servicing agreement between the applicant and Council;
3. Registration in the Land Title Office of any necessary easements as required by the Engineering Department and the City Solicitor;
4. Payment of any current, delinquent or outstanding taxes prior to final approval;
5. The applicant satisfying the Permits & Licences Department as to Building Code implications with the creation of the proposed internal lot lines through the development.

1995 July 18
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4251I cont'd/

The Committee notes the following:

1. The payment of Development Cost Charges must be provided for prior to the issuance of any building permit;
2. The road surface on the north side of the proposed Heffley Crescent extension shall be located no closer than 3.0 metres to the south lot line of the 1145 Heffley Crescent property.

8-4251I **HENDERSON CIVIC CENTRE LTD.
1151 PINETREE WAY
LOT 2 DL 384A GROUP 1 NWD PLAN 85929**

The Subdivision Committee recommends approval in principle of the creation of three airspace parcels as shown on sketch 8-4251J subject to the following:

1. Council approval of a Development Permit to authorize the proposed airspace parcel subdivision as required under Section 976(1)(a) of the Municipal Act;
2. The applicant satisfying the Permits & Licences Department as to Building Code implications with the creation of airspace parcel lot lines;
3. A complete review of the legal airspace parcel plans will be required to the satisfaction of the City Solicitor;
4. Payment of current, delinquent or outstanding taxes prior to final approval.

The Committee notes that if the applicant wishes to register the airspace parcel subdivision prior to building construction, they will be proceeding with the inherent risk associated with the creation of airspace parcels in terms of all buildings being located within the three dimensional lot lines.

1995 July 18
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4492 **DOUBLE ALPHA HOLDING CORPORATION**
PARCEL 6A PANORAMA DRIVE WESTWOOD PLATEAU
LOT A SEC 15 TWP 39 NWD PLAN LMP 9891

The Subdivision Committee deferred the proposed subdivision shown on sketch 8-4492 for the following:

1. The applicant to prepare a modified road and lot layout which would:
 - a) provide for an 11 metre wide pavement along the entire length of road A to allow for parking on one side, due to steepness in grade;
 - b) relocate the proposed cul-de-sac bulbs for roads D, F and G further westward, in order to ensure that construction of the cul-de-sac and retaining walls will not encroach into the adjacent covenant areas;
2. The applicant providing details on the proposed treatment for all retaining walls and fencing and providing a plan which identifies the location for all street trees; to the satisfaction of the Engineering and Leisure & Parks Services Departments;
3. The applicant providing preliminary regrading plans once the adjusted road and lot pattern has been resolved as described in Item 1(a) above to the satisfaction of the Permits & Licences Department;
4. The applicant providing a report from a Professional Engineer, with experience in geotechnical engineering, investigating subsurface soil conditions to the satisfaction of the Permits & Licences Department;
5. The applicant providing an arborist report which identifies and recommends the removal of trees in danger of falling, along Hoy Creek and those lands to be dedicated park, to the satisfaction of the Leisure & Parks Services Department;
6. The Leisure & Parks Services Department determining fence requirements for the subdivision.

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4493

**457685 BC LTD.
927-931 BRUNETTE AVENUE
SL 1, SL 5 & SL 6 DL 16 GP 1 NWD PL NW 3365**

The Subdivision Committee defers the proposed strata subdivision shown on sketches 8-4493 for the following:

1. Comments from the Permits & Licences Department as to whether the proposed strata subdivision has any Building Code implications;
2. The applicant providing written evidence from the Land Title Office which outlines their acceptance of the proposed strata subdivision, noting that they have expressed concerns in relation to legal access to proposed strata lots 56 to 62 on level 2 within former strata lot 6.

**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, August 09, 1995 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Parks Design Technician
Laura Giesbrecht	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

**8-1969C****LEO AND WENDY VAN TONGEREN****2003 COMO LAKE AVENUE****LOT 12 DL 2 TWP 39 GP 1 NWD PLAN 12542 EXCEPT PLAN 278790 & 70393**

The Subdivision Committee recommends that the bare land strata approving officer re-approve the proposed subdivision subject to the following:

1. Council's approval of the required RS-6 and P-5 zoning;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Como Lake Avenue to include the provision for a right-in/right-out access to the satisfaction of the Traffic Section of the Engineering Department;
 - b) registration in the Land Title Office of any necessary easements;
3. The applicant submitting a detailed regrading and revegetation plan prepared by a Professional Engineer, with experience in geotechnical engineering which indicates:
 - a) the existing and proposed elevations ensuring adjacent properties are not affected by any regrading and soil removal;
 - b) the areas of cuts and fill;

1995 August 09
SUBDIVISION COMMITTEE
MEETING MINUTES

8-1969C cont'd

c) the details of the "new slope" including required revegetation for slope stabilization;

d) site drainage;

all to the satisfaction of the Permits & Licences Department;

4. The registration of a restrictive covenant which ensures that the recommendations outlined in the January 14, September 30 and October 12, 1993 HBT Agra Ltd. reports are met including the supervision of any earthworks and site grading by a Professional Engineer and restrictions on the placement and construction of buildings and structures in relation to the newly defined top of slope;

5. Prior to signing of the registerable bareland strata subdivision plans, the applicant providing the following:

a) a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering which states that all required earthworks and recommendations as outlined within the three geotechnical reports outlined in No. 4 above have been completed to their satisfaction;

b) an as-constructed plan of the newly defined slope;

all to the satisfaction of the Permits & Licences Department;

6. The removal of all buildings, structures and tennis court prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition or alternatively if the existing dwelling is to remain, the applicant is required to submit a detailed survey certified by a BC Land Surveyor which demonstrates that the existing dwelling complies with all Zoning Bylaw setback requirements to the proposed new property lines;

7. The applicant providing a detailed landscape plan prepared by a landscape architect, for the proposed buffer area adjacent to the private access driveway, to the satisfaction of the Planning Director;

8. The installation of a 1.8 metre high chain link fence along the newly defined top of slope to the satisfaction of the Permits & Licences Department;

1995 August 09
SUBDIVISION COMMITTEE
MEETING MINUTES

8-1969C cont'd

9. Submission of plans which indicate that the private road is designed and is capable of being constructed in accordance with the standards generally accepted as good engineering practice;
10. The applicant submitting a site development security to ensure that the above noted fencing, landscape buffer and private road have been installed to the satisfaction of the Planning Director. The applicant should also provide a cost estimate for the above noted works in order to determine the required security;
11. The installation of "no parking" signs along the private access driveway to the satisfaction of the Planning Department;
12. Registration of a restrictive covenant indemnifying the City against any liability in regard to possible slope failure to the satisfaction of the City Solicitor which was undertaken to be provided by the applicant's consultant;
13. Registration of a restrictive covenant to ensure that two accessory off-street parking spaces and two visitor parking spaces are provided for on each strata lot;
14. Registration of an easement to provide for a turnaround for garbage/fire trucks, in a location acceptable to the Fire Department and the Engineering Department;
15. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
16. Payment of any current, delinquent or outstanding taxes prior to final approval;
17. The requirements of Section 992 of the Municipal Act, noting the owner of land being subdivided shall, at the option of Council:
 - i) Provide parkland of an amount not to exceed 5% of the land being subdivided in a location acceptable to Council, or

1995 August 09
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-1969C cont'd

- ii) Pay to the City an amount that equals the market value, less the cost of servicing of up to 5% of the land that may be required for parkland purposes;
- 18. The submission of a \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 17(ii) above, if Council chooses this option. The fee should be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
- 19. Cash payment to the City of the amount determined by the above noted independent appraisal, if Council approves option No. 17(ii) above, prior to final approval.

The Committee notes that a tree cutting permit may be required to be secured from Council and the applicant is requested to contact the Environment Section of the Engineering Department for verification.

8-4135F **BOSA DEVELOPMENT CORPORATION**
1192 PIPELINE ROAD
LOT 1 SEC 11 TWP 39 PLAN LMP 4282 EXCEPT PLANS LMP 6455 & 13705

Approved, subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of curb, gutter and sidewalk at the corner of Pipeline Road and Glen Drive to the standards of the Subdivision Control Bylaw No. 2038, noting that this construction must be completed prior to final approval of this subdivision;
 - b) registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a pedestrian right-of-way. The right-of-way should correspond with the pedestrian walkways shown on the building permit plans, to the satisfaction of the Planning Department;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4429B **GERALD AND CAROLE FARIS**
1284 OXFORD STREET
LOT 6 SEC 12 TWP 39 NWD PL LMP 18855

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Oxford Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures in relation to the top of bank as required by the recommendations outlined in the HBT Agra Visual Slope Assessment report dated July 02, 1993 for this property;
3. Registration in the Land Title Office of a restrictive covenant restricting the construction on the proposed lots to development which meets the recommendations outlined in the HBT Agra Visual Slope Assessment report dated July 02, 1993 for this property;
4. The applicant installing a permanent 1.8m high chain link fence, 3m from the top of bank to the satisfaction of the Permits & Licences Department;
5. The applicant installing a temporary fence along the covenant boundary outlined in No. 3 above to ensure that the area beyond that line is not cleared and all excavation material will be placed in the front yards during building construction. This fence to be installed prior to final approval to the satisfaction of the Permits & Licences Department;
6. Compliance with the requirements contained in the April 06, 1994 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
7. Payment of any current, delinquent or outstanding taxes prior to final approval;

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SUBDIVISION COMMITTEE
MEETING MINUTES

8-4429B cont'd

8. Payment of a Development Cost Charge for one additional lot to be created in the amount of \$6,620 (Transportation Charge - \$2,760; Parkland Charge - \$3,860);
9. The removal of all building construction prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition.

8-4462B **HOME DEPOT CANADA LTD.**
LOT 61 DL 16 GRP 1 NWD PLAN 35507
960 LOUGHEED HIGHWAY

The Engineer for the Environment & Development section of the Engineering Department advised the Committee on the proposed decommissioning of the Woolridge Pump Station which services the properties at 960 and 1000 Lougheed Highway. Due to the fact the existing plant is aging and does not comply with WCB regulations and electrical codes, the Engineering Department will be requiring the utilization of private sanitary pump stations for the two above noted properties or a solution to the sanitary sewer servicing of these lots via gravity.

In keeping with this objective, the Subdivision Committee re-approves the subdivision shown on sketch 8-4462B subject to the following:

1. Council's approval of the proposed CS-1 zoning;
2. The applicant applying for and securing a Development Permit from Council to authorize the proposed subdivision as required by Section 976 of the Municipal Act;
3. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
4. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Lougheed Highway, Woolridge Avenue, the internal road and cul-de-sac to the standards of the Subdivision Control Bylaw No. 2038. The Committee notes that a "right-in right-out" access at Lougheed and Woolridge will be required;

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**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4462B cont'd/

- b) construction of water, storm and sanitary sewer connections to the newly created lots;
 - c) construction of sanitary sewerage infrastructure for both 960 and 1000 Loughheed Highway properties, to the satisfaction of the City Engineer;
 - d) registration in the Land Title Office of any necessary easements;
5. Registration in the Land Title Office of a restrictive covenant in favour of the City and the Ministry of Transportation & Highways which restricts the use on the proposed lots to auto mall use only;
 6. Registration in the Land Title Office of a restrictive covenant in favour of the City to make provision for design review to the satisfaction of the Planning Department;
 7. Registration of a 5 metre wide right-of-way along the southern boundary of the lots on Woolridge Avenue to provide for a future widening of the Trans Canada Highway;
 8. The removal of all buildings and structures, excluding the card-lock facilities, prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
 9. The requirements of Section 992 of the Municipal Act, noting the owner shall pay to the City an amount that equals 5% of the market value of the land being subdivided, less the cost of servicing, as required by Council;
 10. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine the market value in relation to No. 9 above. The fee is to be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
 11. Cash payment to the City of an amount determined by the above noted independent appraisal, prior to final approval;
 12. Payment of any current, delinquent or outstanding taxes prior to final approval.

1995 August 09
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4483A **PROVINCIAL RENTAL HOUSING CORP.**
739 ALDERSON AVENUE
LOT 41 DL 1 & 3 (S&E PL 14058) & SE 66x120 PLAN 874

The Subdivision Committee approves the plan to establish road dedication requirements as shown on sketch 8-4483A, while noting the Planning Department will explore the requirement for a pedestrian right-of-way through the site.

8-4491 **BRIAN HOGG**
3688 VICTORIA DRIVE
SOUTH OF LOT A SEC 17 TWP 40 NWD PLAN 13415

The Subdivision Committee, after receiving comments from the adjacent property owner, recommends the declining of the proposed road closure.

8-4493 **457685 BC LTD.**
927-931 BRUNETTE AVENUE
SL 1, 5 & 6 ALL OF DL 16 GP 1 NWD PLAN NW 3365

The Subdivision Committee recommends that the Strata Title Approving Officer sign the strata plans for the proposed subdivision shown on sketch 8-4493 subject to the following:

1. Registration in the Land Title Office of an easement to provide legal access to proposed strata lots 56 to 62;
2. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4494 **NEIL ROGIC**
2957 GLEN DRIVE
LOT 1 DL 386 GP 1 NWD PL 71741

The Subdivision Committee deferred the proposed subdivision shown on sketch 8-4494 for the applicant to provide a site plan and underground parking plan which demonstrates traffic circulation and loading activities in relation to the proposed property line.

1995 August 09
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4494 cont'd/

The Committee notes the following will be required if the subdivision reaches the preliminary approval stage:

- a) Council approval of a Development Permit to authorize the proposed subdivision and supplement the Subdivision Control Bylaw standards for servicing;
- b) Access to Glen Drive will be limited to a right-in right-out access only;
- c) Registration in the Land Title Office of a pedestrian right-of-way through the site, to the satisfaction of the Planning Department.

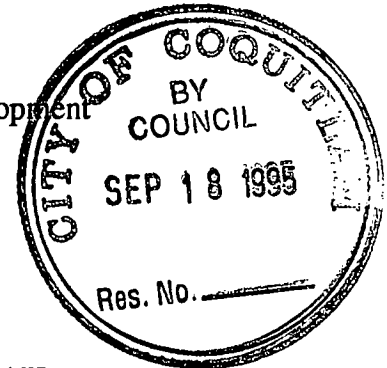


Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING**MINUTES**

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 22, 1995 in the Council Committee Room, with the following persons present:

Deb Day	-	Planning Director
Lorne Scott	-	Supervisor - Subdivision & Development
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Parks Design Technician
Neil Maxwell	-	Planning Assistant

**8-4492**

DOUBLE ALPHA HOLDING CORPORATION
PARCEL 6A PANORAMA DRIVE WESTWOOD PLATEAU
LOT A SEC 15 TWP 39 NWD PLAN LMP 9891

The Subdivision Committee reviewed the response from the applicants dated August 10, 1995 relative to the road allowance width and extent of construction at the ends of certain cul-de-sacs. The submission resolves the Committee's past concerns and the subsequent variances which will be necessary are supportable by staff and the Committee. The Committee, however, continue to defer the proposed subdivision pending a site visit of this site and similar parcels to review the treatment of retaining walls and fences since the Committee is of the opinion that a softening of the walls with the combination of articulation, landscaping, street trees, etc. will improve the long term appearance.

8-4454

NEIL AND JULIE DINSDALE
812 RUNNYMEDE AVENUE
LOT 156 GROUP 1 DL 366 NWD PL 33780

Re-approved subject to:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Runnymede Avenue and the rear lane;
 - b) construction of additional utility connections for the newly created lot;

1995 August 22
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4454 cont'd/

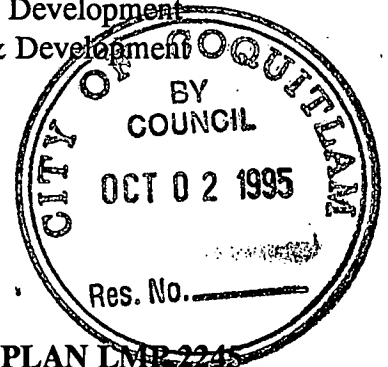
- c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge for the one additional dwelling unit permitted to be constructed in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 10:00 a.m. on Wednesday, September 06, 1995 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Jason Cordoni	-	Site Grading Technologist
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant



8-4100X **PACIFIC REACH BUSINESS PARK LTD.**
1348 UNITED BOULEVARD
LOT B (BG153418) DL 18 AND 48 GROUP 1 NWD PLAN LMP 2245

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4100X subject to the following:

1. The applicant confirming the joint access easements on proposed lot 28 are still registered against title;
2. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4135F **360513 BC LTD.**
1192 PIPELINE ROAD
LOT 1 SEC 11 TWP 39 (EXCEPT PLAN LMP 6455 & LMP 13705)
PLAN LMP 4282

The Subdivision Committee reviewed a letter from Bennett & Associates dated August 29, 1995 in relation to deleting the required registration of a pedestrian right-of-way concurrently with the proposed subdivision.

The Committee felt that the developers undertaking to register the right-of-way with the registration of the strata plan and prior to conveyance of any strata lots is insufficient to guarantee the future registration of the right-of-way. The Committee therefore re-approves the subdivision shown on sketch 8-4135F subject to the following:

1995 September 06
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4135F cont'd/

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of curb, gutter and sidewalk at the corner of Pipeline Road and Glen Drive to the standards of the Subdivision Control Bylaw No. 2038, noting that this construction must be completed prior to final approval of this subdivision;
 - b) registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a pedestrian right-of-way. The right-of-way should correspond with the pedestrian walkways shown on the building permit plans, to the satisfaction of the Planning Department;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4442A **POLYGON MARLBOROUGH HOUSE DEVELOPMENT LTD.
LOT 1 SEC 11 TWP 39 GP 1 PLAN LMP 20200
3098 GUILDFORD WAY**

The Subdivision Committee recommends that the Strata Title Approving Officer sign the revised Form E Phasing Declaration and the Phase 1 strata plans.

The Committee notes that the access easement between Phase 1 and 2 must be registered concurrently with the Phase 1 strata plan.

8-4448A **CERNOVEC, HIGHAM, TOTOVIC
623, 625 & 627 THOMPSON AVENUE
LOT 154 PL 54923 LOTS 158 & 159 PL 56003 ALL IN DL 106 GP 1 NWD**

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4448A, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a. physical construction of Nicola Avenue;
 - b. registration of any necessary easements;

1995 September 06
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4448A cont'd/

- c. physical construction of water, storm and sanitary sewer connections for the newly created lots;
2. The applicant securing a right-of-way for access from the adjacent lots at 629 Thompson Avenue and/or 622 Chapman Avenue;
3. The applicant installing "no parking" signs along Nicola Avenue to the satisfaction of the Fire Department;
4. Payment of a Development Cost Charge for each of the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4495A **MARION HALL**
1322 AUSTIN AVENUE
LOT 12 DL 109 PLAN 20681

The Subdivision Committee defers the proposed subdivision shown on sketch 8-4495A for the following:

1. The applicant providing regrading plans and a report from a Professional Engineer, with experience in geotechnical engineering, investigating existing soil and slope conditions with relation to building setbacks, to the satisfaction of the Permits & Licences Department;
2. The applicant providing a plan which demonstrates on-site manoeuvring of vehicles for both proposed lots noting the subdivision will be restricted to one access as Austin Avenue is a municipal arterial street. The plan should incorporate all setback requirements of the Zoning Bylaw.
3. Comments from the Fish & Wildlife and Water Management Branches of the Ministry of Environment, Lands & Parks, noting that the registration in the Land Title Office of a restrictive covenant will likely be required;
4. Comments from the Leisure & Parks Services Department as to possible parkland acquisition;

1995 September 06
**SUBDIVISION COMMITTEE
MEETING MINUTES**

NEW STREET NAME

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

KARLEY CRESCENT

R. P. 68932

HOCKADAY ST.

138
1383
1375

4

5

6

P 18 53172

145

R I V E R

17

53172

3307

C O O Q U I T L A M

KARLEY

CRESCENT

STREET

3311

3
LMP 1122

STR P.	467	468	469	470	939
	2026	2024	2022	2020	
SHAUGHNESSY PL.					

	2025	2023	2021	2019
466	465	464	463	462
STR.	P.			

P.	8	9	10	11	12	13	14	15	16	17	18	19	20	24
	1321	1319	1317	1315	1313	1311	1309	1307	1305	1303	1301	1299	1297	1306
HOLDSWORTH PL.														

SHAUGHNESSY

DAVID AVE.

STR	P.	345	355	356	357	358	359	360	361	362	363
		1330	1328	1326	1324	1322	1320	1318	1316	1314	1312
FLYNN CRES.											
STR	P.	396	397	395	394	393	392	391	390		
		1327	1325	1323	1321	1319	1317	1315	1313	1311	
E.P. 72095											

NEW STREET NAME

EM 1/2

REM.S 1/2

4

SUBDIVISION COMMITTEE MEETING MINUTES

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, September 19, 1995 in the Council Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Leisure & Parks Services
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

8-2546

PAUL REEVE
3108 STARLIGHT WAY
LOT 1 DL 373 LD 36 PLAN 20521

The Subdivision Committee deferred the proposed subdivision shown on sketch 8-2546 for the Planning Department to write and seek comments from the adjacent property owners.

8-3903A

HUA GEK NGOW
1940 JASPER COURT
LOT 2 DISTRICT LOT 358 GROUP 1 NWD PLAN 72313

The Subdivision Committee continues to defer the proposed subdivision shown on sketch 8-3903A for the applicant to resolve the setback requirements contained in the August 02, 1995 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks.

The Committee has reviewed the updated geotechnical report prepared by United Pacific Geotechnical Engineering Ltd. dated September 07, 1995 and notes they would support a variance to the required Zoning Bylaw setback from the top of bank to 7 metres, recognizing that any variance would be subject to Council approval.

1995 September 19
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**8-4335 JABCO HOMES LTD.
1506 EAGLE MOUNTAIN DRIVE
LOT C SECTION 15 TWP 39 NWD PLAN LMP 9891**

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

**8-4364B RICHARD AND RITA LUTERBACH
1445 PIPELINE ROAD
LOT E SEC 13 TWP 39 NWD PLAN 14303**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4364B, subject to the following:

1. Registration of the subdivisions to the east to provide legal and physical access;
2. The requirements of Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Pipeline Road and the rear cul-de-sac;
 - b) cash payment for future construction of the driveway relocation/extensions along the southwest corner of the property to the satisfaction of the Engineering Department;
 - c) registration in the Land Title Office of any necessary easements;
3. The applicant to extend the sanitary sewer to service the individual lots;
4. Registration in the Land Title Office of a restrictive covenant which prohibits vehicular access from Pipeline Road;
5. The applicant providing a geotechnical report and regrading plans to the satisfaction of the Permits & Licences Department;
6. The removal of a portion of the existing carport and detached garage prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
7. Compliance with the requirements contained in the May 07, 1993 and March 01, 1994 letters from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires an approval under Section 7 of the Water Act to work in and around Hockaday Creek;

1995 September 19
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4364B cont'd/

8. Compliance with the requirements contained in the February 22, 1994 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks noting that this requires registration in the Land Title Office of a restrictive covenant and the construction of a 1.2 metre permanent fence;
9. Written confirmation that the above noted fence has been installed to the satisfaction of the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
10. Compliance with the requirements contained in the February 22, 1994 letter from the Department of Fisheries & Oceans Canada;
11. Payment of a Development Cost Charge for the five additional lots to be created in the amount of \$36,045.00 (Transportation Charge - \$16,745.00; Parkland Charge - \$19,300.00);
12. Payment of any current, delinquent or outstanding taxes prior to final approval;
13. Registration in the Land Title Office of a covenant to prohibit building on proposed Lots 2 and 4, with the covenant providing for the release of this prohibition once the relocation of Hockaday Creek has been completed to the satisfaction of the Ministry of Environment, Lands & Parks;
14. The requirements of Section 992 of the Municipal Act noting the owner shall pay to the City an amount that equals 5% of the market value of the land being subdivided, as required by Council;
15. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 14 above. The fee is to be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
16. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

1995 September 19
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**8-4395B ERIC AND DOROTHY WILLEMS
3191 GALLETTE AVENUE
LOT 3 SEC 13 TWP 39 NWD PL 16083**

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4395B, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Moore Place and a portion of Gallette Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water, sanitary and storm sewer connections for the newly created lots;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Compliance with the requirements contained in the July 20, 1993 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
4. Compliance with any requirements from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that their comments are outstanding;
5. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures in relation to the top of bank, as required by Section 405(2)(a)(iii) of the Zoning Bylaw;
6. Registration in the Land Title Office of a restrictive covenant to require the new homes to:
 - a) "face" towards Moore Place;
 - b) have principal access to Moore Place;
7. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);

1995 September 19
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4395B cont'd/

8. The applicant installing a 1.8 metre high, black vinyl chain link fence along the top of bank extending southwards along the rear property line of proposed lot 4, to the satisfaction of the Permits & Licences Department. Pedestrian gate access within proposed lot 3 is permitted provided the gateway is no more than 60cm (24 inches) in width;
9. Payment of any current, delinquent or outstanding taxes prior to final approval;
10. The requirements of Section 992 of the Municipal Act, noting the owner of land being subdivided shall, at the option of Council:
 - i) Provide parkland of an amount not to exceed 5% of the land being subdivided in a location acceptable to Council, or
 - ii) Pay to the City an amount that equals the market value, less the cost of servicing of up to 5% of the land that may be required for parkland purposes;
11. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 10(ii) above, if Council chooses this option. The fee should be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
12. Cash payment to the City of the amount determined by the above noted independent appraisal, if Council approves option No. 10(ii) above, prior to final approval;

8-4492

**DOUBLE ALPHA HOLDING CORPORATION
PARCEL 6A PANORAMA DRIVE WESTWOOD PLATEAU
LOT A SEC 15 TWP 39 NWD PLAN LMP 9891**

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4492, subject to the following:

1. The applicant securing a Development Variance Permit from Council in relation to the proposed road widths, intersection design, road grades, and cul-de-sac diameters for proposed roads A, B, D, E, F, & G;

1995 September 19
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4492 cont'd/

2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of all internal roads and walkway to the standards of the Subdivision Control Bylaw No. 2038, except as varied by Council under Item 1. above;
 - b) construction of water, storm and sanitary sewer connections for the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
 3. Registration in the Land Title Office of a restrictive covenant on proposed lots 26-37, 40-53, 55-60, to prohibit vehicular access from the southerly road;
 4. Registration in the Land Title Office of a restrictive covenant requiring that the homes to be located on proposed lots 26-37, 40-53, 55-60 to "face" the northern road;
 5. Council direction as to whether the 5% provision of parkland under Section 992 of the Municipal Act is required;
 6. The applicant constructing retaining walls and fencing in keeping with the other single loaded subdivisions on the Plateau, however, with the following modifications:
 - a) the installation of a street tree on the north side of all single loaded roads, to be located behind the sidewalk. The retaining wall and fence therefore must be recessed to provide for the tree, at a size to be determined by the Leisure & Parks Services Department;
 - b) the installation of a ground cover between the fence and retaining wall;
 - c) the fencing to be painted green to match the fences in Parcels 2T and 2U;
- all to the satisfaction of the Planning and Leisure & Parks Services Department;

1995 September 19
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4492 cont'd/

7. The applicant providing detailed regrading plans which includes the retaining wall locations noted above, with cross sections and drainage information, to the satisfaction of the Permits & Licences Department;
8. The applicant installing a combination of wood rail and chain link fence along the park boundaries and along the west boundary of the subdivision, to the satisfaction of the Leisure & Parks Services Department;
9. The applicant removing the abandoned roadway and culvert over Noons Creek, north of Panorama Drive and revegetating the area to the satisfaction of Ministry of Environment, Lands & Parks and Leisure & Parks Services Department;
10. The applicant constructing stairway connections to the pedestrian trail, west of the two northern cul-de-sacs, to the satisfaction of Leisure & Parks and Permits & Licences Departments;
11. The applicant installing temporary protective fencing around the park boundaries to the satisfaction of the Leisure & Parks Services Department, noting that the park areas are to remain treed;
12. Payment of any current, delinquent or outstanding taxes prior to final approval.

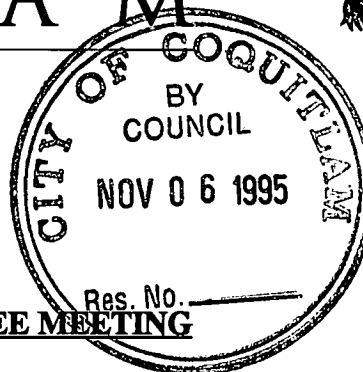
The Committee notes the following:

- i) the applicant should ensure that storm water drainage is diverted into Noons Creek during low flows, to the satisfaction of the Engineering Department;
- ii) the Leisure & Parks Services Department would request the standard residential lawn to be installed behind the sidewalk to the property line adjacent the lands to be designated Park.

1995 September 19
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4496 **JOSEPH T. MIKITA**
260-262 SOLAR COURT
LOT 530 DL 67 GP 1 NWD PLAN 60636

The Subdivision Committee recommends that Council, as Approving Authority under the Condominium Act, approve the proposed strata conversion shown on sketch 8-4496, subject to the applicant obtaining an occupancy permit for the newly created unit from the Permits & Licences Department.



Mayor L. Sekora

T-2

SUBDIVISION COMMITTEE MEETINGMINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 03, 1995 in the Council Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic & Transportation
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Leisure & Parks Services
Tom Hawkins	-	Planning Assistant

8-3487A

SERGIO AND MARIA CAPPELLINI
1135 CARTIER AVENUE
LOT 2 BLOCK 4 DL 46 GP 1 NWD PLAN 2624

The Subdivision Committee recommends acceptance of the plan to establish road dedication shown on sketch 8-3487A.

The Committee notes that the Hachey Avenue road allowance is substandard in width and therefore is insufficient to provide for the construction of a sidewalk on the south side. The Committee advises the applicant to request a variance in conjunction with the recent Development Permit application. This variance would alter the provisions of the Subdivision Control Bylaw No. 2038, relative to the roadway width and sidewalk.

1995 October 03
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**8-4350C ELENA FARAGUNA
1467 HOCKADAY STREET
LOT 3 SECTION 13 TWP 39 GP 1 NWD PLAN LMP 17940**

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4350C, subject to the following:

1. Registration of the subdivision to the east under file 8-4395B, to provide legal and physical access;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Moore Place to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, storm and sanitary sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge: \$3,349.00; Parkland Charge: \$3,860.00);
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

**8-4438A MARTIN AND SURJIT GILL
2150 KUGLER AVENUE
LOT 13 DL 111 GP 1 NWD PL 9182**

The Subdivision Committee re-approves the proposed subdivision as shown on sketch 8-4438A subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) cash payment for future construction of Kugler Avenue and lane to the standards of the Subdivision Control Bylaw No. 2038;

1995 October 03
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4438A cont'd/

- b) registration in the Land Title Office of any necessary easements;
- c) construction of water, sanitary sewer and storm sewer connections;
- 2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
- 3. Payment of any current, delinquent or outstanding taxes prior to final approval;
- 4. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00).

8-4441A **ZEPHYR ENTERPRISES LTD.
195 SCHOOLHOUSE STREET
LOT 7 DL 47 GRP 1 NWD PLAN 9286**

The Subdivision Committee approves the plan to establish the road dedication as shown on sketch 8-4441A. The Committee notes the following:

- 1. The Leisure & Parks Services Department would consider the applicant's voluntary dedication of park area adjacent to Booth Creek subject to the applicant providing a letter from the Ministry of Environment, Lands & Parks stating that this portion of Booth Creek is environmentally acceptable;
- 2. The eastward extension of Lucille Starr Drive will require Council's approval of a Development Variance Permit in relation to right-of-way width, deletion of sidewalks and utility offsets;
- 3. The proposed creek crossing will require approval from the Ministry of Environment, Lands & Parks.

**SUBDIVISION COMMITTEE MEETING MINUTES**

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 17, 1995 in the Council Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic & Transportation
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Leisure & Parks Services
Tom Hawkins	-	Planning Assistant

**8-2546**

**PAUL AND MARY REEVE
3108 STARLIGHT WAY
LOT 1 DL 373 LD 36 PLAN 20521**

The Subdivision Committee, after reviewing the responses from the adjacent property owners, recommends to the Approving Officer that this subdivision be declined under Section 86 of the Land Title Act, since the majority of the property owners canvassed have shown themselves to be opposed to the subdivision on the basis that it would injuriously affect the established amenities of the neighbourhood.

8-3223E

**2100 UNITED BOULEVARD LTD.
2100 UNITED BOULEVARD
LOT 15 DL 20 NWD PLAN 45847**

The Subdivision Committee approves the proposed subdivision shown on sketch 8-3223E, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) construction of water, sanitary sewer and storm sewer connections to the newly created lots, noting that pumping may be required on the sanitary sewer connection due to limited elevations in this area;
 - b) registration in the Land Title Office of any necessary easements;
2. Payment of any current, delinquent or outstanding taxes prior to final approval.

1995 October 17
SUBDIVISION COMMITTEE
MEETING MINUTES

8-3511D **CITY OF COQUITLAM**
3030 GORDON AVENUE
PARCEL B DL 381 GP 1 REF PL 64662

The Subdivision Committee approves the proposed subdivision shown on sketch 8-3511D, subject to the following:

1. Council's approval of a Development Permit, as required by Policy H-1 of the Southwest Coquitlam - Town Centre Official Community Plan;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Gordon Avenue and Westwood Street to the standards of the Subdivision Control Bylaw No. 2038, for the full frontages of the property;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots, noting that pumping may be required on the sanitary sewer connection due to limited elevations in this area;
 - c) registration in the Land Title Office of any necessary easements;

The Committee notes the following:

- a. Access to the proposed eastern lot is to be limited to Gordon Avenue adjacent to the west property line;
- b. The payment of Development Cost Charges, a lot grading plan and a geotechnical report must be provided prior to the issuance of any building permit;
- c. The Greater Vancouver Water District has no objection to the construction of an asphalt parking area over their statutory right-of-way No. BE22661, as outlined in their letter dated May 04, 1995;
- d. The subject property lies within the Town Centre Development Permit Area as designated on the Southwest Coquitlam - Town Centre Official Community Plan and therefore no building permit will be issued until the owner has first obtained a Development Permit from Council.

1995 October 17
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4443A **DOUBLE ALPHA HOLDINGS CORPORATION**
3062 PLATEAU BOULEVARD
LOT 1 SECTION 14 TWP 39 NWD PLAN LMP 18671

The Subdivision Committee deferred the proposed subdivision shown on sketch 8-4443A, for the following:

1. The applicant providing a report from a professional arborist which identifies and recommends the removal of any trees in danger of falling within the park property to the north, to the satisfaction of the Leisure & Parks Services Department. The report should also identify soil conditions in relation to root systems;
2. The applicant providing detailed regrading plans which identify proposed drainage, retaining wall location and details, and proposed road grades to the satisfaction of the Permits & Licences Department, noting that the proposed interceptor drainage channel must be constructed on private property and not within the park property to the north;
3. The applicant providing a report from a Professional Engineer, with experience in geotechnical engineering, investigating subsurface soil conditions to the satisfaction of the Permits & Licences Department.

8-4451A **MURRAY AND NANCY ELLIS**
1302 OXFORD STREET
LOT SEC 13 TWP 39 NWD PL LMP

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4451A, subject to the following:

1. Registration in the Land Title Office of any necessary easements;
2. The applicant installing a permanent 1.8 metre high chain link fence, 3 metres from the top of bank, to the satisfaction of the Permits & Licences Department. The fence shall be installed along the rear property line of the lots in those areas where the top of bank is beyond the 3 metre distance and installed prior to final approval;
3. The applicant installing a temporary fence along the existing geotechnical setback covenant boundary to ensure that the area beyond that line is not cleared and all excavation material will be placed in the front yard during building construction. This fence is to be installed prior to final approval to the satisfaction of the Permits & Licences Department;

1995 October 17
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4451A cont'd/

4. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
5. Payment of a Development Cost Charge for the two additional lots to be created in the amount of \$13, 240.00 (Transportation Charge - \$5,520.00; Parkland Charge - \$7,720.00);
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4494A **NEIL ROGIC**
2957 GLEN DRIVE
LOT 1 DL 386 GP 1 NWD PL 71741

The Subdivision Committee finds the subdivision shown on sketch 8-4494A technically feasible, noting that Council's approval of C-4 and RM-6 zoning is required.

The Committee notes the following:

- 1) Council approval of a Development Permit as required by Policy H-1 of the Southwest Coquitlam - Town Centre Official Community Plan is required. The Development Permit will supplement the Subdivision Control Bylaw servicing standards for Glen Drive and Pacific Street;
- 2) Access to Glen Drive will be limited to a right-in/right-out access only;
- 3) Registration in the Land Title Office of a pedestrian right-of-way, access and parking easements will be required to the satisfaction of the Planning Department;
- 4) The applicant should ensure the main floor building elevation for the store front commercial along Glen Drive is determined from their Civil Engineers Road Design for Glen Drive, to the satisfaction of the Engineering Department;
- 5) The applicant will be required to address any subsurface drainage at the building permit application stage.

1995 October 17
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4498

**VOIKA MATIC
1966 DAWES HILL ROAD
LOT 15 DL 64 NWD PL 2734 & LOT 22 DL 64 & 111 NWD PL 2734**

The Subdivision Committee deferred the proposed lane closure shown on sketch 8-4498 for the Engineering Department to review and comment on any possible utility and drainage concerns which may be affected by the proposed lane closure.

The Committee notes the following:

- a) If the Engineering Department raises no objection regarding utility and drainage concerns, the Planning Department will write and seek comments from the adjacent property owners on the proposed lane closure;
- b) The applicants will be required to pay market value for the land area being acquired, as well as all associated fees such as survey drawings, land registry fees, advertising, appraisals, etc., if this application proceeds to a point where the lane allowance can be closed and consolidated with adjacent properties.



Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING

MINUTES

T-1

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 07, 1995 in the Council Committee Room, with the following persons present:

- Deb Day - Planning Director
- Lorne Scott - Supervisor - Subdivision & Development
- Catherine Mohoruk - Traffic & Transportation
- Jason Cordoni - Site Grading Technologist
- Dave Palidwor - Leisure & Parks Services
- Tom Hawkins - Planning Assistant



8-1764B

**JAMES A. MURI
950 AND 955 BLUE MOUNTAIN STREET
LOT 400 PLAN 57575 AND LOT 409 PLAN 57735 DL 368 GP 1 NWD**

The Subdivision Committee approves the proposed lot line adjustment shown on sketch 8-1764B, subject to the payment of any current, delinquent or outstanding taxes prior to final approval.

8-4402E

**PY HOLDINGS LTD.
1161-1163 THE HIGH STREET
LOT 2 DL 384A GP 1 NWD PLAN LMP 16193**

In an effort to avoid delays on this application, the individual Subdivision Committee members were canvassed on October 31, 1995 and recommended to the Strata Title Approving Officer to sign the Form E Phasing Declaration, Form 10 Certificate Approval and the Phase I strata plans.

1995 November 07
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**8-4460 WESBILD HOLDINGS LTD.
PARCEL 7K WESTWOOD PLATEAU
LOT K SEC 23 TWP 39 NWD PLAN LMP 17172**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4460, subject to the following:

1. The provisions of the Westwood Plateau Development Agreement dated 1988-08-18, along with any existing and subsequent amendments to said Agreement prior to final approval, including:
 - a) the registration in the Land Title Office of a design review covenant for both block parcels as required by Section 3.07 of the Agreement;
 - b) the registration in the Land Title Office of a maximum yield covenant for the proposed townhouse block parcel limiting the maximum number of dwelling units to 22, as required by Section 3.10 of the Agreement;
 - c) the applicant providing all of the provisions of the Development Agreement to the satisfaction of the City Solicitor;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works on Plateau Boulevard to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created block parcels;
 - c) registration in the Land Title Office of any necessary easements;
3. Registration in the Land Title Office of a reciprocal access agreement required for the proposed commercial block parcel and Parcel 7K;
4. Registration in the Land Title Office of a restrictive covenant which would allow bare land strata subdivision subject to meeting certain conditions including requirements for a Development Variance Permit, performance security and a replacement covenant;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4486 **DOUBLE ALPHA HOLDINGS CORPORATION**
PARCEL 7L CHARTWELL GREEN WESTWOOD PLATEAU
LOT L SEC 23 TWP 39 NWD PLAN LMP 17172

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4486, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of the internal road to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant providing a regrading plan to the satisfaction of the Permits & Licences Department;
3. Registration in the Land Title Office of a maximum yield covenant to be registered against the proposed townhouse parcel (Lot 25) limiting the maximum number of dwelling units to ten. The registration of this covenant would follow the discharge of the existing maximum yield covenant No. BH217436 for this block parcel only;
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that subsequent to the registration of the subdivision plan, a discharge of the existing design review covenant no. BH217427 on proposed Lots 1 through 24 will be required.

1995 November 07
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4499 **DOUBLE ALPHA HOLDING CORPORATION**
1752 HAMPTON DRIVE
LOT 102 SECTION 23 TWP 39 LMP 18243

The Subdivision Committee deferred the proposed bare land strata subdivision shown on sketch 8-4499, for the Planning Department to advise the Strata Title Approving Officer on the requirement for a Development Variance Permit in conjunction with this application.

The Committee notes the following:

1. A geotechnical report and regrading plan will be required to the satisfaction of the Permits & Licences Department as a condition of preliminary approval;
2. Fencing will be required to be installed along the eastern boundary of the site abutting the park through the development variance permit process with input from the Leisure & Parks Services Department.

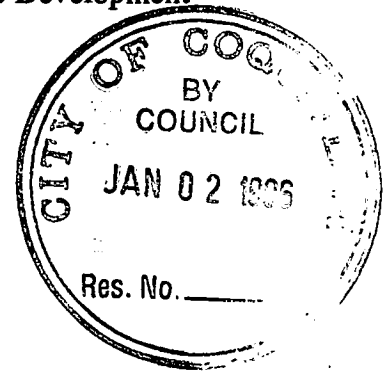


T-3
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 21, 1995 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Jason Cordoni	-	Site Grading Technologist
Dave Palidwor	-	Leisure & Parks Services
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant



8-2892B

HIGHLAND GLEN ESTATES LTD.
148-178 SAN JUAN PLACE
LOT 17-22 DL 65 LMP 17653

The Subdivision Committee approves the proposed subdivision shown on sketch 8-2892B, subject to the following:

1. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
2. The applicant providing written confirmation from the GVS&DD and BC Hydro regarding the installation of fences along the newly created property lines;
3. The payment of any current, delinquent or outstanding taxes prior to final approval.

1995 November 21
SUBDIVISION COMMITTEE
MEETING MINUTES

8-3903A **YEOW-LEE CHAN AND HUA GEK NGOW**
1940 JASPER COURT
LOT 2 DISTRICT LOT 358 GROUP 1 NWD PLAN 72313

The Subdivision Committee finds the proposed subdivision shown on sketch 8-3903A technically feasible, subject to the applicant applying for and securing a Development Variance Permit from Council in relation to a reduced Zoning Bylaw setback from the front property line and the top of bank adjacent Booth Creek.

The Committee notes that a joint access easement between the proposed southern lot and the property at 1930 Jasper Court may be required as a condition of preliminary approval, if the application reaches that stage.

8-4100Y **INTRACORP DEVELOPMENTS LTD.**
2000 AND 2050 HARTLEY AVENUE
LOTS 63 & 64 DISTRICT LOT 20 GROUP 1 NWD PLAN LMP 24728

The Subdivision Committee approves the proposed lot line adjustment shown on sketch 8-4100Y, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a construction of a sanitary and storm sewer connection to the newly created eastern lot;
 - b. registration in the Land Title Office of any necessary easements;
2. The payment of any current, delinquent or outstanding taxes prior to final approval.

1995 November 21
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4494B **NEIL ROGIC
2957 GLEN DRIVE
LOT 1 DL 386 GP 1 NWD PL 71741**

The Subdivision Committee finds the subdivision shown on sketch 8-4494B technically feasible, noting that Council's approval of C-4 and RM-6 zoning is required.

The Committee notes the following:

- 1) Council approval of a Development Permit as required by Policy H-1 of the Southwest Coquitlam - Town Centre Official Community Plan is required. The Development Permit will supplement the Subdivision Control Bylaw servicing standards for Glen Drive and Pacific Street;
- 2) Access to Glen Drive will be limited to a right-in/right-out access only;
- 3) Registration in the Land Title Office of a pedestrian right-of-way, access and parking easements will be required to the satisfaction of the Planning Department;
- 4) The applicant should ensure the main floor building elevation for the store front commercial along Glen Drive is determined from their Civil Engineers Road Design for Glen Drive, to the satisfaction of the Engineering Department;
- 5) The applicant will be required to address any subsurface drainage at the building permit application stage.



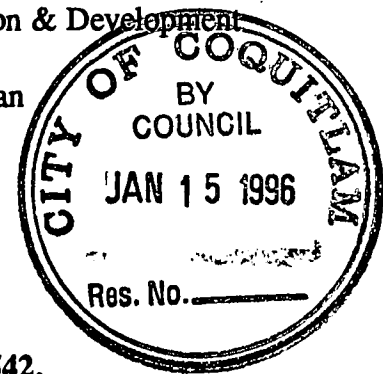
Mayor L. Sekora

T-1

SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 5, 1995 in the Planning Department Committee Room with the following persons present:

Deb Day	-	Planning Director
Lorne Scott	-	Supervisor - Subdivision & Development
Jason Cordoni	-	Site Gr. Technologist
Dave Palidwor	-	Parks Design Technician
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

**8-1969C****396800 B.C. LTD****2003 COMO LAKE AVENUE**

**LOT 12, DL 2, TWP 39, GRP 1, NWD, PLAN 12542,
EXCEPT PLAN 28790 & 70393**

The Subdivision Committee reviewed a letter from the applicant dated November 16, 1995, requesting a modification to the requirement for a 1.8 metre high chain link fence along the newly defined top of slope in exchange for a 1.22 metre high wooden fence or hedge. The Committee reiterates its requirement for a chain link fence due to its longer life span, low maintenance, and its ability to create a physical barrier to prevent dumping over the newly defined top of slope. The Committee will however reconsider the height requirement to 1.22 metres. The Committee also recommends the use of a black vinyl coating on the chain link, combined with black painted fence posts for improved appearance, or alternatively the applicant could plant a hedge immediately in front of the chain link fence.

The Committee therefore recommends the proposed bare land strata subdivision shown on sketch 8-1969C, be re-approved subject to the following conditions:

1. Council's approval of the required RS-6 and P-5 zoning;
2. The applicant applying for and securing a Tree Cutting Permit from Council to allow tree removal below the existing top of bank;

1995 December 5
SUBDIVISION COMMITTEE
MEETING MINUTES

8-1969C cont'd/

3. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Como Lake Avenue to include the provision for a right-in/right-out access to the satisfaction of the Traffic Section of the Engineering Department;
 - b) registration in the Land Title Office of any necessary easements;
4. The applicant submitting a detailed regrading and revegetation plan prepared by a Professional Engineer, with experience in geotechnical engineering which indicates:
 - a) the existing and proposed elevations ensuring adjacent properties are not affected by any regrading and soil removal;
 - b) the areas of cuts and fill;
 - c) the details of the "new slope" including required revegetation for slope stabilization;
 - d) site drainage;all to the satisfaction of the Permits & Licences Department;
5. The registration of a restrictive covenant which ensures that the recommendations outlined in the January 14, September 30 and October 12, 1993 HBT Agra Ltd. reports are met including the supervision of any earthworks and site grading by a Professional Engineer and restrictions on the placement and construction of buildings and structures in relation to the newly defined top of slope;
6. Prior to signing of the registerable bare land strata subdivision plans, the applicant providing the following:
 - a) a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering which states that all required earthworks and recommendations as outlined within the three geotechnical reports outlined in No. 4 above have been completed to their satisfaction;

1995 December 5

**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-1969C cont'd/

b) an as-constructed plan of the newly defined slope;

all to the satisfaction of the Permits & Licences Department;

7. The removal of all buildings, structures and tennis court prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition or alternatively if the existing dwelling is to remain, the applicant is required to submit a detailed survey certified by a BC Land Surveyor which demonstrates that the existing dwelling complies with all Zoning Bylaw setback requirements to the proposed new property lines;
8. The applicant providing a detailed landscape plan prepared by a landscape architect, for the proposed buffer area adjacent to the private access driveway, to the satisfaction of the Planning Director;
9. The installation of a 1.22 metre high chain link fence along the newly defined top of slope, to the satisfaction of the Permits & Licences Department;
10. Submission of plans which indicate that the private road is designed and is capable of being constructed in accordance with the standards generally accepted as good engineering practice;
11. The applicant submitting a site development security to ensure that the above noted fencing, landscape buffer and private road have been installed to the satisfaction of the Planning Director. The applicant should also provide a cost estimate for the above noted works in order to determine the required security;
12. The installation of "no parking" signs along the private access driveway to the satisfaction of the Planning Department;
13. Registration of a restrictive covenant indemnifying the City against any liability in regard to possible slope failure to the satisfaction of the City Solicitor which was undertaken to be provided by the applicant's consultant;

1995 December 5
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-1969C cont'd/

14. Registration of a restrictive covenant to ensure that two accessory off-street parking spaces and two visitor parking spaces are provided for on each strata lot;
15. Registration of an easement to provide for a turnaround for garbage/fire trucks, in a location acceptable to the Fire Department and the Engineering Department;
16. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
17. Payment of any current, delinquent or outstanding taxes prior to final approval;
18. The requirements of Section 992 of the Municipal Act, noting the owner shall pay to the City an amount that equals the market value of 5% of the land being subdivided as required by Council;
19. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine the market value in relation to No. 18 above. The fee should be submitted to the Planning Department with the submission of servicing drawings which should include a servicing cost estimate;
20. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

8-2540I

OLIVIERO HOLDINGS LTD.;
F. MARIN HOLDINGS LTD. & G. OLIVIERO
1035 LOUGHEED HIGHWAY
LOTS 4 & 5, BLK 5, PL 1531; PCL B, BLK 5 & 6, PL 1531 (EX PL
63067); LT A, BLK 6, PL 1531 (EX PL 8027); LT 57, PL 28077; LT 64, PL
39647; LT 68, PL 48189, PCL 1, 2, 3, 5 & 16, PL 76923; BLK A, B & C;
LT 59, PL 33516, GP 1, NWD & PCL C, BLK 5, DL 16, PLAN 54249

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-2540I, subject to the following:

1995 December 5

**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-2540I cont'd/

1. The applicant applying for and securing a Development Permit from Council to:

- a) authorize the proposed subdivision;
- b) delete the servicing requirements along the Adair Avenue frontage for the two northern lots; and
- c) supplement the Subdivision Control Bylaw No. 2038 servicing requirements along the south side of Adair Avenue, with the Maillardville Streetscape and Pedestrian Bicycle Corridor Design Guidelines, approved by Council Resolution No. 1294 on October 03, 1994;

2. Council approval of a Road Exchange Bylaw;

3. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;

4. The requirements of the Subdivision Control Bylaw No. 2038 including:

- a) physical construction of Lougheed Highway, Woolridge Avenue, Nelson Street and the internal lane to the standards of the Subdivision Control Bylaw No. 2038. The Committee notes that the lane should be of sufficient width to accommodate two 3.5m travel lanes, sidewalk and street lighting on the north side;
- b) cash payment for the future construction of that portion of Adair Avenue west of the two lots intended for multi-family residential use, to the standards outlined in the Maillardville Streetscape & Pedestrian Bicycle Corridor Design Guidelines;
- c) registration in the Land Title Office of any necessary easements;
- d) construction of water, sanitary sewer and storm sewer connections to the newly created lots;

1995 December 5
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-2540I cont'd/

5. Registration in the Land Title Office of a pedestrian right-of-way, extending east of the Adair Avenue cul-de-sac as shown more particularly on Sketch 8-2540I;
6. Registration in the Land Title Office of a restrictive covenant to prohibit building on the two lots intended for multi-family residential use;
7. Registration in the Land Title Office of a design review covenant in favour of the City, to be registered against the three lots fronting the Loughheed Highway intended for Service Commercial use;
8. The applicant providing proof of ownership of Lot 13, Block 5 and Lots 13-16, Plan 1531 as City records indicate that these parcels are under Crown Provincial ownership;
9. Compliance with the requirements contained in the December 20, 1993 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that the registration of a 15.0 metre restrictive covenant is required, or alternatively the applicant relocating Nelson Creek into Mackin Park and providing a \$12,000 compensation towards the design of a drainage and fish habitat plan for Mackin Park, to the satisfaction of Council, the Leisure & Parks Services Department and the Ministry of Environment, Lands & Parks;
10. Compliance with the requirements contained in the February 17, 1992 and October 25, 1993 letters from the Water Management Branch of the Ministry of Environment on the Lands and Parks, noting that the registration of a restrictive covenant is required;
11. The removal of all buildings and structures (except those located at 970 Adair Avenue) prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
12. The applicant providing regrading plans to the satisfaction of the Permits & Licences Department;

1995 December 5

**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-2540I cont'd/

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

The Committee notes the following:

- a. Prior to Council consideration of rezoning of the two lots intended for multi-family residential use, the applicant will be required to provide certification that the soil conditions meet the residential standards to the satisfaction of the Ministry of Environment, Lands & Parks;
- b. The payment of Development Cost Charges will be required prior to issuance of any building permit;
- c. In addition to the servicing requirements for this site, the applicant is responsible for a portion of the cost to improve those intersections of Brunette Avenue, at Woolridge and Nelson Streets, as outlined in the traffic study prepared by Hamilton & Associates dated April 1994 based on a percentage of development traffic to be determined by a traffic consultant.

8-4443A **NORTHMARK PROJECTS INC.**
3062 PLATEAU BOULEVARD
LOT 1, SECTION 14, TP 39, LMP 18671

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4443A, subject to the following:

- 1) The requirements of the Subdivision Control Bylaw No. 2738 including:
 - a) physical construction of driveway letdowns on Plateau Boulevard and Sugarpine Court to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easement;

1995 December 5

**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4443A cont'd/

2. Registration in the Land Title Office of a reciprocal joint access easement to provide the proposed northern lot with secondary access to Plateau Boulevard;
3. Registration in the Land Title Office of a maximum unit covenant limiting the maximum number of dwelling units on the northern lot to 49 units and the southern lot to 72 units. The registration of this covenant would follow the discharge of the existing maximum unit covenant number BH313924;
4. Compliance with the requirements contained in the arborist's report prepared by Dunster & Associates dated November 22, 1995, to the satisfaction of Leisure & Parks Services Department;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4495

**BRAD COOK, GINA WIDEEN
1322 AUSTIN AVENUE
LOT 12, DL 109, PLAN 20681**

The Subdivision Committee continues to defer the proposed subdivision shown on sketch 8-4495 for the following:

- 1) The applicant providing an update to the November 20, 1995 geotechnical report prepared by United Pacific Geotechnical Engineering Ltd., which provides detailed recommendations with regard to the proposed local slope trimming for the small area south of the crest of slope and west of the eastern property line as indicated in the aforementioned geotechnical report. The report should be supplemented with recommendations from a professional arborist in relation to any proposed tree removal or revegetation. The Committee notes that any tree removal will require a tree cutting permit from Council since the area in question falls within the tree cutting permit area;
- 2) Comments from the Leisure and Parks Services Department as to possible parkland acquisition.

1995 December 5

SUBDIVISION COMMITTEE

MEETING MINUTES

8-4498A

VOIKA MATIC & R. FORSLUND

1966 DAWES HILL ROAD

**LOT 15, DL 64, NWD, PL 2734 & LOT 22, DL 64 & 111, NWD,
PL 2734**

The Subdivision Committee approves the proposed lane cancellation subject to Council's approval of a Road Closure Bylaw.

8-4499

DOUBLE ALPHA HOLDINGS LTD.

1752 HAMPTON DRIVE

LOT 102, SECTION 23, TWP 39, GP 1, NWD, LMP 18243

The Subdivision Committee recommends that the Bare Land Strata Approving Officer approve the proposed subdivision shown on sketch 8-4499, subject to the following:

- 1) Council's approval of Development Variance Permit DVP-39-95;
- 2) Registration of a restrictive covenant tying the Development Variance Permit plans to the individual strata lots, to be registered concurrently with the filing of the strata plans in the Land Title Office;
- 3) The applicant providing detailed regrading plans to the satisfaction of the Permits & Licences Department;
- 4) The applicant submitting plans prepared by a Professional Engineer which indicates that the private road, storm and sanitary sewer collection system are capable of being constructed in accordance with standards generally accepted as good engineering practice, to the satisfaction of the Permits & Licences Department;
- 5) The applicant submitting plans prepared by a Professional Engineer which indicates that the proposed water distribution system is capable of being constructed in accordance with standards generally accepted as good engineering practice, to the satisfaction of the Engineering Department. The registration in the Land Title Office of a statutory right-of-way in favour of the City in relation to the proposed water distribution system is required;

1995 December 5
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4499 cont'd/

- 6) Registration in the Land Title Office of any necessary easements which will ensure that the Strata Corporation will have the right to enter on the affected strata lots to install, repair or maintain or replace the sanitary and storm sewer services;
- 7) Payment of any current, delinquent or outstanding taxes prior to final approval.



Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

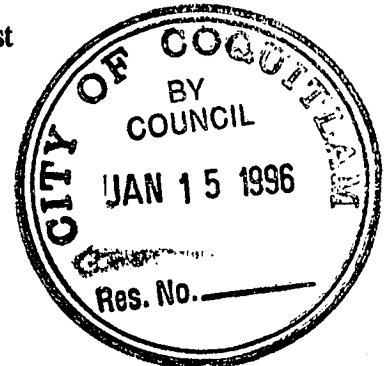
A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 19, 1995 in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Jason Cordoni	-	Site Grading Technologist
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant

T-2

8-4107A

LORRAINE MURPHY
644 CHAPMAN AVENUE
LOT 2 PL 14832 BLK 3 DL 106



The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4107A, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Chapman Avenue and Nicola Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The driveway of the new lot on Nicola Avenue being restricted to the western side of the proposed lot;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

1995 December 19
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4107A cont'd/

The Committee recommends that the Approving Officer approve the proposed subdivision with the knowledge that upon registration of the subdivision, the carport/shed will become non-conforming in relation to the required 1.2 metre rear yard setback to the proposed new property line.

8-4394

**LCY PROPERTY DEVELOPMENT CORPORATION
630 PORTER STREET
PCL 'A' DL 356 GP1 NWD (EXP PL. 27141) OF LOT 57 PLAN 25459**

The Subdivision Committee re-approves the proposed subdivision shown on sketch 8-4394, subject to the following:

1. The submission of an updated arborist report on the condition of all existing trees. The report to be supplemented by a detailed landscape plan prepared by a landscape architect as to the methods proposed for replanting of the disturbed areas including the understory of the trees which have been heavily pruned. The arborist report must also make recommendations as to protective fencing and take into consideration that the new driveway on the southern lot would be a maximum of 3.5 metres in width and be in a location and of a type which would cause the least disturbance to the existing vegetation and provide the maximum opportunity for replanting. All of the foregoing to be to the satisfaction of the Leisure & Parks Services Department;
2. The registration of a covenant which includes the arborist report and landscape plan referred to in Item 1. above. Furthermore, the covenant should make provision for the construction of protective fencing prior to *any* on site works being carried out, including existing house removal or new construction taking place;
3. The registration of a restrictive covenant which would require that all construction activity on the southern lot utilize the existing northern driveway until such time as the works are completed, at which time the City would consider removal of the covenant;
4. Registration in the Land Title Office of a restrictive covenant which provides for the following:
 - a) limits the placement of any new buildings and structures to a building envelope to be determined by the Planning Department;

1995 December 19
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4394 cont'd/

- b) limits the maximum height of any new buildings and structures which would be no higher than the elevation of the existing house at 624 Porter Street, to be confirmed by a BC Land Surveyor;
 - c) the applicant submitting concept plans which demonstrates the required objectives referred in a) and b) above, to the satisfaction of the Planning Director;
 - d) prior to building permit issuance, the building permit plans submitted must comply with the concept plans referred in c) above, to the satisfaction of the Planning Director;
 - e) at the time of framing inspection, the framed house must comply with the building permit plans as well as all other applicable bylaws to the satisfaction of the Planning Director and the Permits & Licences Director;
5. The submission of a refundable security in the amount of \$10,000.00 per lot to ensure compliance with the terms of the covenants on tree preservation, use of the existing access, replanting of the areas to be landscaped or any areas which were damaged during construction and house construction are all completed in a satisfactory manner;
6. The requirements of the Subdivision Control Bylaw No. 2038 including:
- a) cash payment for the future construction of Porter Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
7. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition, including the removal of the existing pool;
8. Payment of any current, delinquent, or outstanding taxes prior to final approval;
9. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00).

1995 December 19
SUBDIVISION COMMITTEE
MEETING MINUTES

8-4443B **NORTHMARK PROJECTS INC.**
3062 PLATEAU BOULEVARD
LOT 1 SECTION 14 TWP 39 LMP 18671

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4443B, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of driveway letdowns on Plateau Boulevard and Sugarpine Court to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easement;
2. Registration in the Land Title Office of a reciprocal joint access easement to provide the proposed northern lot with secondary access to Plateau Boulevard;
3. Registration in the Land Title Office of a maximum unit covenant limiting the maximum number of dwelling units on the northern lot to 49 units and the southern lot to 72 units. The registration of this covenant would follow the discharge of the existing maximum unit covenant number BH313924;
4. Compliance with the requirements contained in the arborist's report prepared by Dunster & Associates dated November 22, 1995, to the satisfaction of Leisure & Parks Services Department;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

8-4495 **BRAD COOK, GINA WIDEEN**
1322 AUSTIN AVENUE
LOT 12, DL 109, PLAN 20681

The Subdivision Committee approves the proposed subdivision shown on sketch 8-4495, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of an additional water, sanitary and storm sewer connection to the newly created lot;

1995 December 19
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4495 cont'd/

- b) registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a reciprocal joint access easement, as the subdivision will be restricted to one access to Austin Avenue;
3. Registration in the Land Title Office of a statutory right-of-way for future pedestrian and creek access. The right-of-way is to be registered against the portion of lands south of the crest of slope;
4. The applicant submitting plans for the proposed retaining wall reconstruction in conjunction with the proposed driveway widening, to the satisfaction of the Permits & Licences Department, noting that all reconstruction should be contained within the lot lines;
5. Compliance with the requirements contained in the October 2nd, 1995 and November 1st, 1995 letters from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the installation of a 1.2 metre high chain link fence;
6. Compliance with the requirements contained in the October 16, 1995 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration of a restrictive covenant;
7. Registration in the Land Title Office of a restrictive covenant which restricts the placement of any buildings or structures in relation to the top of bank as required by Section 405 of the Zoning Bylaw, noting the covenant will specify that fill will not be permitted to be placed in the covenant area;
8. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
9. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
10. Payment of any current, delinquent or outstanding taxes prior to final approval.

1995 December 19
**SUBDIVISION COMMITTEE
MEETING MINUTES**

8-4498B **VOIKA MATIC**
1966 DAWES HILL ROAD
LOT 22 DL 64 & 111 NWD PL 2734

The Subdivision Committee approves the proposed lane cancellation shown on sketch 8-4498B, subject to Council's approval of a Road Closure Bylaw.

8-4500 **NEIL DINSDALE**
720 AUSTIN AVENUE
LOT 166 DL 3 GP 1 NWD PL 35281

The Subdivision Committee, approves the proposed subdivision shown on sketch 8-4500, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a. reconstruction of the existing driveway letdown to a minimum 7 metre width;
 - b. construction of an additional water, sanitary and storm sewer connection to the newly created lot;
 - c. registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a reciprocal access easement, noting that the subdivision will be restricted to one access only to Austin Avenue;
3. Payment of a Development Cost Charge in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of any current, delinquent or outstanding taxes prior to final approval.