

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1980 07 03 at 9:30 a.m., with the following persons present:

A. Phillips, Municipal Engineer
 E. Tiessen, Deputy Planning Director
 L. Scott, Supervisor, Subdivision & Development
 N. Maxwell, Planning Assistant

8-280E

EAGLE MANAGEMENT SERVICES LTD.
 555 NORTH ROAD, 502 & 512 COCHRANE AVENUE AND 507 BROOKMERE AVENUE
 Lots 33 & 34, Pl. 24270; Lots 1 & 2, Pl. 13164, all in D.L. 5 and
 Road Closure

Approved subject to:

- 1) Council approval of the required road exchange after favourable comments have been obtained from the property owner abutting the proposed road closure.
- 2) Physical construction of Whiting Way and Cochrane Avenue to the standards required by Subdivision Control By-law No. 1023.
- 3) Registration in the Land Titles Office of any necessary easements to protect all public utilities within the existing Brookmere Avenue right-of-way.
- 4) Removal of all buildings and structures prior to final approval.

The Committee notes that a condition of the development permit would be the construction of a suitable screen along the eastern side of Whiting Way to provide protection for the residential properties.

8-3266F

ENGINEERED HOMES LIMITED
 WEST SIDE OF MARINER WAY, NORTH OF COMO LAKE AVENUE
 Lot 261, D.L. 361, Pl. 40139

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1023 on all roads bounding, abutting and lying within the subdivision.
- 2) Registration in the Land Titles Office of any necessary easements.
- 3) Registration in the Land Titles Office of a restrictive covenant restricting the use of land in the area below the line shown as "Limits of House Perimeters" on Figure 2 of the Golder Associates report.
- 4) Registration in the Land Titles Office of a covenant over the lots which contain ravine land to require that all excavation materials be placed in the front yard during construction.
- 5) Payment of 1980 municipal taxes, noting that if final approval is sought after 1980 09 01, then the estimated 1981 municipal taxes must be paid as well.
- 6) Clarification of the intended use of the B.C. Hydro right-of-way to the Committee's satisfaction prior to final approval.

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8-3266F con't

The Committee notes that this subdivision proposal contains a number of lots with limited building sites due to the setback requirements of the Building and Zoning By-laws, and a restrictive covenant protecting the area below the line recommended by Golder Associates. The Committee would like to go on record as stating that the applicant or any potential builders would not receive staff support for Board of Variance applications as buildings could be designed specifically for each site, taking into account these constraints.

8-2580B BOLLMAN ROOFING & SHEET METAL LTD.
1682 BOOTH AVENUE
Lots 2 & 3, Blk. 4, D.L. 47, Pl. 12761

Tabled for the applicant to prove to the Planning Department's satisfaction that an adequate number of accessory off-street parking spaces will be provided for the existing industrial buildings on the northerly lot.

8-3207C I. MACDONALD: FRANK, DOUG, ART & SAM WONG
546 DANSEY AVENUE, 411, 415, 421 & 425 WESTVIEW STREET
Lot 8, Pl. 17569; Lot 106, Pl. 27272; Lot 4, Pl. 16195,
all in Blks. 5 & 5A, D.L. 3 & Road Closure

Approved subject to:

- 1) Council adoption of a Road Closure By-law to effect the cancellation of the portions of road proposed for closure after favourable comments have been obtained from the property owner abutting the proposed road closures.
- 2) Physical construction of Westview Street and Dansey Avenue to the standards required by Subdivision Control By-law No. 1023.
- 3) Removal of all existing buildings and structures prior to final approval.
- 4) Registration in the Land Titles Office of any necessary easements.

The Committee notes that the applicant will be required to pay market value to the District of Coquitlam for the lands being acquired plus all associated costs, such as appraisals, surveying, and land registry fees.

8-3618 R. & B. KROLL, D. WHITLOCK
3151-3157 DUNKIRK AVENUE
Lots 3 & 4, Sec. 11, Twp. 39, Pl. 22310

Approved subject to:

- 1) Rezoning of the property to RS-4 One-Family Compact Residential (375 m² lots).
- 2) Physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control By-law No. 1023.
- 3) Removal of all existing buildings and structures.

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8-3618 con't

- 4) Registration in the Land Titles Office of any necessary easements.
- 5) Payment of 1980 municipal taxes on both properties, noting that if final approval is sought after 1980 09 01, then the estimated 1981 municipal taxes must be paid as well.
- 6) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 29 dwelling units permitted to be constructed.
- 7) Payment of the balance of watermain charge on Dunkirk Avenue.

8-3225B

I. MCDONALD
250 MONTGOMERY STREET
Pcl. A, Blk. 9, D.L. 64 & 111, Pl. 14743

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1023 for the full frontage of the property on Montgomery Street.
- 2) Physical construction of storm sewers to provide adequate drainage for the property.
- 3) Payment of 1980 municipal taxes, noting that if final approval is sought after 1980 09 01, then the estimated 1981 municipal taxes must be paid as well.
- 4) Registration in the Land Titles Office of any necessary easements.
- 5) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the three dwelling units permitted to be constructed.

8-3615

FORESTHILL DEVELOPMENT & INVESTMENT CO. LTD.
994 & 996 KINSAC STREET
Lot 98, Pl. 30468 & Lot 227, Pl. 35341, both in D.L. 367

Tabled for:

- 1) The applicant to verify the ownership of the property.
- 2) The applicant to provide a plan which adequately explains the established drainage system on the existing properties.

8-3323D

E. REDL
ROCHESTER AVENUE
Lot 19, Blk. 25, D.L. 109, Pl. 23975

Approved subject to:

- 1) Filling of the property in accordance with Council Resolution No. 319, 1980.
- 2) Physical construction of all services required by Subdivision Control By-law No. 1023 on Rochester Avenue.
- 3) Payment of 1980 municipal taxes, noting that if final approval is sought after 1980 09 01, then the estimated 1981 municipal taxes must be paid as well.

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- 4) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the five dwelling units permitted to be constructed.
- 5) Filling of the land to be carried out under the supervision of and in accordance with a soils report prepared by a qualified soils expert hired by the applicants.
- 6) Submission of a soils report by a qualified soils expert hired by the applicants proving out the proposed house foundations and stability of cut and fill slopes.
- 7) Registration of a restrictive covenant against the lots which would contain fill to ensure that potential purchasers are aware that the lot contains filled material.
- 8) Registration in the Land Titles Office of a covenant over the lot which contains ravine land to require that all excavated materials be placed in the front yard during construction.
- 9) Registration in the Land Titles Office of a restrictive covenant in keeping with Sensitive Lands By-law No. 836 over the lots which contain land below the top of the bank.
- 10) Submission of a plan prepared by a B.C. Land Surveyor verifying that all proposed lots will be of adequate by-law size.
- 11) Physical construction of the panhandle driveway access prior to final approval.
- 12) The applicants' engineer proving out that the driveways will not have excessive grades and the registration in the Land Titles Office of a covenant which controls the ground floor elevation of any new homes to ensure that a functional access to Rochester Avenue will be constructed.

The Committee notes that they would have no objection to the removal of the right-of-way over the proposed lot at the south-east corner of the site, the applicants to bear all costs involved in the cancellation of the existing right-of-way over the area in question.

8-1720B E. MOORE
640 ROBINSON STREET
Lot 22, D.L. 41, Pl. 25943

The Committee reviewed a report from the Legal Department dated 1980 07 03 regarding the question of allowing the existing structures to remain on a dedicated road allowance. It appears that a highway reservation agreement may be possible to allow the existing structures to remain on a temporary basis, with their eventual removal prior to an agreed upon date. Further to the above, the Committee notes that the applicants have submitted a revised lotting layout for review by the Committee. This application remains tabled for the Planning Department to prepare the revised subdivision layout for presentation at the next scheduled meeting.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, 1980 07 15 at 9:30 a.m. with the following persons present:

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

8-3271B A.J. RICARD & ASSOC. CORP.
 D.E.H. HOLDINGS LTD.
 Lot 1, Blk. B, Pl. 5028; Lot 3, Ref. Pl. 7304,
 Blk. A, Pl. 3922, both in D.L. 373
Mariner Way and Dewdney Trunk Road

The Committee reviewed a possible lotting alternative prepared by the applicant and received in the Planning Department 1980 07 10. This latest proposal is approved subject to:

1. Rezoning of the portions of the property proposed for development to RS-4 One-Family Compact Residential and P-5 Special Park.
2. The requirements of Subdivision Control By-Law No. 1023 including:
 - a. Physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control By-Law No. 1023 noting that the Mariner Way / Johnson Street connector will be a cash deposit to arterial standards.
 - b. Registration in the Land Titles Office of any necessary easements.
3. Payment of 1980 Municipal Taxes on all parcels noting that if final approval is sought after 1980 09 01 then the estimated 1981 Municipal Taxes must be paid as well.
4. No accesses being provided from the Mariner Way / Johnson Street arterial.
5. Removal of all existing buildings and structures.
6. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 39 dwelling units permitted to be constructed.
7. The submission of a plan prepared by a B.C. Land Surveyor which verifies that the lots will meet the RS-4 One-Family Compact Residential lot size requirements.
8. The registration in the Land Titles Office of a covenant registered against the lots abutting the future Mariner Way/Johnson Street connector to make aware all potential owners of the possible arterial grade separation connector.
9. The physical construction of a one metre in height landscape berm along the rear property line of the lots which back onto the Mariner Way / Johnson Street connector. The berm to have a base of four metres half to be within the lot boundaries and half to be within the road allowance.
10. Physical construction along the western side of the Mariner Way / Johnson Street connector a landscape screen consisting of a solid cedar fence supplemented by landscape planting. The fence to be constructed on the property line with the planting to be on the road allowance side of the fence.

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In relation to the fencing and landscape requirements referred to in item #10 above, we will require the submission of a security in a form acceptable to the Municipal Treasurer to ensure that the referenced works are completed. The amount of the security will be based on an estimate prepared for you by your landscaper or contractor of the material and installation costs of the fencing and landscaping after the fence and landscape design has been found to be acceptable by the District.

8-3347D

ADI INVESTMENTS LTD.

Lot 3, Blk. 12, Pl. 17367, D.L. 67; Lot 1, Blks. 11 - 12, D.L. 67 & 113, Pl. 17367; Lot 2, Blks. 11 - 12, D.L. 67, Pl. 17367
2588 Mathewson, 2576 Mathewson & 2631 Cape Horn

The Committee reviewed a proposal by the applicant to eliminate the proposed lane allowance which was to run east off the new road and south of Mathewson Avenue. The Committee does not favour this alternative and would direct the applicant to follow the approval granted to the proposed development by the Committee at their meeting of 1980 06 17. Further to the conditions outlined by the Committee at that meeting the Committee would like to clarify item #5 in that it was the Committee's intention that not only would no accesses be provided from Mathewson Avenue, but also that the two existing driveways on Mathewson Avenue should be relocated to the new road and or the new lane.

8-3607A

MR. & MRS. R. HARTWIG

Lot 23, Sec. 7, Twp. 40, Pl. 25851
1239 Burke Mountain Street

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1023 including:
 - a. Physical construction of Burke Mountain Street and Victoria Drive to the standards required by Subdivision Control By-Law No. 1023.
 - b. Payment for one additional water connection.
 - c. Payment of existing watermain charges.
2. Payment of 1980 Municipal Taxes noting that if final approval is sought after 1980 09 01 then the estimated 1981 Municipal Taxes must be paid as well.
3. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed.

The Planning Department would note that any new home to be constructed on the southerly lot must be sited in relation to the regulations contained in By-Law No. 886 which is a by-law that regulates the siting of structures in relation to water courses.

8-3619

LAURAND HOLDINGS LTD.

ALLEY ESTATES

Pc1. 1, Blk. C, (W. Hwy. Pl. 47751), D.L. 378, Pl. 5122
Como Lake Road and Loughheed Highway

Declined for the following reasons:

1. The proposed collector road is considerably wider than the 20 metre

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width specified in Council Resolution #746, 1980.

2. Several lots would have no access to a constructed and useable street.
3. Several lots would not have buildable areas.
4. The configuration and spacing of the road and lane intersection on the south side of the collector street would create hazardous traffic conditions.
5. The proposed subdivision would create a long "dead end" lane on the south side of the proposed collector.
6. The proposed subdivision would make the future subdivision of adjacent lands impracticable.
7. The proposed depth of the lots with frontage along the Lougheed Highway is very minimal.

The Committee requests that the Planning Department review possible subdivision alternatives for the subject site and the property to the west in an effort to prepare a road and lot layout pattern for this area which would be acceptable.

8-17 20D MONTREAL TRUST COMPANY
ELDRED C. MOORE
Lot 22, D.L. 41, P1. 25943
640 Robinson Street

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1023 including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads bounding the "Phase I" portion of the proposed subdivision.
 - b. Bonding for the future installation of services required by Subdivision Control By-Law No. 1023 on the road frontages of "Phase II" portion of the proposed subdivision.
 - c. Registration in the Land Titles Office of any necessary easements.
2. Payment of 1980 Municipal Taxes noting that if final approval is sought after 1980 09 01 then the estimated 1981 Municipal Taxes must be paid as well.
3. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 28 dwelling units permitted to be constructed.
4. Registration in the Land Titles Office of an agreement in a form satisfactory to the Municipal Solicitor which ensures the removal of the existing structures and completion of the services by 1981 12 31.

The Committee notes that to ensure the removal of the structures by the agreed upon time and the completion of the work referred to in item 1b above, we will require the submission of a security in a form acceptable to our Municipal Treasurer. The demolition portion of the security will be based on an estimate prepared for you by a qualified demolition firm of the estimated cost of removing the existing structures by the agreed upon date.

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8-1818G SEMICO ENTERPRISES LTD.
Proposed Lots 1 and 17 of the
Nestor Street Replotting Scheme

Approved subject to:

1. Registration in the Land Titles Office of the completed replotting scheme.
2. Rezoning of the property to RS-4 One-Family Compact Residential (375 m² lots).
3. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads abutting, bounding and lying within the subdivision.
4. Registration in the Land Titles Office of any necessary easements.
5. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 82 dwelling units permitted to be constructed.
6. Payment of 1980 Municipal Taxes noting that if final approval is sought after 1980 09 01 then the estimated 1981 Municipal Taxes must be paid as well.
7. Submission of a plan prepared by a B.C. Land Surveyor which verifies that the lots will be of adequate by-law size (41.01' in width and 4036.46 sq. ft. in area).

8-3618A REICH CONSTRUCTION LTD.
MR. & MRS. R. H. KROLL
MR. & MRS. D. WHITLOCK
Lots 2 & 4, Sec. 11, Twp. 39, Pl. 22310
3151 - 3157 Dunkirk Avenue

Approved subject to:

1. Rezoning of the property to RS-4 One-Family Compact Residential (375 m² lots).
2. Physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control By-Law No. 1023.
3. Removal of the sundeck at the rear of 3157 Dunkirk Avenue.
4. Registration in the Land Titles Office of any necessary easements.
5. Payment of 1980 Municipal Taxes on both properties noting that if final approval is sought after 1980 09 01 then the estimated 1981 Municipal Taxes must be paid as well.
6. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 24 dwelling units permitted to be constructed.
7. Payment of the balance of watermain charges on Dunkirk Avenue.

The Committee notes that the existing home at 3157 Dunkirk Avenue will become non-conforming as to the required rear yard setback upon registration of the subdivision. The Planning Department recommends that the Approving Officer approve the subdivision with the knowledge that the existing home would not comply with the siting requirements of Zoning By-Law No. 1928.

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8-3602B TRECO DEVELOPMENT CORPORATION
Rem. 1, Pl. 5318; Rem. 3, Pl. 3936; Rem. 2, Pl. 3936;
Rem. A, Sk. 6773; Lot 58, Pl. 30174; Lot 59, Pl. 30174;
Lot 86, Pl. 57476, All in D.L. 65
2345, 2357, 2369 & 2377 Cape Horn Avenue and
2290, 2300 & 2350 Dawes Hill Road

Approved subject to:

1. Rezoning of the property to RS-3 One-Family Residential (555 m² lots).
2. The requirements of Subdivision Control By-Law No. 1023 including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads bounding, abutting and lying within the subdivision.
 - b. Registration in the Land Titles Office of any necessary easements.
3. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each dwelling unit permitted to be constructed.
4. Payment of 1980 Municipal Taxes on all parcels noting that if final approval is sought after 1980 09 01 then the estimated 1981 Municipal Taxes must be paid as well.
5. Submission of a plan prepared by a B.C. Land Surveyor which verifies that the lots will be of adequate by-law size.

8-1633A A.G. GOODBRAND MANAGEMENT LTD.
BRANDON HOLDINGS LTD.
S. 250' of Lot 24, Sec. 2, Twp. 39, Pl. 25104, D.L. 370
805 St. Lawrence Street

The Committee heard a verbal report from the Planning Department accompanied by an explanatory plan supplied by the applicant whereby the applicants were requesting a minor adjustment to the road and lot configuration. The Committee recommends that the applicants be encouraged to pursue the approval which has been granted to this subdivision by the Committee at their meeting of 1980 06 03 and not the latest proposal being put forward by the applicants as this version differs from that placed into evidence at the Public Hearing on rezoning.

8-3620 DISTRICT OF COQUITLAM
Rem. 350, D.L. 113 S&E Pl. 44220, 43915 & 47212) Pl. 43736
Hickey & Austin Avenue Area

Approved subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 on Austin Avenue and Bray Street.
2. Registration in the Land Titles Office of any necessary easements.
3. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for the one dwelling unit permitted to be constructed.

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8-3621

DISTRICT OF COQUITLAM
Rem. 350, D.L. 113 (S&E Pl. 44220, 43915 & 47212) Pl. 43736
Hickey & Austin Avenue Area

Approved subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 on Latimer Avenue.
2. Physical construction of sanitary sewer and storm sewer facilities to service the proposed subdivision.
3. Registration in the Land Titles Office of any necessary easements.
4. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for the one dwelling unit permitted to be constructed.
5. Physical construction of the walkway including fencing, paving, lighting and drainage.

8-3031I

MR. E. A. GARRISON
Lot 67, D.L. 66, Pl. 34031
100 Warrick Street

Approved subject to:

1. Rezoning of the property to RS-3 One-Family Residential (555 m² lots).
2. The requirements of Subdivision Control By-Law No. 1023 including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1023 on Cape Horn Avenue and Warrick Street.
 - b. Registration in the Land Titles Office of any necessary easements.
3. Payment of 1980 municipal taxes noting that if final approval is sought after 1980 09 01 then the estimated 1981 municipal taxes must be paid as well.
4. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 6 new dwelling units permitted to be constructed.
5. Submission of a plan prepared by a B.C. Land Surveyor which verifies that the proposed lots will be of adequate size.
6. Registration in the Land Titles Office of a covenant which controls the ground floor elevation of any new home on the lots on the south side of Warrick Street to ensure that a functional access to Warrick Street will be constructed.

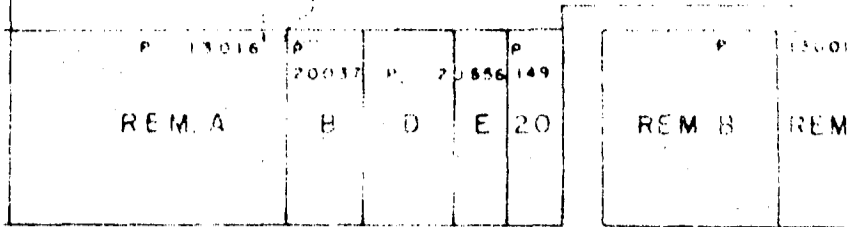
STREET NAMES

The Committee reviewed proposed street names for three roads within the municipality. The street names and their locations are shown on the attached map which forms part of these minutes. The Committee recommends that Council approve the following names which are shown on the attached map subject to acceptance by the Post Office of the names:

Windrum Avenue, Milne Street and McCoomb Drive

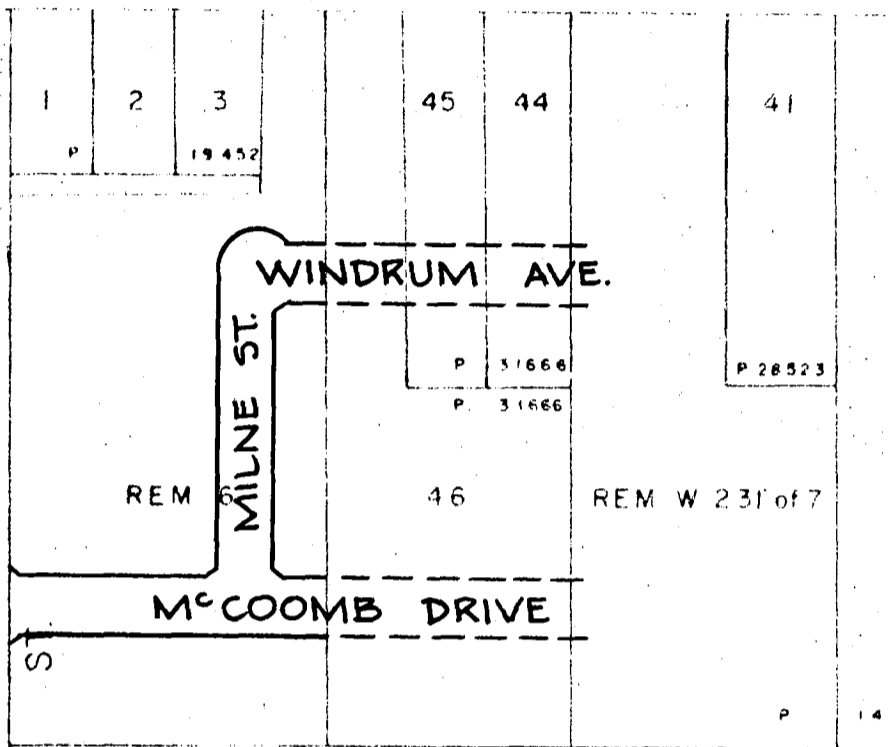
D.L. 385

P 3086



GLEN DRIVE

CRESC.



WINDRUM AVE.

MILNE ST.

MCCOOMB DRIVE

LANSDOWNE

D.L. 383

RUNNEL DRIVE

BARNET HWY.

HEATH

DR.

UPPER

87

107 106

13001

REM. A B D E 20

REM B REM

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P

19452

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P

28523

REM 6

46

REM W 231 of 7

S

P

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P

14

REM 5

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48

REM C

REM D

445

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SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1980 07 29 at 9:30 a.m., with the following persons present:

A. Phillips, Municipal Engineer
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
L. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3272A

A.J. RICARD & ASSOC. CORP.
MARINER WAY & DEWDNEY TRUNK ROAD
Lots 1 & 2, Blk. B, D.L. 373, Pl. 5028

Tabled for the Planning Department to review the road and lot layout.

8-1032

W.J. OLIVER
1173 PIPELINE ROAD
Rem. Pcl. F, Sec. 11, Twp. 39, (Ref. Pl. 12346),
Pl. 8385; Lot 1, Sec. 11, Twp. 39, Pl. 18834

In reviewing the road system for this area, the Committee expressed concern over the single access (Ozada Avenue) to the major subdivision north and east of this site. The Committee recommends that consideration be given to the early opening of Ozada Avenue south to Lincoln Avenue and Lincoln Avenue west to Pipeline Road. Furthermore, the Committee requests the Planning Department to review the long term road layout for this site, with a view to providing a connector between Pipeline Road and Inlet Street and Tahsis Avenue.

8-3554A

CRESSEY DEVELOPMENT CORPORATION
1170 LANSDOWNE STREET
Lot 59, D.L. 383, Pl. 56824

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for strata title subdivision subject to the applicants supplying an undertaking in writing that the existing tenants will not be ejected to provide for ease of sale of the units and subject to the developer advising the tenants of this requirement. Furthermore, the Committee would recommend that Council waive the strata title conversion guideline vacancy factor of 3.5%.

8-3597B

GENSTAR DEVELOPMENT COMPANY
NW CORNER GUILDFORD WAY & FALCON DRIVE
Pt. of Lot 37, D.L. 238 & 346, NE $\frac{1}{4}$ Sec. 10, Twp. 39,
Pl. 32594; Pcl. G, D.L. 238, Bl. Pl. 53583

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1023 including:

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- a) physical construction of Guildford Way & Falcon Drive to the standards required by Subdivision Control By-law No. 1023;
 - b) physical construction of a sanitary sewer to service the proposed subdivision.
- 2) Payment of 1980 municipal taxes, noting that if final approval is sought after 1980 09 01, then the estimated 1981 municipal taxes must be paid as well.

8-1192F

SOLAR ENTERPRISES LTD. & WARNER HOUSING
1102, 1100, 1080 WESTWOOD STREET
Lots 1 & 2, Pl. 22316; Rem. Lot K, Ex. Pl. 14738;
Rem. Lot 2, Pl. 3976; Lot F, Sk. 7666; all in D.L. 384A

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1023 on all road frontages bounding the subdivision.
- 2) Registration in the Land Titles Office of a highway reservation agreement in the area of the possible lane north off of Crabbe Avenue.
- 3) Payment of 1980 municipal taxes on all properties, noting that if final approval is sought after 1980 09 01, then the estimated 1981 municipal taxes must be paid as well.
- 4) Payment of the development cost charge for drainage, consisting of \$13,950 per hectare for the northerly portion of the subdivision, and \$19,635 per hectare for the southerly portion of the development.

8-3279B

TRIACRES ENTERPRISES LTD.
648 LOUGHEED HIGHWAY & 291 GUILBY STREET
Lots 7 & 8 of E $\frac{1}{2}$ Lot 33, D.L. 1 & 16, Pl. 15352

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1023 on Lougheed Highway, Guilby Street and Grayson Avenue.
- 2) Signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to final approval by the Municipal Approving Officer.
- 3) Removal of any existing driveway accesses onto the Lougheed Highway.
- 4) Payment of 1980 municipal taxes on both properties, noting that if final approval is sought after 1980 09 01, then the estimated 1981 municipal taxes must be paid as well.
- 5) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the four dwelling units permitted to be constructed.
- 6) Relocation of any existing service connections if required.

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- 7) Registration in the Land Titles Office of any necessary easements.

The Committee notes that the existing home at 648 Lougheed Highway will become non-conforming as to the required rear yard setback upon registration of the subdivision.

The Planning Department recommends that the Approving Officer approve the subdivision, with the knowledge that the existing home would not comply with the siting requirements of Zoning By-law No. 1928.

8-3623

MARATHON REALTY CO. LTD.
2400 BLOCK CANOE AVENUE
SW Corner Lot 46, D.L. 22 & 66, P1. 53659

Tabled, awaiting the applicant's response to the Municipal Engineer's letter of 1980 07 18, wherein a written request regarding notification of the advancement of the timing of required floodproofing for Phases 3 & 4 was requested.

8-3622

KA-HENG CHAN & PATRICK YIU-WAH WONG
800 GATENSBURY STREET
Pcl. A, Blk. 9, D.L. 368, Ex. P1. 11955, P1. 1265

Declined, as inadequate alternative access was not available for the proposed two westerly lots.

8-3622A

KA-HENG CHAN & PATRICK YIU-WAH WONG
800 GATENSBURY STREET
Pcl. A, Blk. 9, D.L. 368, Ex. P1. 11955, P1. 1265

Approved subject to:

- 1) Physical construction of Como Lake Avenue, Gatensbury Street, and the lane, to the standards required by Subdivision Control By-law No. 1023.
- 2) Payment of 1980 municipal taxes, noting that if final approval is sought after 1980 09 01, then the estimated 1981 municipal taxes must be paid as well.
- 3) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the three dwelling units permitted to be constructed.
- 4) No accesses being provided from Como Lake Avenue.
- 5) Registration in the Land Titles Office of any necessary easements.

Subdivision Committee
Minutes of 1980 07 29

8-1513I

D. MUNRO
2664 MATHEWSON AVENUE
Rem. Lot 13, D.L. 67 & 113, Pl. 1002

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1023 on Mathewson Avenue and Cape Horn Avenue.
- 2) Payment of 1980 municipal taxes, noting that if final approval is sought after 1980 09 01, then the estimated 1981 municipal taxes must be paid as well.
- 3) Registration in the Land Titles Office of any necessary easements.

The Committee notes that the development cost charge as required by By-law No. 988, consisting of \$600 for each unit permitted to be constructed, will be required pursuant to issuance of the building permit.

8-2950C

B.A.W. SMITH
756 COMO LAKE AVENUE
Lot 263, D.L. 366, Pl. 39437

Approved subject to:

- 1) Cash deposit for the future installation of all services required by Subdivision Control By-law No. 1023 for the approximate 17.67 metre frontage of the new lot being created.
- 2) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed.
- 3) Payment of 1980 municipal taxes, noting that if final approval is sought after 1980 09 01, then the estimated 1981 municipal taxes must be paid as well.
- 4) Removal of the existing carport to ensure that the existing building will conform with the setback requirements of the Building and Zoning By-laws.
- 5) Registration in the Land Titles Office of an easement on the easterly lot in favour of the westerly lot for sanitary sewer purposes.
- 6) Registration in the Land Titles Office of an access agreement in a form satisfactory to our Municipal Solicitor to ensure mutual use of the existing driveway.

8-3615

FORESTHILL DEVELOPMENT & INVESTMENT CO. LTD.
994 & 996 KINSAC STREET
Lot 98, Pl. 30468 & Lot 227, Pl. 35341, both in D.L. 367

Approved subject to payment of 1980 municipal taxes on both lots, noting that if final approval is sought after 1980 09 01, then the estimated 1981 taxes must be paid as well.

August 12, 1980

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, August 12, 1980 at 9:30 a.m. with the following persons present:

- A. Phillips, Municipal Engineer
- D. M. Buchanan, Planning Director
- L. Scott, Supervisor, Subdivision & Development
- N. Maxwell, Planning Assistant

8-3619A LAURAND HOLDINGS LTD.
Como Lake Road and Lougheed Highway
Pc1, 1, Blk, C. (W. Hwy. Pl. 47751), D. L. 378, Pl. 5122

The Committee reviewed one alternative prepared by the applicant and a number of additional layouts prepared by the Planning Department. The Committee finds the layout depicted on Sketch 8-3619A technically feasible, however tabled this application. The Committee requests technical input from the applicant's engineer on the following points:

- 1) How the property will be serviced with a sanitary sewer main which discharges into the municipal system.
- 2) And how the applicant proposes to service the subdivision with a drainage system in accordance with the requirements of Subdivision Control By-law No. 1023 with particular reference to the requirement of limiting the increase in discharge water volume to 0%.

8-1032 MR. W. J. OLIVER
1173 Pipeline Road, Box 82
Rem. Pc1, F, Sec. 11, Twp. 39 (Ref. Pl. 12346)
Pl. 8385; Lot 1, Sec. 11, Twp. 39, Pl. 18834

The Committee reviewed the road configuration prepared by the Planning Department and would recommend that this layout be adopted as the long-term road layout for this site.

8-3327C NORMAN IRA AND ELISA BETH BEDARD
2535 Cape Horn Avenue
Ptn. Lot 10 (25131E) D.L. 67 & 113, Pl. 1002

The Committee reviewed a letter from the Ministry of Transportation and Highways received in the Planning Department August 1, 1980 regarding the proposed subdivision. The application was then tabled for the Planning Department to review the proposed subdivision taking into consideration the requirements of the Ministry of Transportation and Highways.

The Committee expressed their concern as to the subdivision cost requirements to be imposed on the subdivision in relation to the anticipated lot yield. It was suggested that the applicant discuss subdivision variations with the Planning Department.

Subdivision Committee
Minutes of August 12, 1980

8-3149M CROWN ZELLERBACH CANADA LIMITED
Fraser Mills
D.L. 48, Grp. 1, N.W.D.

The Committee reviewed a letter from the Ministry of Transportation and Highways received in the Planning Department August 1, 1980. The Committee tabled this application and directed the applicant to discuss the matters contained within the letter with the Ministry of Transportation and Highways. It should be noted that the concerns expressed by the Ministry in item 1 regarding the drainage of the property will be resolved with the application of the requirements of Subdivision Control By-law No. 1023.

8-1633B BELLGOOD HOLDINGS LTD.
805 St. Lawrence Street
S. 250' of Lot 24, Sec. 2, Twp. 39, Pl. 25104, D.L. 370

The Committee reviewed a letter from the applicant received in the Planning Department August 5, 1980 regarding the Committee's comments at their last meeting. The Committee would recommend to the Approving Officer that final approval be granted to this subdivision upon completion of the approval requirements contained in the Planning Department letter dated June 10, 1980 with the knowledge that the lotting pattern depicted on Sketch 8-1633B differs slightly from the version submitted by the Planning Department (8-1633A) to the public hearing on a rezoning required for this development.

8-3272B A. J. RICARD & ASSOC. CORP
G. W. & L. L. TURNER
DEH HOLDINGS LTD.
Mariner Way & Dewdney Trunk Road
Lots 1 & 2, Blk. B, D.L. 373, Pl. 5028

The Committee reviewed four alternate subdivision layouts prepared by the Planning Department and upon reflection found that a minor modification of the original proposal to be the most satisfactory road and lot layout. This application is therefore approved subject to:

- 1) Rezoning of the property by Council to RS-4 One-Family Compact Residential.
- 2) Dedication of the triangular portion of Parcel A on the southern boundary of this subdivision in keeping with the configuration depicted on the applicant's submission.
- 3) Physical construction of all services required by Subdivision Control By-law No. 1023 on all roads bounding and within the subdivision.
- 4) Payment of the development cost charge as required by By-law No. 988 consisting of \$600 for each of the 20 dwelling units permitted to be constructed.
- 5) Registration in the Land Titles Office of any necessary easements.

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8-3272B con't

- 6) Registration in the Land Titles Office of a covenant registered against the lots abutting the future Mariner Way/Johnson Street connector to make aware all potential owners of the possible arterial grade separation connector.
- 7) Registration in the Land Titles Office of an access agreement in a form satisfactory to our Municipal Solicitor to ensure mutual use of the joint access arrangement proposed for the two most northerly lots.
- 8) The physical construction of a one metre in height landscape berm along the rear property line of the lots which back onto the Mariner Way/Johnson Street connector. The berm to have a base of four metres, half to be within the lot boundaries and half to be within the road allowance.
- 9) Physical construction along the eastern side of the Mariner Way/Johnson Street connector a landscape screen consisting of a solid cedar fence supplemented by landscape planting. The fence to be constructed on the property line with the planting to be on the road allowance side of the fence.

In relation to the fencing and landscape requirements referred to in item #9 above, we will require the submission of a security in a form acceptable to the Municipal Treasurer to ensure that the referenced works are completed. The amount of the security will be based on an estimate prepared for you by your landscaper or contractor of the material and installation costs of the fencing and landscaping after the fence and landscape design has been found to be acceptable by the District.

8-3556 DORIS E. HOLMQUIST
PAUL E. SULTAN
EDITH M. PINCOTT
ELENORE WALKER
Hockaday Street
N5 Chains of LS 6 Sec. 13, Pwp. 39

The Planning Department reported to the Committee that after considerable research the establishment of the Flood Plain Boundary of the Coquitlam River and the line of ultimate development could not be established without detailed information being provided by the applicant. The Committee therefore tabled this application for the applicant to submit a plan prepared by a registered B. C. Land Surveyor which clearly defines the natural boundary and the 200-Year Flood Plain of the Coquitlam River adjacent to the subject property, noting that establishing the Flood Plain line would necessitate study and a report by a professional engineer and review of that report by the Provincial Ministry of Environment.

8-3623 MARATHON REALTY COMPANY LIMITED
2400 Block Canoe Avenue
SW Corner Lot 46, D.L. 22 & 66, Pl. 53659

Approved subject to:

Subdivision Committee
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8-3623 con't

- 1) The submission of a flood-proofing agreement prepared by the applicants in a form satisfactory to the Municipal Solicitor covering the areas in Phases 3 and 4.
The Engineering Department notes the revised schedule of development completion dates and undertakes to expedite the filling of municipal land to meet the projected time schedule.
- 2) Payment of 1980 Municipal Taxes noting that if final approval is sought after September 1, 1980, then the estimated 1981 Municipal Taxes must be paid as well.

8-906A ALBERT & FLORENCE SEGUIN
280 Hart Street
Lot 2, Blk. 67, D.L. 1, Pl. 5909

Approved subject to the requirements of Subdivision Control By-law No. 1023 including:

- 1) Physical construction of all roads bounding the subdivision to the standards required by Subdivision Control By-law No. 1023.
- 2) Payment for three new water connections.
- 3) Payment of water main charges.
- 4) Payment of 1980 Municipal Taxes noting that if final approval is sought after 1980 09 01 then the estimated 1981 Municipal Taxes must be paid as well.
- 5) Registration in the Land Titles Office of any necessary easements.
- 6) Payment of the development cost charge as required by By-law No. 988 consisting of \$600 for each of the seven additional dwelling units permitted to be constructed.

8-3307B WAYNE M. GOULET
800 Clarke Road
Lot 35 of D.L. 367, Grp. 1, Pl. 25289, N.W.D.

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1023 including:
 - a. Physical construction of all services required by Subdivision Control By-law No. 1023 on all frontages of the proposed new lot.
 - b. Physical construction of storm sewer connections to both lots.
 - c. Payment for one new water connection.
 - d. Relocation of the water and sanitary sewer connections if required.
- 2) Registration in the Land Titles Office of any necessary easements.
- 3) Payment of the development cost charge as required by By-law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed.
- 4) Payment of the estimated 1980 Municipal Taxes before final approval.

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8-3307B con't

- 5) Removal of the carport and brick planter.
- 6) Reconstruction of the north wall of the garage to comply with the spacial separation requirements of the National Building Code.
- 7) Submission of a plan prepared by a B. C. Land Surveyor which verifies that the proposed lots will be of adequate size. The Committee recommends that the Approving Officer approve the subdivision with the knowledge that the existing home would become non-conforming as to required side yard setbacks upon registration of the subdivision.

8-3624A MR. & MRS. REX L. MOFFATT
ASPER ENTERPRISES LTD.
1253 Pipeline Road
Lot 1, Sec. 11, TWSP 39, Plan 22310

Approved subject to:

- 1) Registration in the Land Titles Office of the completed repotting scheme.
- 2) Rezoning of the property to RS-4 One Family Compact Residential (375 m² lots).
- 3) Physical construction of all services required by Subdivision Control By-law No. 1023 on all roads bounding, abutting and lying within the subdivision.
- 4) Registration in the Land Titles Office of any necessary easements.
- 5) Payment of the development cost charge as required by By-law No. 988 consisting of \$600 for each of the 15 dwelling units permitted to be constructed.
- 6) Payment of 1980 Municipal Taxes noting that if final approval is sought after September 1, 1980 then the estimated 1981 Municipal Taxes must be paid as well.

The Committee notes that only one driveway access will be permitted onto Pipeline Road as alternate access locations are available for the two corner lots.

8-280E R. C. & D. E. McDONALD
C. A. CONDEN
NE Corner Brookmere and North Road
Lots 33 & 34, D.L. 5, Pl. 24270

The Committee heard a verbal report from the Planning Director that Council at their meeting of August 11, 1980 tabled approval of the proposed road exchange pending resolution of the question of allowing development to proceed on the subject site. This application is therefore tabled awaiting Council consideration of the proposed development.

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8-3286A JOHN RENE LEBLEU
ELMIRA ROSE LEBLEU
206 LeBleu Street
Lot 13 Block 88 of Lots 3, 108, 45 and Parts of Lots 1 and 16
Group 1 Plan 5784 N.W.D.

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1023 including:
 - a. Physical construction of Boileau Street, LeBleu Street and the lane to the standards required by Subdivision Control By-law No. 1023.
 - b. Individual service connections being provided for each lot.
 - c. Registration in the Land Titles Office of any necessary easements.
- 2) Payment of 1980 Municipal Taxes noting that if final approval is sought after September 1, 1980 then the estimated 1981 Municipal Taxes must be paid as well.

8-3616 HARPER & WILTON ALLEN
3155 Pathan
Lot 27 of Pts. of Secs. 11, 12 and 14, Tp. 39, Pl. 3022

The Committee reviewed one alternative road and lot configuration for this area prepared by the Planning Department. The Committee then tabled this application for further refinement of the lotting pattern by the Planning Department and review of servicing implications by the Engineering Department.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, August 26, 1980 at 9:30 a.m. with the following persons present:

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

8-3619

LAURAND HOLDINGS LTD.
ALLEY ESTATES
Pcl. 1, Blk. C, (W. Hwy. Pl. 47751), D.L. 378, Pl. 5122
Como Lake Road and Lougheed Highway

The Committee reviewed the servicing layout prepared by the applicant's engineer. The servicing of the site appears technically feasible, however, the application was tabled for the Planning Department to review the lot sizes and buildable areas in a number of the proposed lots as it appears that some of the parcels may be of inadequate size and not contain sufficient areas for buildings to meet Zoning By-law siting requirements.

8-2518G

CAL-RAND'S INDUSTRIES LTD.
W. FALK
S $\frac{1}{2}$ & N $\frac{1}{2}$ Lot 7, Blk.1, D.L. 378, Pl. 3467
2927 Como Lake Road

Approved subject to:

1. Council approval of the required road exchange after favourable comments have been obtained from the property owners abutting a portion of road proposed for closure. The Committee notes that the applicant will be required to pay market value for the portion of road allowance being acquired plus all associated legal costs, appraisals and Land Registry fees.
2. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads bounding and within the subdivision.
3. Registration in the Land Titles Office of any necessary easements.
4. Payment of the estimated 1981 municipal taxes before final approval.
5. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 18 new dwelling units permitted to be constructed.
6. Removal of all existing buildings and structures.
7. Registration in the Land Titles Office of a covenant, wherever necessary, which controls the ground floor elevation of any new home to ensure that a functional access will be constructed.

8-3616B

HARPER & WILTON ALLEN
Lot 27 of Pts. of Secs. 11, 12 and 14, Tp. 39, Pl. 3022
3155 Pathan

The Committee reviewed the proposed subdivision configuration prepared by the Planning Department. The Committee is of the

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8-3616B con't.

opinion that subdivision into acreage parcels at this time would make resubdivision in the future very difficult and uneconomical. For these reasons the Committee recommends that:

1. The Engineering Department study the feasibility of extending services northward to service the area south of the B.C. Hydro Right-of-Way.
2. The Planning Department to review the desirability of extending the urban development area boundary northwards to the south side of the B.C. Hydro Right-of-Way.

The application is therefore tabled pending resolution of the two items noted above.

8-280E

EAGLE MANAGEMENT SERVICES LTD.
Lots 33 & 34, Pl. 24270; Lots 1 & 2, Pl 13164,
All in D.L. 5 and Road Closure
555 North Road, 502 & 512 Cochrane Avenue and 507 Brookmere Avenue

The Committee reviewed a letter from the owner of 514 Cochrane Avenue dated August 23, 1980. The Committee suggests that in view of the concerns expressed by the owner of 514 Cochrane Avenue, that the applicants be encouraged to consider the disposition of the excessive amount of Whiting Way being dedicated on the west property line of 514 Cochrane Avenue with a view to incorporating the excessive amount of dedication into the adjoining property.

8-1821A

MR. & MRS. JOHN H. SCHURMAN
Lot 78, Blk. A, D.L. 366, Pl. 27636
855 Grover Avenue & 902 Como Lake Avenue

Approved subject to:

1. The physical construction of all services required by Subdivision Control By-Law No. 1023 on Grover Avenue.
2. Cash deposit for the future installation of the services required by Subdivision Control By-Law No. 1023 on Como Lake Avenue.
3. Physical construction of the lane to the standards of Subdivision Control By-Law No. 1023.
4. Payment of the estimated 1981 municipal taxes before final approval.
5. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the two dwelling units permitted to be constructed.

8-2550A

STANLEY & LYDIA WAZNY
Lot 174, D.L. 357, Grp. 1, Pl. 38986
575 Berry Street

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1023

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8-2550A con't.

including:

- a. Cash payment for the future installation of the services required by Subdivision Control By-Law No. 1023 for the frontage of the new lots being created.
 - b. Payment for one additional water connection.
 - c. Payment for one additional storm sewer connection.
 - d. Construction of one new driveway access to service the proposed new lot.
2. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed.
 3. Removal of the carport.
 4. Payment of the estimated 1981 municipal taxes before final approval.
 5. Relocation of the existing service connections or provision of easements.

8-3627

ASPER ENTERPRISES LTD.
MEKO DEV. CO. LTD, D. & M. RICHARDS,
L. GAREAU, J. NEWBURY
Subdivision of Lots 3-6 of Part of Lot 1, Sec. 11, SE $\frac{1}{4}$,
Twp. 39, Pl. 9604
1211, 1207, 1205 & 1199 Pipeline Road

Approved subject to:

1. Rezoning of the appropriate portions of the site by Council to RM-2 Three-Storey Medium Density Apartment and RM-1 Two-Storey Low-Density Apartment.
2. Physical construction of Pipeline Road and Inlet Street to the standards required by Subdivision Control By-Law No. 1023.
3. Registration in the Land Titles Office of any necessary easements.
4. Removal of all buildings and structures prior to final approval.
5. Payment of the estimated 1981 municipal taxes on all lots prior to final approval.
6. Payment of the development cost charge for drainage consisting of \$32,150.00 per hectare.

The Committee notes that the development cost charge required by By-Law No. 988 consisting of \$600 for each dwelling unit permitted to be constructed on each site will be required pursuant to issuance of any building permit.

8-3610A

WILLI VOGT
Lot 20, of Blk. 1 of D.L. 374, Pl. 15657
3019 Pasture Circle

Approved subject to:

1. The physical construction of all services required by Subdivision Control By-Law No. 1023 on Reddington Court.

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8-3610A con't.

2. Payment of the estimated 1981 municipal taxes before final approval.
3. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed.
4. Confirmation that sanitary sewer and storm sewer connections have been constructed through the proposed easterly lot to service the existing home on Pasture Circle.
5. Registration in the Land Titles Office of any easements required to protect the service connections mentioned in item #4 above.
6. Registration in the Land Titles Office of a covenant which controls the ground floor elevation of any new home on the easterly lot to ensure that a functional access to Reddington Court will be constructed.

8-3327C

NORMAN IRA AND ELISA BETH BEDARD
Ptn. Lot 10 (25131E) D.L. 67 & 113, P1. 1002
2535 Cape Horn

The Committee reviewed a sketch plan prepared by the Planning Department taking into consideration the requirements of the Ministry of Transportation and Highways. The application was then tabled for the Planning Department to contact the Ministry of Transportation and Highways to clarify requirements for road dedication along Mathewson Avenue.

8-3345A

AREA DEVELOPMENT LTD.
MARY ANN MEEGAN
Lot 3, S. Pt. Blk. 15, D.L. 3 (S & E P1. 25834) P1. 7302
829 Rochester Avenue

Declined as the proposed extension of Alama Avenue was not in accordance with the minimum acceptable road width requirements contained in Subdivision Control By-Law No. 1023.

8-3345B

AREA DEVELOPMENT LTD.
MARY ANN MEEGAN
Lot 3, S. Pt. Blk. 15, D.L. 3 (S & E P1. 25834) P1. 7302
829 Rochester Avenue

Approved subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 on Alama Avenue and Corning Avenue.
2. Cash payment for the future installation of all services required by Subdivision Control By-Law No. 1023 on Rochester Avenue.
3. Registration in the Land Titles Office of any necessary easements.
4. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the four dwelling units permitted to be constructed.

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8-3345B con't.

5. Payment of the estimated 1981 municipal taxes before final approval.
6. Removal of all buildings and structures prior to final approval.

8-3334A SAND SECURITIES LTD.
PAUL & ANNA KLEIN
ROBERT BOILEAU
W $\frac{1}{2}$ Lot 3, D.L. 358, Pl. 1565
1801 Austin Road

Approved subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads bounding, abutting and lying within the subdivision.
2. Registration in the Land Titles Office of any necessary easements.
3. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 11 dwelling units permitted to be constructed.
4. Payment of the estimated 1981 municipal taxes before final approval.
5. Removal of all existing buildings and structures prior to final approval.
6. No access being granted from Austin Avenue.
7. The submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots will be of adequate by-law size.

8-3629 WAYNE H. & CORRINNE E. STEVENS
Lot 60, D.L. 7, Grp. 1, Pl. 26914, N.W.D.
602 Cottonwood

Tabled for a report from the Building Department on the proposed subdivision.

8-2580B BOLLMAN ROOFING & SHEET METAL LTD.
Lot 2, Blk. 4, D.L. 47, Pl. 12761 & Lot 3 of same
1682 Booth Avenue

The Committee heard a report from the Planning Department that an adequate number of accessory off-street parking spaces have been provided to service the existing industrial buildings. This application is therefore approved subject to payment of the estimated 1981 municipal taxes on both properties prior to final approval.

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8-426B

LORNE R. PEARSON
K. E. PEARSON
Lot A, Blk. 11, D.L. 7, Pl. 18209
567 Ebert Road

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1023 including:
 - a. Physical construction of curb, sidewalk, pavement, underground wiring, streetlighting, road and lot drainage, sanitary sewer connection, water connection, all for the frontage of the new lot on Aspen Street.
 - b. Cash payment for the future installation of all services required by Subdivision Control By-Law No. 1023 on Ebert Avenue.
 - c. Registration in the Land Titles Office of any necessary easements.
2. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed.
3. Payment of the estimated 1981 municipal taxes before final approval.
4. Physical construction of a chain link fence on the east side of the walkway.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, September 9, 1980 at 9:30 a.m. with the following persons present:

A. Phillips, Municipal Engineer
D.M. Buchanan, Planning Director
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant
M. Carver, Subdivision & Development Technician

8-2535G

CAL-RAND'S INDUSTRIES LTD.
W. & L. STRAYSKI
Rem. Lot 6, Blk. 33, D.L. 109, Pl. 5753;
Lot 129, D.L. 109, Pl. 42467
1134 Rochester Avenue & 1191 Hammond Avenue

Approved subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 on the portion of Vanier Avenue being dedicated.
2. Provision of drainage facilities for all lots being created.
3. Payment of the development cost charge required by By-Law No. 988 consisting of \$600 for each of the four dwelling units permitted to be constructed.
4. Payment of the estimated 1981 municipal taxes before final approval.
5. Registration in the Land Titles Office of any necessary easements.
6. Physical construction of a barrier at the entrance to the lane allowance to prevent vehicular traffic from entering the lane west of the subject property.
7. Submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots will be of adequate by-law size.

8-3619B

ALLEY ESTATES
LAURAND HOLDINGS LTD.
Pcl. 1 of Blk. C (S & E Pl. 47751 & 49886), D.L. 378, Pl. 5122
Como Lake Avenue and Lougheed Highway

The Committee reviewed the plan prepared by the applicant received in the Planning Department September 5, 1980. The Committee finds the lot layout and proposed road exchange acceptable from a technical viewpoint and would note that the lower lane is not a mandatory requirement. Furthermore it should be noted that Council approval of the proposed land exchange will be required.

The Committee heard a verbal report from the Planning Director that the Regional Approving Officer of the Ministry of Transportation and Highways, in a conversation with the Planning Director on 1980 09 03, noted that they are of the opinion that the road width of the main connector should not be 20.0 meters in width. This application is therefore tabled for referral of the proposed subdivision being sketch 8-3619B to the Ministry of Highways and Transportation for comments.

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8-3622C

KA-HENG CHAN
PATRICK YIU-WAH WONG
Pcl. A, Blk. 9, D.L. 368, Ex. Pl. 11955, Pl. 1265
800 Gatensbury Street

Approved subject to:

1. Physical construction of Como Lake Avenue and Gatensbury Street to the standards required by Subdivision Control By-Law No. 1023.
2. Opening of the lane north of the subject property to provide secondary access to the proposed westerly lot.
3. No accesses being provided from Como Lake Avenue.
4. Payment of the estimated 1981 municipal taxes before final approval.
5. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the three dwelling units permitted to be constructed.
6. Registration in the Land Titles Office of any necessary easements.
7. Relocation of any utility poles if required by the Municipal Engineer.

8-3493E

FARWEST DEVELOPMENTS LTD.
Subdivision of Lots 226, 227 and 228, Pl. 51616; Pcl. N,
S & E Pl. 9628, Ex. Pl. 9195; Pcl. O, Pl. Sk. 6106; All in
D.L. 381

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1023 including:
 - a. Physical construction of all roads and lanes bounding and within the subdivision to the standards required by Subdivision Control By-Law No. 1023.
 - b. Registration in the Land Titles Office of any necessary easements.
2. Payment of the estimated 1981 municipal taxes on all properties prior to final approval.
3. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 34 new dwelling units permitted to be constructed.
4. Submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots will be of adequate by-law size.
5. The home which is proposed to be retained complying with the requirements of the National Building Code.

8-2763B

PHYLLIS M. STRATICHUK
Subdivision of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of L.S. 15,
Sec. 13, Twp. 39
3329 Coy Street

Tabled for the following:

1. A report from the Simon Fraser Health Unit.

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8-2763B Con't.

2. The submission of a plan prepared by a B.C. Land Surveyor which indicates the location of the existing buildings and structures.
3. A plan prepared by a B.C. Land Surveyor which provides information on the location of the creek centre lines, top of banks and natural boundaries of the watercourses which traverse the property.

8-3628 ASPER ENTERPRISES LTD.
W. J. HARRISON
Lot 2, Sec. 11, Twp. 39, Pl. 22310
3145 Dunkirk

Approved subject to:

1. Registration in the Land Titles Office of the completed replotting scheme.
2. Rezoning of the property to RS-4 One-Family Compact Residential (375 m² lots).
3. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads bounding and abutting the subdivision.
4. Registration in the Land Titles Office of any necessary easements.
5. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 11 dwelling units permitted to be constructed.
6. Payment of the estimated 1981 municipal taxes before final approval.
7. The remodelling of the existing home so as to make it appear that it faces the proposed new road.
8. The existing home complying with the National Building Code requirements such as spacial separation distances to the new property lines.

8-3595A HARVEY R. SHAMANSKI
CLOVER HOMES LTD.
Lot 135 of D.L. 346, Grp. 1, Pl. 53820, N.W.D.
1163, 1165 Eagle Ridge Drive

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for Strata Title Subdivision subject to the payment of the estimated 1981 municipal taxes prior to signing of the necessary forms.

8-3629 W.H. & C.E. STEVENS
Lot 60, D.L.7, Pl. 26914
602 Cottonwood Avenue

Approved subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 for the full frontage of the property on Cottonwood Avenue.

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of September 9, 1980

8-3629 Con't.

2. Registration in the Land Titles Office of any necessary easements.
3. Payment of the development cost charge consisting of \$600 for each of the two dwelling units permitted to be constructed.
4. Payment of the estimated 1981 municipal taxes prior to final approval.
5. Removal of all existing buildings and structures prior to final approval.

8-3272B

A. J. RICARD & ASSOC. CORP.
G.W. & L.L. TURNER
DEH HOLDINGS LTD.
Lots 1 & 2, Blk. B, D.L. 373, Pl. 5028
Mariner Way & Dewdney Trunk Road

The Committee reviewed the plan prepared by the applicant's engineer received in the Planning Department September 3, 1980. The requirement for the dedication of the triangular portion of Parcel "A" was due to the potential "bottleneck" at the intersection of Dacre Avenue and Dewdney Trunk Road. The submission by the applicant's engineer does not resolve the Committee's concern in this regard and therefore the approval conditions outlined in the letter dated August 19, 1980 would still be applicable.

8-3630

THOMAS JOHN DEMPSTER
GEORGINA D. ADLEM
Lot E $\frac{1}{2}$ of 7, Blk. 10, D.L. 373, Pl. 1258
2794 Norman Avenue

Tabled for the Planning Department to contact the adjoining owners to obtain their opinions on the proposed subdivision and its effect on the established amenities of their properties.

8-3415I

CAREER HOLDINGS LTD.
Subdivision of Lot 14, Sections 12 & 13, Twp. 39,
Pl. 53172, Phase 7 (Strata Title)

The Committee recommends that the Strata Titles Approving Officer sign the Form 10 for Phase 7 subject to:

1. Physical construction of Shaughnessy Street northwards to Gable Avenue.
2. Sanitary sewer drawings being submitted and accepted by the Municipal Engineer for this phase.
3. Clarification being provided to the Municipal Engineer's satisfaction of the method proposed for draining Oxbow Lake.
4. Clarification to the satisfaction of the Municipal Engineer of the proposed modifications to the regulating station.
5. Registration in the Land Titles Office of any necessary easements.

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of September 9, 1980

8-3415I CAREER HOLDINGS LTD.
Subdivision of Lot 14, Sections 12 & 13, Twp. 39
Pl. 53172, Phase 8 (Strata Title)

The Committee recommends that the Strata Titles Approving Officer sign the Form 10 for Phase 8 subject to:

1. Physical construction of Shaughnessy Street northwards to Elizabeth Avenue (David Avenue).
2. Sanitary sewer drawings being submitted and accepted by the Municipal Engineer for this phase.
3. Submission of a soils report on the stability of the slopes to the north-east, recognizing the likely excavation for home sites on the proposed lots.
4. Registration in the Land Titles Office of any necessary easements.

September 23, 1980

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, September 23, 1980 at 9:30 a.m., with the following persons present:

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

8-2424B

L.W. PASCO BUILDERS LTD., LUTHERIA KEPFER
530 BLUE MOUNTAIN STREET
Lot 5, Blk. 3, SE¼ of D.L. 355, Pl. 6266

The Committee finds the proposed subdivision technically feasible and would recommend referral to Public Hearing in advance of giving a preliminary approval to the proposed subdivision. In this manner, the Committee will be able to receive and review any public input on the proposed rezoning prior to giving consideration to granting preliminary subdivision approval.

8-3631

KARLEX INDUSTRIES LTD., JULIUS MEGYERI
640 CLARKE ROAD
Lots 2 & 3, Blk. 25, D.L. 9, Pl. 12202

Approved subject to:

- 1) Payment of the estimated 1981 municipal taxes on both properties prior to final approval.
- 2) No additional driveway accesses being provided from Clarke Road.

8-474F

P.B. RICHARDS
1888 AUSTIN AVENUE
Rem. N½ Lot 3, D.L. 111, Pl. 3137

Approved subject to:

- 1) Council adopting a by-law as required to provide for a right-of-way across municipal property to the proposed lane dedication.
- 2) Registration in the Land Titles Office of the right-of-way across the municipal property to provide access to the lane being dedicated.
- 3) The requirements of Subdivision Control By-law No. 1023 including:
 - a) Physical construction of the lane to the standards of Subdivision Control By-law No. 1023.
 - b) Provision of a storm drainage facility to serve the land and the abutting properties.
 - c) Payment of the estimated 1981 municipal taxes before final approval.
- 4) Provision of an easement for the watercourse pipe enclosure over the proposed easterly lot.

SUBDIVISION COMMITTEE
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8-474F con't

- 5) Filling of the site to create a building site on the easterly lot and to facilitate the construction of the lane, all filling to be carried out in accordance with an approved plan prepared by the applicant's professional engineer and professional soils consultant.
- 6) Foundation designs by a professional engineer (soils consultant) will be required prior to building permit issuance.
- 7) Removal of the existing easterly building on the site and a portion of the carport on the east side of the westerly building to comply with the District's side yard clearances.
- 8) Submission of a surveyor's plot plan for the westerly dwelling.
- 9) Access to all new buildings to be from the proposed lane south of Austin only and removal of all accesses to Austin Avenue other than the existing access to the westerly dwelling.
- 10) Dedication of the portion of property south of the proposed lane allowance as park and transfer of the ownership of the parcel, without charge, to the District of Coquitlam in accordance with the applicant's proposal.

8-1214C

GABRIJEL CULIG
992 BLUE MOUNTAIN STREET
Lot 8, D.L. 367, P1. 12999 (S & E P1. 30468)

Tabled for the applicant to have a plan prepared by a professional engineer, hired by the applicant, which illustrates preliminary information on potential house locations, including their first floor and basement elevations, proposed driveway grades and existing and proposed contours.

The Committee would note that this information would be a requirement of the Committee regardless of the question of rezoning.

8-2120B

G.C. & M.R. CORAZZIN
843 MACINTOSH STREET
Lot 55, Blk. 5, D.L. 368, P1. 1374 (S & E P1. 44635)

Approved subject to:

- 1) Physical construction of MacIntosh Street to the standards required by Subdivision Control By-law No. 1023.
- 2) Payment for one additional water connection.
- 3) Payment of the estimated 1981 municipal taxes prior to final approval.
- 4) Removal of all buildings and structures prior to final approval.
- 5) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the two dwelling units permitted to be constructed.
- 6) Registration of all necessary easements.

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8-3602F

TRECO DEVELOPMENT CORP., C. & S. ARULIAH
2383 CAPE HORN AVENUE
Lot 70, D.L. 65, Pl. 46617

Approved subject to:

- 1) Rezoning of the property by Council to RS-3 One-Family Residential (555 m² lots).
- 2) Physical construction of all roads bounding the subdivision to the standards required by Subdivision Control By-law No. 1023.
- 3) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the four potential dwelling units permitted to be constructed, assuming subdivision is registered in conjunction with the approval granted under sketch 8-3602D.
- 4) Payment of the estimated 1981 municipal taxes before final approval.
- 5) Removal of the carport, shed and storage shed before final approval.
- 6) Submission of a plan prepared by a B.C. Land Surveyor which verifies that each lot will be of adequate by-law size.

8-3323D

E. REDL, P. WEBSTER & ASSOCIATES
ROCHESTER AVENUE
Lot 19, Blk. 25, D.L. 109, Pl. 23975

Approved subject to:

- 1) Filling of the property in accordance with Council Resolution No. 319, 1980.
- 2) Payment of the estimated 1981 municipal taxes before final approval.
- 3) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the five dwelling units permitted to be constructed.
- 4) Filling of the land to be carried out under the supervision of and in accordance with a soils report prepared by a qualified soils expert hired by the applicants.
- 5) Submission of a soils report by a qualified soils expert hired by the applicants proving out the proposed house foundations and stability of cut and fill slopes.
- 6) Registration of a restrictive covenant against the lots which would contain fill to ensure that potential purchasers are aware that the lot contains filled materials.
- 7) Registration in the Land Titles Office of a covenant over the lot which contains ravine land to require that all excavated materials be placed in the front yard during construction.
- 8) Registration in the Land Titles Office of a restrictive covenant in keeping with the District of Coquitlam Conservation By-law No. 836 over the lots which contain land below the top of the bank.

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8-3323D con't

- 9) Submission of a plan prepared by a B.C. Land Surveyor verifying that all proposed lots will be of adequate by-law size.
- 10) Physical construction of the panhandle driveway access prior to final approval.

The Committee notes that they would have no objection to the removal of the right-of-way over the proposed lot at the southeast corner of the site, the applicants to bear all costs involved in the cancellation of the existing right-of-way over the area in question.

8-2333

GENSTAR DEVELOPMENT COMPANY
SOUTHERN SLOPE HOLDINGS (1959) LTD.
EAGLE RIDGE SUBDIVISION - PHASE IV

The Committee finds the proposed location of Falcon Drive and the internal road system to the east of Falcon Drive acceptable in order to allow submission of utility servicing plans. The Committee notes that Runnel Drive should be dedicated or reserved west of Falcon Drive in order to allow for possible creation of more than two parcels in that area.

The Committee now awaits a formal application for subdivision and rezoning in the subject area.

8-2518G

W.D. FALK
2927 COMO LAKE AVENUE
Pct. A of S $\frac{1}{2}$ Lot 7, Blk. 1, Sk. 10295, N $\frac{1}{2}$ Lot 7, Blk. 1,
Pl. 3467, both in D.L. 378

The Committee reviewed responses from the two property owners adjacent to the portion of road proposed for cancellation. In view of the objections by the abutting owners, the Committee requests that the Planning Department review the proposed lotting configuration and required road dedications in the area in question and report back to the Committee when the review is finalized.

8-3258D

G. DUBRULE
2340 DAWES HILL ROAD
Lot 85, D.L. 65, Pl. 57476

Tabled for the applicant to provide a plan which clearly indicates the existing and proposed driveway and access locations, as well as the driveway grade. The drawing should also depict in preliminary terms the potential building location on the proposed lot and include information as to the extent of filling which has been carried out.

8-3535A

ARCO PROPERTIES LTD.
925 TUPPER AVENUE
Rem. D, D.L. 16, Pl. 35636

Tabled for the Planning Department to contact the Ministry of Transportation and Highways to determine their intentions on the portion of land on the south side of the proposed extension of Tupper Avenue.

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8-3272C

A.J. RICARD & ASSOCIATES CORP.,
G.W. & L.L. TURNER, DEH HOLDINGS LTD.
MARINER WAY & DEWDNEY TRUNK ROAD
Lots 1 & 2, Blk. B, D.L. 373, Pl. 5028

Approved subject to:

- 1) Rezoning of the property by Council to RS-4 One-Family Compact Residential.
- 2) Physical construction of all services required by Subdivision Control By-law No. 1023 on all roads bounding and within the subdivision.
- 3) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the twenty dwelling units permitted to be constructed.
- 4) Registration in the Land Titles Office of any necessary easements.
- 5) Registration in the Land Titles Office of a covenant registered against the lots abutting the future Mariner Way/Johnson Street connector to make aware all potential owners of the possible arterial grade separation connector.
- 6) Registration in the Land Titles Office of an access agreement in a form satisfactory to our Municipal Solicitor to ensure mutual use of the joint access arrangement proposed for the two most northerly lots.
- 7) The physical construction of a one metre in height landscape berm along the rear property line of the lots which back onto the Mariner Way/Johnson Street connector, the berm to have a base of four metres, half to be within the lot boundaries and half to be within the road allowance.
- 8) Physical construction along the eastern side of the Mariner Way/Johnson Street connector of a landscape screen consisting of a solid cedar fence supplemented by landscape planting, the fence to be constructed on the property line, with the planting to be on the road allowance side of the fence.

In relation to the fencing and landscape requirements referred to in item 8) above, we will require the submission of a security in a form acceptable to the Municipal Treasurer to ensure that the referenced works are completed. The amount of the security will be based on an estimate prepared for you by your landscaper or contractor of the material and installation costs of the fencing and landscaping after the fence and landscape design has been found to be acceptable by the District.

8-1802C

NU-WEST DEVELOPMENT CORPORATION, UNDERWOOD MCLELLAN LTD.
2500 CAPE HORN AVENUE
Pt. Lot 10, Pl. 1002, Pcl. A of Lot 10, Pt. Pcl. C,
Pl. 8029F; all in D.L. 65 & 66

The Committee reviewed a letter from the applicants dated September 8, 1980 wherein they inquired as to the possibilities of receiving fourth and final reading of the proposed rezoning after consolidation of the parcels into one title. The Committee is of the opinion that they would prefer that the proposed interchange be constructed prior to the Committee granting preliminary approval to any consolidation or the subsequent resubdivision. Failing that, the Committee would

SUBDIVISION COMMITTEE
MINUTES OF SEPTEMBER 23, 1980

8-1802C con't

recommend that Cape Horn Avenue and all internal roads be dedicated and constructed (or bonded therefore), based on the standards of Subdivision Control By-law No. 1023, and that bonding for the landscape buffer and fencing along Cape Horn Avenue be in place.

8-3619B

ALLEY ESTATES, LAURAND HOLDINGS LTD.
COMO LAKE AVENUE & LOUGHEED HIGHWAY
Pcl. 1 of Blk. C (S & E Pl. 47751 & 49886), D.L. 378, Pl. 5122

The Committee reviewed a telex communication from Mr. R.G. Harvey, Deputy Minister of Transportation & Highways wherein the Ministry of Transportation & Highways now states that the proposed 20.12 metre width of the main access road is acceptable. The Committee now finds the subdivision acceptable subject to:

- 1) Rezoning of the property by Council to RS-3 One-Family Compact Residential (555 m² lots).
- 2) Approval by Council of the proposed land exchange.
- 3) Physical construction of Lougheed Highway and all internal roads and lanes to the standards required by Subdivision Control By-law No. 1023.
- 4) Physical construction of a "temporary pavement strip" westward off of the proposed main connector road adjacent to the proposed most southwesterly lot to provide physical access to the lane.
- 5) Payment of the estimated 1981 municipal taxes prior to final approval.
- 6) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 43 dwelling units permitted to be constructed.
- 7) Registration in the Land Titles Office of any necessary easements.
- 8) Submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots will be of adequate by-law size.
- 9) Signing of the survey plan by the Approving Officer of the Ministry of Transportation and Highways prior to final approval by the Municipal Approving Officer.
- 10) The applicant confirming that the proposed extension of the 20.12 metre road into the Essondale housing area does not disrupt the cemetery facilities on the adjoining lands directly to the south.

The Committee would draw to the applicant's attention the last sentence in the telex which implies that the Ministry of Transportation and Highways may require minor increases in road dedication if terrain or if the intersection design warrants additional dedication.

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8-3572A

PORT MOODY COQUITLAM DEV. LTD.
CORONA CRESCENT
Rem. 402, Pl. 34335; Lot 608, 608A, Pl. 48874,
all in D.L. 371

Approved subject to:

- 1) Cancellation of the portion of Corona Crescent proposed for acquisition by the applicant by way of Plans Cancellation.
- 2) Registration in the Land Titles Office of restrictive covenants which:
 - a) protect the areas recommended by R.M. Hardy and Associates on the north and south portions of the site. In order to clearly delineate the sensitive area, the Committee requires that monuments be established along the covenant lane, as well as the erection of a temporary "snow fence" which will remain until all home construction has been completed. This covenant should record the availability of the soil report at the office of the Municipal Engineer.
 - b) regulate the minimum and maximum ground floor elevations of homes which will be allowed, and maximum driveway grades, in keeping with the elevation information on the drawing prepared by Hunter-Laird Engineering, received September 23, 1980, being Drawing E 774 Revision "C".
- 3) Physical construction of Corona Crescent and the proposed walkway to the standards required by Subdivision Control By-law No. 1023.
- 4) Registration in the Land Titles Office of any necessary easements.
- 5) Payment of the estimated 1981 municipal taxes on both properties before final approval.
- 6) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the eight new dwelling units permitted to be constructed.

The Committee notes that they would have no objection to the subdivision proceeding by way of phases in order to help expedite the ultimate development.

October 7, 1980

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, October 7, 1980 at 9:30 a.m. with the following persons present:

A. Phillips, Municipal Engineer
D.M. Buchanan, Planning Director
L.T. Scott, Supervisor - Subdivision & Development
N. Maxwell, Planning Assistant

8-3618B REICH CONSTRUCTION LTD.
MR. & MRS. R. H. KROLL
MR. & MRS. D. WHITLOCK
Lots 3 & 4, Sec. 11, Twp. 39, Pl. 22310
3151 - 3157 Dunkirk Avenue

Approved subject to:

1. Physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control By-Law No. 1023.
2. Removal of the sundeck at the rear of 3157 Dunkirk Avenue.
3. Registration in the Land Titles Office of any necessary easements.
4. Payment of the estimated 1981 municipal taxes on both properties prior to final approval.
5. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 24 dwelling units permitted to be constructed.
6. Payment of the balance of watermain charges on Dunkirk Avenue.

The Committee notes that the existing home at 3157 Dunkirk Avenue will become non-conforming as the required rear yard setback on registration of the subdivision. The Planning Department recommends that the Approving Officer approve the subdivision with the knowledge that the existing home would not comply with the siting requirements of Zoning By-Law No. 1928.

8-3630 THOMAS JOHN DEMPSTER
GEORGINA D. ADLEM
Lot E $\frac{1}{2}$ of 7, Blk. 10, D.L. 373, Pl. 1258
2794 Norman Avenue

The Committee reviewed several letters from the adjacent property owners in response to the Planning Department's inquiry regarding the proposed subdivision. The Committee, after reviewing the objections from the surrounding property owners and Section 86.1 of the Land Titles Act, recommends that the Approving Officer not approve the proposed subdivision as in their opinion it would be against the public interest.

8-3597B GENSTAR DEV. COMPANY
SOUTHERN SLOPE HOLDINGS (1959) LTD.
Pt. of 37, D.L. 238 & 346, Gp. 1, NE $\frac{1}{4}$ Sec. 10, Twp. 39,
Pl. 32594; Pct. G, D.L. 238, Bl. Pl. 53584
Guildford Way

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1023 including:
 - a. Physical construction of Guildford Way and Falcon Drive to the standards required by Subdivision Control By-Law No. 1023.

Subdivision Committee Minutes
of October 7, 1980

8-3597B Con't.

- b. Physical construction of a sanitary sewer to service the proposed subdivision.
2. Payment of the estimated 1981 municipal taxes before final approval.

The Committee notes that the construction of Guildford Way was a condition of the Phase III preliminary approval. The Committee is willing to delete that requirement from the Phase III approval as completion of Guildford Way is now a condition of this approval.

8-2518H W. D. FALK
CAL-RAND'S INDUSTRIES LTD.
Pcl. A of S $\frac{1}{2}$ Lot 7, Blk. 1, Sk. 10295, N $\frac{1}{2}$ Lot 7, Blk. 1,
Pl. 3467, Both in D.L. 378
2927 Como Lake Avenue

The Committee reviewed a revised road and lot layout prepared by the Planning Department. The Committee finds this layout acceptable subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads bounding and within the subdivision.
2. Registration in the Land Titles Office of any necessary easements.
3. Payment of the estimated 1981 municipal taxes before final approval.
4. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 18 dwelling units permitted to be constructed.
5. Removal of all existing buildings and structures.
6. Registration in the Land Titles Office of a covenant which controls the ground floor elevation of any new home to ensure that the driveways will not exceed a maximum grade of 20%.

8-3624B ASPER ENTERPRISES LTD.
R. & C. MOFFAT
Lot 206, Sec. 11, Twp. 39 of the replotting scheme

Approved subject to:

1. Registration in the Land Titles Office of the completed replotting scheme.
2. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads bounding, abutting and lying within the subdivision.
3. Registration in the Land Titles Office of any necessary easements.
4. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the 13 dwelling units permitted to be constructed.
5. Payment of the estimated 1981 municipal taxes before final approval.

The Planning Department recommends that the Approving Officer approve the subdivision with the knowledge that the existing home would become non-conforming as to the required rear yard setback on registration of the subdivision.

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8-3624B Con't.

The Committee notes that Council, at their meeting of October 6, 1980, adopted By-Law No. 1090, thereby rezoning the subject property to RS-4 One-Family Compact Residential.

8-3382A J. WOJTUN
DUNRAY AVENUE
Lot 5 of Pcl. F of Lots 1 & 2, Sec. 11, Twp. 39, Pl. 18834

Declined as:

- 1) The new lot would be less than the 21 metre minimum depth requirement of Subdivision Control By-law No. 1023.
- 2) The proposed subdivision does not provide the necessary dedication for the ultimate alignment of Dunray Avenue.
- 3) The proposed subdivision is not in keeping with the intended use expressed by the Coquitlam Town Centre Plan.

8-3634 DISTRICT OF COQUITLAM
HICKEY STREET BETWEEN LATIMER & LEDUC
Rem. 350, D.L. 113, (S&E Pl. 44220, 43915 & 47212) Pl. 43736

Approved subject to:

- 1) Rezoning of the property by Council to RS-3 One-Family Residential (555 m² lots).
- 2) Physical construction of all services required by Subdivision Control By-law No. 1023 on all roads bounding, abutting and lying within the subdivision.
- 3) Registration of any necessary easements.
- 4) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 20 dwelling units permitted to be constructed.
- 5) Submission of a plan by a B.C. Land Surveyor which verifies that all lots will be of adequate by-law size.

8-3601A AUSTIN DEVELOPMENTS LTD.
3216 PATHAN AVENUE
Lot 7, L.S. 4, Sec. 13, Twp. 39, Pl. 29278

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1023 on the road being dedicated, including the physical construction of the realigned Nestor Street-Pathan Avenue intersection.
- 2) Council adoption of a Road Reservation By-law over the area proposed for the David-Pathan Connector.
- 3) Council adoption of a Road Exchange By-law for the portion of Pathan Avenue proposed for acquisition.
- 4) Registration of any necessary easements.

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8-3601A con't

- 5) Payment of the estimated 1981 municipal taxes before final approval.
- 6) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the three dwelling units permitted to be constructed.

8-1720E E.C. MOORE
640 ROBINSON STREET
Lot 22, D.L. 41, Pl. 25943

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1023, including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1023 on all roads bounding the "Phase I" portion of the proposed subdivision.
 - b) Bonding for the future installation of services required by Subdivision Control By-law No. 1023 on the road frontages of the "Phase II" portion of the proposed subdivision.
 - c) Registration in the Land Titles Office of any necessary easements.
- 2) Payment of the estimated 1981 municipal taxes before final approval.
- 3) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 28 dwelling units permitted to be constructed.
- 4) Registration in the Land Titles Office of an agreement in a form satisfactory to the Municipal Solicitor which ensures the removal of the existing structures and completion of the services by December 31, 1981.

The Committee notes that to ensure the removal of the structures by the agreed upon time, and the completion of the work referred to in item 1) b) above, we will require the submission of a security in a form acceptable to our Municipal Treasurer. The demolition portion of the security will be based on an estimate prepared for you by a qualified demolition firm of the estimated cost of removing the existing structures by the agreed upon date.

8-1818G SEMICO ENTERPRISES LTD.
Subdivision of Lot 1 and Lot 17 of the Replotting Scheme

Approved subject to:

- 1) Registration in the Land Titles Office of the completed Replotting Scheme.
- 2) Physical construction of all services required by Subdivision Control By-law No. 1023 on all roads bounding, abutting and lying within the subdivision.
- 3) Registration in the Land Titles Office of any necessary easements.

Subdivision Committee Minutes
of October 7, 1980

8-1818G con't.

4. Payment of the development cost charge as required by By-Law No. 988, consisting of \$600 for each of the 82 dwelling units permitted to be constructed.
5. Payment of the estimated 1981 municipal taxes before final approval.
6. Submission of a plan prepared by a B.C. Land Surveyor which verifies all lots will be of adequate by-law size (41.01 ft. in width and 4,036.46 sq. ft. in area).

The Committee notes that Council, at their meeting of October 6, 1980, adopted By-Law No. 1090, thereby rezoning the property to RS-4 One-Family Compact Residential.

8-3481B G. ZUCCOLINI
636 THOMPSON AVENUE
Lot 2 of Lot E, Blks. 4 & 5, D.L. 106, Pl. 19397

Tabled for a report from the Building Department.

The Committee notes that the new lot should be as wide as possible to meet the intent of Section 7.03 of Subdivision Control By-Law No. 1023, which states "the average depth of a lot shall not be greater than three times the average width."

8-3637 DISTRICT OF COQUITLAM
GLEN DRIVE
Lot 1 of Pcl. F, S $\frac{1}{2}$ D.L. 386, (S&E Pcl. J, Ex. Pl. 13224), Pl. 3686;
Rem. W 231' of Pcl. C, D.L. 384A, (S&E Pl. 51877) Ref. Pl. 1619

Tabled for the Planning Department to review the proposed north-south road location and the possibility of hiring a consultant to review in detail the servicing problems associated with this general area.

8-3415I CAREER HOLDINGS LTD.
PHASE 7, RIVER SPRINGS
Lot 14, Sec. 12 & 13, Twp. 39, Pl. 53172

The Committee was informed by the Planning Director that he signed the Form 10 Certificate of Approval and the plans for Phase 7 on the basis that:

1. Shaughnessy Street would be constructed northwards to David Avenue by October 15, 1980.
2. Sanitary sewer drawings have been submitted as required.
3. Mr. K. Beedie has undertaken to construct the required outfall ditch from Oxbow Lake.
4. The requirement of constructing the regulating station will be reviewed with the Phase 9 preliminary approval.
5. There is presently a "blanket" easement across all of the property, thereby making the requirement for additional easements redundant.

Subdivision Committee Minutes
of October 7, 1980

8-3415I CAREER HOLDINGS LTD.
PHASE 8, RIVER SPRINGS
Lot 14, Sec. 12 & 13, Twp. 39, Pl. 53172

The Committee was informed by the Planning Director that he would be signing the Form 10 Certificate of Approval and the plans for Phase 8 on the basis that:

1. Shaughnessy Street construction should be completed by October 17, 1980.
2. Sanitary Sewer drawings for this phase have been accepted by the Engineering Department.
3. A soils report will be prepared which confirms the stability of the slopes to the north-east.
4. There is presently a "blanket" easement across all of the property thereby making the requirement for additional easement unnecessary.

8-3415J CAREER HOLDINGS LTD.
PHASE 9, RIVER SPRINGS
Lot 14, Sec. 12 & 13, Twp. 39, Pl. 53172

Tabled for a report from the Engineering Department on all outstanding service requirements.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, October 21, 1980 at 9:30 a.m. with the following persons present:

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

8-3524I BLOCK BROS. CONTRACTORS LTD.
Lot 220, D.L. 238, Gp. 1, Pl. 47071, N.W.D.
Lot 164, D.L. 238, Gp. 1, Pl. 53820, N.W.D.
2500 Block Barnet Highway

Approved subject to signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to final approval by the Municipal Approving Officer.

8-3279B TRIACRES ENTERPRISES LTD.
Lots 7 & 8, of E $\frac{1}{2}$ Lot 33, D.L. 1 & 16, Pl. 15352
648 Lougheed Highway & 291 Guilby Street

Approved subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 on Lougheed Highway, Guilby Street and Grayson Avenue.
2. Signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to final approval by the Municipal Approving Officer.
3. Removal of any existing driveway accesses onto the Lougheed Highway.
4. Payment of the estimated 1981 municipal taxes on both properties prior to final approval.
5. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the four dwelling units permitted to be constructed.
6. Relocation of any existing service connections if required.
7. Registration in the Land Titles Office of any necessary easements.

The Committee notes that the existing home at 648 Lougheed Highway will become non-conforming as to the required rear yard setback upon registration of the subdivision.

The Planning Department recommends that the Approving Officer approve the subdivision, with the knowledge that the existing home would not comply with the siting requirements of Zoning By-Law No. 1928.

8-2596C MADAT KASSAM and/or NOMINEE
J. & S. EINHORN
Lot 94, D.L. 1, Pl. 33383
614 Girard

Approved subject to:

1. Council adoption of a Road Exchange By-Law relating to that portion of road proposed to be cancelled and the cul-de-sac to be dedicated.

Subdivision Committee Minutes
of October 21, 1980

8-2596C Con't.

2. The requirements of Subdivision Control By-Law No. 1023 including:
 - a. Physical construction of storm sewer, sanitary sewer, pavement widening, curb, sidewalk, underground wiring and streetlighting for the full frontage of the property on Girard Avenue.
 - b. Cash payment for future lane paving.
 - c. Payment of the development cost charge as required by By-Law No. 988, consisting of \$600 for each of the four dwelling units permitted to be constructed.
 - d. Payment of the estimated 1981 municipal taxes before final approval.
 - e. Registration in the Land Titles Office of any necessary easements.
 - f. Physical construction of one new water connection.
3. Removal of all buildings and structures prior to final approval.

The Committee notes that if the owner proves out that the small triangular portion of land proposed for lane dedication is critical to the 740 m² lot size requirement, the Committee would be prepared to accept an easement rather than dedicate as presently required.

8-3298D

FIELD CONSTRUCTION LTD.

J. H. MACLEOD

M. COLBOURNE

H. ARTHUR

C. MORRISON

Rem. Lot 145, Pl. 30212; Lot 169, Lot 170, Pl. 30212;
Lot 45, Pl. 26495; All in D.L. 366

The Committee heard a verbal report from the Planning Director that the applicant wished to proceed by way of a phased subdivision to help expedite the development. The Committee would have no objection to a phased subdivision (the creation of the four westerly lots on Smith Avenue in Phase 1) subject to all of the required consents and monies first being submitted in relation to the lane proposed to be closed.

8-2763B

PHYLLIS M. STRATICHUK

Subdivision of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of L.S. 15,

Sec. 13, Twp. 39

3329 Coy Street

The Committee reviewed a letter from the Simon Fraser Health Unit dated October 6, 1980 wherein they registered their opposition to the proposed subdivision. The application is therefore declined as the subdivision does not comply with the requirements of the Simon Fraser Health Unit with regard to the required setbacks of sewage disposal systems from streams.

8-3031I

MR. E. A. GARRISON

Lot 67, D.L. 66, Pl. 34031

100 Warrick Street

Approved subject to:

1. Rezoning of the property to RS-3 One-Family Residential (555 m² lots).

Subdivision Committee Minutes
of October 21, 1980

8-3031I con't

2. The requirements of Subdivision Control By-law No. 1023 including:
 - a. Physical construction of all services required by Subdivision Control By-law No. 1023 on Cape Horn Avenue and Warrick Street.
 - b. Registration in the Land Titles Office of any necessary easements.
3. Payment of the estimated 1981 municipal taxes before final approval.
4. Payment of the development cost charge as required by By-law No. 988 consisting of \$600 for each of the six new dwelling units permitted to be constructed.
5. Submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots will be of adequate by-law size.
6. Registration in the Land Titles Office of a covenant which controls the ground floor elevation of any new home on the lots on the south side of Warrick Street to ensure that a functional access to Warrick Street will be constructed.

8-3615

R.W. TAYLOR, FORESTHILL DEVELOPMENT & INVESTMENT CO. LTD.
Lot 98, Pl. 30468 & Lot 227, Pl. 35341; both in D.L. 367
994 & 996 Kinsac Street

Approved subject to payment of the estimated 1981 municipal taxes on both properties prior to final approval.

8-3481C

JOHN A. KOEHN, GAIL V. ZUCCOLINI
Lot 2 of Lot E, Blks. 4 & 5, D.L. 106, Pl. 19397
636 Thompson Avenue

Approved subject to:

1. The Approving Officer relaxing Section 7.03 of Subdivision Control By-law No. 1023 as, in the Committee's opinion, the proposed subdivision would comply with the intent of the Subdivision Control By-law.
2. Cash payment for the future installation of all services required by Subdivision Control By-law No. 1023 for the frontage of the new lot being created.
3. Cash payment for future lane paving of the frontage of the new lot being created.
4. Payment of the estimated 1981 municipal taxes before final approval.
5. Payment of the development cost charge as required by By-law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed.
6. Payment for one new driveway access if required.
7. Payment for one new water connection.

Subdivision Committee Minutes
of October 21, 1980

8-3605A MARATHON REALTY COMPANY LIMITED
Lot 42, D.L. 22 & 67, P1. 53659, except P1. 59224
Glacier Street North of Shuswap Avenue

Approved subject to:

1. Payment of the estimated 1981 municipal taxes before final approval.
2. Physical construction of service connections for each lot being created.

8-3603A MARATHON REALTY COMPANY LIMITED
Lot 45, D.L. 22, 66 & 67, P1. 53659, except P1. 59281
North of Canoe Avenue Between Golden Drive and North Road

Tabled as requested by Mr. R. Musto of Marathon Realty Company Limited by telephone on October 20, 1980.

8-2326D DISTRICT OF COQUITLAM
Subdivision of Lot 210, P1. 29444 & Rem. Lot 1,
P1. 5366, both in D.L. 9
Smith Avenue

Approved subject to Council adoption of a Road Exchange By-law to effect the proposed cancellation of the portion of road allowance running north off Smith Avenue. Furthermore, the Committee recommends that the Municipal Solicitor take appropriate steps to implement the exchange of the road allowances.

8-3408E GOODBRAND DEVELOPMENTS LTD., RAYMOND BALL
Lot B, Blks. 7 & 8, D.L. 65, P1. 11039
2305 Cape Horn Avenue

Approved subject to:

1. Physical construction of all services required by Subdivision Control By-law No. 1023 for the full frontage of the property on Cape Horn Avenue.
2. Registration in the Land Titles Office of any necessary easements.
3. Payment of the estimated 1981 municipal taxes before final approval.
4. Payment of the development cost charge as required by By-law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed.

The Committee notes that further subdivision of the proposed easterly lot under the existing zoning category would not be possible as there is insufficient area to meet the minimum lot size requirement. Future resubdivision into RS-3 One-Family Residential (555 m²) lots is technically feasible, however, Council approval of the necessary rezoning would be required.

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8-3415J CAREER HOLDINGS LTD.
Lot 14, Sec. 12 & 13, Twp. 39, Pl. 53172
Phase 9, River Springs

Tabled for the applicant to advise on the timing and how they intend to deal with the following outstanding items:

1. The physical construction of Shaughnessy Street northwards to the future David-Pathan Connector. The design of Shaughnessy Street should provide for convenient access into the northern part of Phase 10 and the future connection to the David-Pathan Connector.
2. The access road into the Recreation Vehicle parking area to be completed as per approved drawing No. C-9.
3. The access road into the sanitary sewer pump station being completed as per approved drawing No. C-15.
4. The extension of all engineering services to the north property line of the development.
5. Construction of David Avenue west of Shaughnessy Street and all engineering services as per approved drawing No. C-10.
6. Construction of the Oxbow Lake outfall after submission of a plan indicating depth and alignment and its approval by the Engineering Department prior to construction.
7. Clarification to the satisfaction of the Engineering Department regarding the location and alignment of the outfall of the off-site storm drainage.
8. Clarification to the satisfaction of the Engineering Department regarding the collection and disposal of drainage from the slope to the rear of the houses fronting Bluff Drive and Flynn Crescent.
9. Paving of the Recreation Vehicle parking area.
10. Completion of the outstanding portions of sidewalk construction within the earlier phases.
11. Physical construction of a water meter and hydrant to service the recreation centre as well as overall completion of the recreation centre.
12. Landscaping of all remaining buffer areas, the recreation centre site and the individual strata lots.

8-786C BARBARA FOUNTAIN
R. A. SHANNON
Lot D, Blk. 14, D.L. 3, Pl. 16520
449 Walker Street

Tabled for the Planning Department to contact the owner of Lot 31 to the east to obtain his written comments on the dedication and construction of the southern portion of Lot 31 for road purposes.

The Committee notes that the earlier approval of this subdivision required the dedication of road over the southern portion of Lot 31 and this approval condition would be a requirement of any approval granted to the subdivision of Lot D (449 Walker Street).

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, November 4, 1980 at 9:30 a.m. with the following persons present:

- A. Phillips, Municipal Engineer
- E. Tiessen, Deputy Planning Director
- L.T. Scott, Supervisor - Subdivision & Development
- K. McLaren, Development Control Technician

8-3327C

N.I. & E.B. BEDARD
Ptn. Lot 10 (25131E), D.L. 67 & 113, Pl. 1002
2535 Cape Horn Avenue

Approved subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 for the full frontage of the property on Mathewson Avenue.
2. Cash payment for the future installation of services in accordance with By-Law No. 1023 for the frontage of the property on Cape Horn Avenue.
3. Water connections.
4. Payment of the estimated 1981 municipal taxes before final approval.
5. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for the three potential new dwelling units permitted to be constructed.
6. Removal of all existing buildings on the property or alternatively, their relocation to comply with municipal by-laws.

8-1720F

MR. WALTER CABOTT (Town & Country Bldg. Consultants Ltd.)
ELDRED C. MOORE
Lot 22, D.L. 41, Pl. 25943
640 Robinson Street

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1023, including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads bounding the "Phase I" portion of the proposed subdivision.
 - b. Bonding for the future installation of services required by Subdivision Control By-Law No. 1023 on the road frontages of the "Phase II" portion of the proposed subdivision.
 - c. Registration in the Land Titles Office of any necessary easements.
2. Payment of the estimated 1981 municipal taxes before final approval.
3. Payment of the development cost charge as required by By-Law No. 988, consisting of \$600 for each of the 28 dwelling units permitted to be constructed.
4. Registration in the Land Titles Office of an agreement in a form satisfactory to the Municipal Solicitor which ensures the removal of the existing structures and completion of the services by March 31, 1982.

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8-1720F Con't.

The Committee notes that to ensure the removal of the structures by the agreed upon time, and the completion of the work referred to in item 1) above, we will require the submission of a security in a form acceptable to our Municipal Treasurer. The demolition portion of the security will be based on an estimate prepared for you by a qualified demolition firm of the estimated cost of removing the existing structures by the agreed upon date.

8-3354A

MR. EMIL WEISHAAPT
MR. JOHN WEISHAAPT
Plan of 1.35 ac. part of Blk. D, D.L. 373, Pl. 6699, Gp. 1, N.W.D.
2849 Dacre Avenue (Mariner Way)

Tabled for:

1. The Engineering Department to advise on the establishment of future right-of-way requirements for the Johnson Street / Mariner Way intersection at Dewdney Trunk Road.
2. The submission of an accurate contour map of the lands included in the subdivision along with a proposed road centre line design for all roads and lanes proposed within the subdivision. These plans should be prepared by a consultant hired by the applicant.

8-3602E

TRECO DEVELOPMENT CORP.
CHRISTY & SATHIARNEE ARULIAH
Lot 70, D.L. 65, Pl. 46617; Rem. 1, Pl. 5318; Rem. 2 & 3, Pl. 3936
Rem. A, Sk. 6773; Lot 58 & 59, Pl 30174; Lot 86, Pl. 57476, all in D.L. 65
2383, 2345, 2357, 2369 & 2377 Cape Horn and 2290, 2300 & 2350 Dawes Hill

Approved subject to:

1. Rezoning of the property by Council to RS-3 One-Family Residential (555 m² lots) as required to facilitate the subdivision.
2. Physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control By-Law No. 1023.
3. Registration in the Land Titles Office of any necessary easements.
4. Payment of the development cost charge as required by By-Law No. 988, consisting of \$600 for each dwelling unit permitted to be constructed.
5. Payment of the estimated 1981 municipal taxes before final approval.
6. Removal of the carport, shed and storage shed on Lot 70 before final approval.
7. Submission of a plan prepared by a B.C. Land Surveyor which verifies that each lot will be of adequate by-law size.

8-3622C

KA-HENG CHAN
PATRICK YIU-WAH WONG
Pcl. A, Blk. 9, D.L. 368, Ex. Pl. 11955, Pl. 1265
800 Gatensbury Street

Approved subject to:

1. Physical construction of Como Lake Avenue and Gatensbury Street to the standards required by Subdivision Control By-Law No. 1023.
2. Opening of the lane north of the subject property to provide secondary access to the proposed westerly lot.

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8-3622C Con't.

3. No accesses being provided from Como Lake Avenue.
4. Payment of the estimated 1981 municipal taxes before final approval.
5. Payment of the development cost charge as required by By-Law No. 988, consisting of \$600 for each of the three dwelling units permitted to be constructed.
6. Registration in the Land Titles Office of any necessary easements.
7. Relocation of any utility poles if required by the Municipal Engineer.

8-2951B

KAYE DEVELOPERS LTD.
EDWARD & MYRTLE KAYE
Lot 3, D.L. 385, Pl. 18846
South side of Banbury Avenue and at Johnson Street

Declined since the proposed subdivision conflicts with the Planning Department's advance street plan for this area noting that the location of the collector street, south of Banbury Avenue, was chosen due to grade and alignment considerations and the continued intersection of Banbury Avenue with Johnson Street is not considered acceptable due to its close proximity.

8-2951C

KAYE DEVELOPERS LTD.
EDWARD & MYRTLE KAYE
Lot 3, D.L. 385, Pl. 18846
South side of Banbury Avenue and at Johnson Street

The Committee reviewed the concerns of the applicant relating to sketch 8-2951C and tabled this application for the Planning Department to review alternative possibilities for subdivision of this property.

8-3639

BASSAM DARKAZALLY
Lot 308, D.L. 371, Pl. 30218, Gp. 1, N.W.D.
977 Thermal Drive

Declined under Clause 9 of the Subdivision Control By-Law No. 1023 as the property involved in this application contains land which may be subject to slippage. This is based upon advice from the Municipality's Geotechnical Consultants.

8-3640

WILLIAM THIESSEN
P. TOPPING
Lots 44 & 45 of 55, except southerly 60 ft.,
Blk. 1, D.L. 1, Gp. 1, Pl. 2716
223 Bernatchey Street

Approved.

8-3132A

SUNNY VENTURES LTD.
W. & N. HOLONKO, P. & A. HOLONKO,
A. & A. PROPOPCHUCK, D. & L. MCKAY
Lot 2, Blk. 7, D.L. 19, Pl. 6571
Lot 64, D.L. 65 & 66, Pl. 34031
2197 Cape Horn Avenue and 155 Mundy Street

Declined since the proposed subdivision:

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8-3132A Con't.

- a. Does not create sufficient access to the Warrick Street dedication from the proposed subdivision to the west on Lot 67.
- b. The northerly road location proposed is not in keeping with the Planning Department's plan for this area and makes impractical the most desirable subdivision layout for the property to the east.
- c. The two "panhandle" lots are unworkable due to the grades in this area and are not considered acceptable.

The Committee would suggest that the applicants be in contact with the owner of Lot 66 to the west with a view to providing acceptable access to this subdivision for Warrick Street, and once this has been done, submit a revised proposal reflecting the above concerns with the present layout. The future submission should also include plans and documentation satisfactory to the Engineering Department to prove out the required servicing of this subdivision.

8-3271

A. J. RICARD & ASSOC. CORP.
D.E.H. HOLDINGS LTD.
Lot 1, Blk. B, Pl. 5028; Lot 3, Ref. Pl. 7304,
Blk. A, Pl. 3922; Both in D.L. 373
Mariner Way and Dewdney Trunk Road

The Committee received the preliminary proposal by the applicants for the landscape buffer along Mariner Way. The Committee agrees with the fence proposal and its location. Furthermore, the Committee feels that the berm is not required and that the area behind the fence on the municipal right-of-way will eventually be grassed and boulevard trees planted. Therefore the Committee would see this requirement being satisfied by a statement from the applicant's landscape architect as to the number of trees and recommended species required along the Mariner Way boulevard, along with an estimate of the installation costs of the grass and the boulevard trees. In accordance with the applicant's suggestion, the Committee would then be prepared to accept a cash payment to provide for the future installation of this landscaping, said cash payment to be based on the estimate prepared by the applicant's landscape architect after being found acceptable by the Planning Department. Construction of the fence, however, remains a particular condition of this subdivision approval.

8-3272

A. J. RICARD & ASSOC. CORP.
D.E.H. HOLDINGS LTD.
G.W. & L.L. TURNER
Lots 1 & 2, Blk. B, D.L. 373, Pl. 5028
Mariner Way & Dewdney Trunk Road

The Committee received the preliminary proposal by the applicants for the landscape buffer along Mariner Way. The Committee agrees with the fence proposal and its location. Furthermore, the Committee feels that the berm is not required and that the area behind the fence on the municipal right-of-way will eventually be grassed and boulevard trees planted. Therefore the Committee would see this requirement being satisfied by a statement from the applicant's landscape architect as to the number of trees and recommended species required along the Mariner Way boulevard, along with an estimate of the installation costs of the grass and the boulevard trees. In accordance with the applicant's suggestion, the Committee would then be prepared to accept a cash payment to provide for the future installation of this landscaping said cash payment to be

Subdivision Committee Minutes
of November 4, 1980

8-3272 Con't.

based on the estimate prepared by the applicant's landscape architect after being found acceptable by the Planning Department. Construction of the fence, however, remains a particular condition of this subdivision approval.

8-873A

J.J.R. DEV.
E. JOHNSTON
Lot A, Bl. 11, D.L. 67 - 113, Pl. 9630
2623 Cape Horn & 2550 Mathewson

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1023 including:
 - a. Physical construction of all required services for the full frontage of the property on Mathewson Avenue.
 - b. Physical construction of the storm sewer on Cape Horn Avenue.
 - c. Cash payment for the remaining services required for the full frontage of Cape Horn Avenue.
 - d. Physical construction of the lane to the standards of Subdivision Control By-Law No. 1023.
 - e. Water main connections.
 - f. Water main charges if required.
2. Payment of 1981 municipal taxes before final approval.
3. Payment of the development cost charge as required by By-Law No. 988, consisting of \$600 for each of the five dwelling units permitted to be constructed.
4. The removal of all existing buildings and structures or their relocation in compliance with municipal by-laws.
5. Submission of a letter from a B.C. Land Surveyor at such time as the survey plans are submitted confirming that all lots meet or exceed the minimum required area of 650 m².

8-874

MCELHANNEY ASSO IATES
BOSA BROTHERS CONSTRUCTION LTD.
Lot 2 (S&E Pcl. A, Ex. Pl. 16945), Rem. 1, Pcl. A,
(Ex. Pl. 16137) Blk. 1, E. 66' of Lot 1, Pl. 13222;
E $\frac{1}{2}$ & W $\frac{1}{2}$ Lot 2, Blk. F, Pl. 3686; All in D.L. 386
2905 - 2931 Glen Drive & 1209 Johnson Street

Tabled for:

1. The applicants to reconsider the siting of the buildings with a view to eliminating the irregular lot line proposed between the parcels fronting Glen Drive.
2. The submission of an accurate plan indicating dimensions of the leave strip required to be dedicated.

The Committee notes that when the Planning Department prepares the sketch after receiving the above information the required road dedications will be 2.75 metres for the full frontage of the property on Glen Drive and Johnson Street in addition to truncations on the corners. Furthermore, a 10.0 metre dedication off the north portion of the property will be required to facilitate the future extension of Guildford Way.

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8-3603B MARATHON REALTY
Lot 45, D.L. 22, 66 & 67, Gp. 1, Pl. 53659,
Ex. Pl. 59281, N.W.D.
North of Canoe, Between Golden & North Road

Approved subject to:

1. Service connections being provided to all properties.
2. Payment of 1981 municipal taxes before final approval.
3. The applicants advising as to the construction schedule for Tappen Avenue.

8-2572 NU-WEST DEVELOPMENT CORP. LTD.
Blks. B and C, NW $\frac{1}{4}$ Section,
Twp. 39, Pl. 1686, N.W.D.

Tabled for the Planning Department to review the applicant's proposal in relation to the advance street plan for the Johnson Street area and the subsequent drafting of a subdivision sketch for consideration of the Committee.

8-3090B NU-WEST DEVELOPMENT CORP. LTD.
Pcl. "A", NW $\frac{1}{4}$ of Section 11, Twp. 39, Pl. 1080,
except parts subdivided by Pl. 5039 & Ex. Pl. 11099
2955 Walton Avenue

Declined since no gravity sanitary sewer is available to service the subdivision.

The Committee notes that the Planning Department has not completed the advance street plan for the area east of Johnson Street and therefore review of the applicant's proposed layout is premature. Furthermore, the Committee would note that a gravity sanitary sewer to service the property is designed and funded for construction in the summer of 1981.

8-1457B ADOLPH INGRE
BLUE MTN. BAPTIST CHURCH
Lot 100, D.L. 108, Pl. 50653
450 Blue Mountain Street

Tabled for:

1. The Engineering Department to review the physical condition of the lane allowance to the west of the proposed subdivision with a view to possible cancellation.
2. The Building Department to report with regard to the spacial separation requirements under the National Building Code for the existing church in relation to the proposed new property line.
3. The Planning Department to review the status of the parking requirements for the existing church property if the subdivision were to proceed in the manner indicated.

8-786D BARBARA FOUNTAIN
R. A. SHANNON
Lot D, Blk. 14, D.L. 3, Pl. 16520
449 Walker Street

The Subdivision Committee feels that the proposed "panhandle" lot is

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of November 4, 1980

8-786D Con't.

technically feasible, however, tabled this application pending the earlier requested input from the owner of Lot 31 with regard to dedication of road allowance from his property. The Committee has been verbally advised that the owner of Lot 31 has indicated to Planning Department staff that this input is forthcoming.

8-1818H
Sheets 1
of 2 and
2 of 2

SEMICO ENTERPRISES LTD.
Lot 209, Sec. 11, Lot 212, Sec. 11 & 14, Pl. 60115
Nestor Street

The Committee received a letter from the applicant's consultant with a revised plan proposing certain modifications to the earlier approved subdivision layout which result in a net increase of three lots. The consultant also proposed a further land exchange to create one additional possible lot fronting Nestor Street, however, the Subdivision Committee cannot comment on this proposal since it involves land not controlled by the District of Coquitlam and we have no indication from the adjacent owner as to acceptability.

With regard to the applicant's proposal, sketch 8-1818H is approved subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads bounding, abutting and lying within the subdivision.
2. Registration in the Land Titles Office of any necessary easements.
3. Payment of the development cost charge as required by By-Law No. 988, consisting of \$600 for each of the 85 dwelling units permitted to be constructed.
4. Payment of the estimated 1981 municipal taxes before final approval.
5. Submission of a plan prepared by a B.C. Land Surveyor which verifies all lots will be of adequate by-law size (41.01 ft. in width and 4,036.46 sq. ft. in area).

The Committee notes that Council, at their meeting of October 6, 1980, adopted By-Law No. 1090, thereby rezoning the property to RS-4 One-Family Compact Residential."

NOVEMBER 18, 1980

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, November 18, 1980 at 9:30 a.m., with the following persons present:

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

8-3345B

M.A. MEEGAN
829 ROCHESTER AVENUE
Lot 3, S. Pt. Blk. 15, D.L. 3 (S&E Pl. 25834), Pl. 7302

The Committee reviewed a letter from the applicant, received in the Planning Department November 14, 1980, wherein the applicant requested that the existing home be allowed to remain on one of the future lots while the remainder of the subdivision is finalized. The Committee has no objection to this approach provided that the shed is removed immediately, and also on the understanding that once the existing dwelling is vacant, it will be demolished. The Committee would note that the other requirements in the Planning Department letter dated September 2, 1980 would still be applicable.

8-3601B

AUSTIN DEVELOPMENTS LTD.
3216 PATHAN AVENUE
Lot 7, L.S. 4, Sec. 13, Twp. 39, Pl. 29278

The Committee reviewed a request from the applicant received in the Planning Department October 13, 1980 wherein an adjustment to the proposed lot configuration was requested. The Committee found the revision acceptable and approved the subdivision subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1023 on the road being dedicated, including the physical construction of the realigned Nestor Street-Pathan Avenue intersection.
- 2) Council adoption of a Road Reservation By-law over the area proposed for the David-Pathan Connector.
- 3) Council adoption of a Road Exchange By-law for the portion of Pathan Avenue proposed for acquisition.
- 4) Registration of any necessary easements.
- 5) Payment of the estimated 1981 municipal taxes before final approval.
- 6) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the three dwelling units permitted to be constructed.

8-3415J

CAREER HOLDINGS LTD.
PHASE 9 - RIVER SPRINGS
Strata Lot Subd. of Rem. 12, Sec. 12 & 13, Twp. 39, Pl. 53172

The Committee reviewed a letter from the applicant dated November 13, 1980, which responds to the Committee's concerns outlined in the Planning Department letter dated October 29, 1980. The application was then tabled for review of the referenced letter by the applicable departments.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 18, 1980

8-2424D L. KEPFER
530 BLUE MOUNTAIN STREET
Lot 5, Blk. 3, SE¼ D.L. 355, Pl. 6266

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1023 on Blue Mountain Street, Dennison Avenue, Mentmore Street and the lane.
- 2) Registration of any necessary easements.
- 3) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the four dwelling units permitted to be constructed.
- 4) Removal of all existing buildings and structures.
- 5) Payment of the estimated 1981 municipal taxes before final approval.
- 6) Payment of any outstanding watermain charges.
- 7) Payment for three new water connections.
- 8) No access being granted to Blue Mountain Street for the proposed corner lot.

8-3643 G.P. & G.J. RICHARDSON
411 WALKER STREET
Lot 22, Blks. 13 & 14, D.L. 1 & 16, Pl. 2030

Declined, as the proposed panhandle is not of adequate width.

8-3644 DISTRICT OF COQUITLAM, J. & J. BUILDING SUPPLIES LTD.
545 CLARKE ROAD
Lane closure & consolidation of Lots 2, 3 & 4 of Lot 7, Pl. 10366; Lot 2 of Lot 6, Pl. 14573; Pcl. A of Lots 6 & 7, Pl. 47864; Pcl. B of Lots 6 & 7, Pl. 57525; all in D.L. 9

Tabled for the Planning Department to contact the owners of Lot 1 on Farrow Street and Lot 3 on Clarke Road, with a view to obtaining their comments on the proposed lane closure and acquisition.

8-3641A INTERNATIONAL LAND CORP. LTD., TRECO DEVELOPMENT CORPORATION,
DISTRICT OF COQUITLAM
PIPELINE ROAD
Lots 215 & 216, Sec. 11, Twp. 39, Pl. 60115

Approved subject to:

- 1) Council approval of the proposed lane dedication.
- 2) Registration of the subdivision to the northeast to provide access.
- 3) Physical construction of all roads and lanes bounding, abutting and lying within the subdivision to the requirements of Subdivision Control By-law No. 1023.
- 4) Payment of the estimated 1981 municipal taxes prior to final approval.
- 5) Registration of any necessary easements.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 18, 1980

8-3641A con't

- 6) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 20 dwelling units permitted to be constructed.
- 7) No accesses being provided from Pipeline Road.

8-2358B

J.L. WILSON
3435 GALLOWAY AVENUE
Lot 5, S $\frac{1}{2}$, SW $\frac{1}{4}$ Sec. 18, Twp. 40, Pl. 9457

Approved subject to:

- 1) The requirements of Subdivision Control By-law NO. 1023 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1023 for the full frontage of the property on Galloway Avenue.
 - b) Payment of the development cost charge, consisting of \$600 for the one additional dwelling unit permitted to be constructed.
 - c) Payment of the estimated 1981 municipal taxes before final approval.
 - d) Payment of any outstanding watermain charges.
 - e) Payment for one additional water connection.
- 2) Approval of the subdivision by the Simon Fraser Health District.

8-786

B. FOUNTAIN
449 WALKER STREET
Lot D, Blk. 14, D.L. 3, Pl. 16520

The Committee brought forward this application to review the various subdivision alternatives. The Committee noted that the owner of Lot 31 to the east has not, as yet, responded to the Planning Department's inquiry regarding possible subdivision. The Committee then tabled this matter and instructed the Planning Department to again contact the owner of Lot 31, with a view to securing his comments. The Committee noted that this application will be brought forward to the next Committee meeting for a decision on the configuration of the subdivision and potential roadway requirements.

8-874D

BOSA BROS. CONST. LTD.
GLEN DRIVE & JOHNSON STREET

The Committee finds sketch 8-874D acceptable in terms of required road dedications. The application remains tabled, however, for:

- 1) The applicant to prepare a detailed plan which accurately defines the leave strips required along Hoy Creek.
- 2) Review of the irregular lot line by the Committee once its necessity in relation to density implications has been evaluated.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 18, 1980

8-2148 R.M. JONES
917 SMITH AVENUE
Lot 125, D.L. 366, P1. 29495

Declined, as the applicant has not responded to the Committee's request for clarification in the Planning Department letter dated June 10, 1980.

8-1457C BLUE MOUNTAIN BAPTIST CHURCH
450 BLUE MOUNTAIN STREET
Subdivision and lane cancellation involving Lot 100, P1. 50653,
Lot J, P1. 21372 & Lot 2, P1. 9709, all of D.L. 108

The Committee finds the proposed lot configuration technically feasible, noting that the applicants have indicated to the Planning Department that there is sufficient area on the remaining church site to accommodate the parking requirements for the existing structures. The application, however, is tabled for the Planning Department to contact the owners of 928 Charland Avenue and 915 Dansey Avenue to obtain their views on the proposed cancellation and acquisition of a portion of lane allowance.

8-3132B SUNNY VENTURES LTD.
2197 CAPE HORN AVENUE & 155 MUNDY STREET
Lot 2, Blk. 7, D.L. 19, P1. 6571; Lot 64, D.L. 65 & 66, P1. 34031

The Committee finds the revised layout technically feasible for referral to Public Hearing. The Committee notes, however, that there may be a possible construction problem with the extension of Kaptey Avenue, and that the subdivision of Lot 67 to the southwest will be required to be registered prior to final approval of this subdivision in order to provide road access to the southern portion of the subdivision.

8-23330 GENSTAR LIMITED, SOUTHERN SLOPE HOLDINGS (1959) LTD.
EAGLE RIDGE - PHASE 4 (SOUTH OF GUILDFORD WAY)
Pt. of Lot 37, D.L. 346 & of Fractional NW $\frac{1}{4}$ Sec. 10,
Twp. 39, P1. 32594 & Lot 153, D.L. 238 & 346, P1. 53820

The Committee finds the road and lot configuration technically feasible.

8-2333P GENSTAR LIMITED, SOUTHERN SLOPE HOLDINGS (1959) LTD.
EAGLE RIDGE - PHASE 5B (BETWEEN FALCON DRIVE & LANSLOWNE STREET)
Pt. of Lot 37, D.L. 346 & of Fractional NW $\frac{1}{4}$ Sec. 10, Twp. 39,
P1. 32594 & Lot 153, D.L. 238 & 346, P1. 53820

The Committee reviewed the plan prepared by the applicants, received in the Planning Department October 30, 1980, being Drawing No. 715-504. The Committee tabled this application and requested the applicants to review the subdivision, with a view to:

- 1) the elimination of the panhandle lots at the western end of Road F;
- 2) the elimination of the road connection onto Lansdowne Street;

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 18, 1980

8-2333P con't

- 3) a redesign of the easterly cul-de-sac as the steep grades appear to be unnecessary on the proposed road.

In addition to the above, the Committee requests the Park and Recreation Department to review the subdivision in terms of park configuration.

DECEMBER 2, 1980

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, December 2, 1980 at 9:30 a.m., with the following persons present:

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

8-786H

B. FOUNTAIN, R.A. SHANNON
449 WALKER STREET
Lot D, Blk. 14, D.L. 3, Pl. 16520

The Planning Department advised the Committee that the owner of Lot 31 to the east has not responded to their earlier letter, and furthermore they were unable to contact the owners on a number of occasions throughout the past few days. In view of the lack of a response by the adjoining owner, the Committee approved this subdivision subject to:

- 1) Removal of the carport to comply with the setback requirements of the Zoning By-law and National Building Code.
- 2) The existing fence and hedge along the south property line to remain in its present condition.
- 3) No access to the proposed rear lot being granted from the lane allowance.
- 4) Cash deposit for the future installation of all services required by Subdivision Control By-law No. 1023 for the approximate 6.0 metre frontage of the new lot on Walker Street.
- 5) Provision of walkway lighting along the lane allowance to the standards required by Subdivision Control By-law No. 1023.
- 6) Payment of the estimated 1981 municipal taxes before final approval.
- 7) Registration in the Land Titles Office of a highway reservation agreement over the southerly 6.0 metres of the proposed new lot to provide for possible road purposes if required in the future.
- 8) Registration in the Land Titles Office of a Restrictive Covenant regarding setbacks to ensure that the following setbacks are maintained for the new lot:
 - a) 13.8 metres from the south property line,
 - b) 6.0 metres from the north and east property lines,
 - c) 7.6 metres from the rear property line of the existing home at 449 Walker Street.

The Committee would note that any future subdivision of the remaining parcel would require the removal of all existing buildings and structures.

SUBDIVISION COMMITTEE
MINUTES OF DECEMBER 2, 1980

8-1192G

SOLAR ENTERPRISES LTD., WARNER HOUSING, F. GILLES, H. DOYLE
1102, 1100, 1080 WESTWOOD STREET
Lots 1 & 2, Pl. 22316; Rem. Lot K, Ex. Pl. 14738; Rem. Lot 2,
Pl. 3976; Lot F, Sk. 7666; all in D.L. 384A

The Committee heard a report from the Planning Department that the applicants wish to create two sites rather than one overall property because of mortgage problems. The Committee has no objection to this proposal and finds the subdivision acceptable subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1023 on all road frontages bounding the subdivision.
- 2) Registration in the Land Titles Office of a highway reservation agreement in the area of the possible lane north off of Crabbe Avenue.
- 3) Payment of the estimated 1981 municipal taxes on all properties prior to final approval.
- 4) Payment of the development cost charge for drainage consisting of \$13,950 per hectare for the northerly portion of the subdivision and \$19,635 per hectare for the southern portion of the development. The Committee notes that this charge will be increased by approximately 20% when the amendment by-law is adopted by Council.

8-2951D

KAYE DEVELOPERS LTD., E. & M. KAYE
SOUTH SIDE BANBURY AVENUE AT JOHNSON STREET
Lot 3, D.L. 385, Pl. 18846

Approved subject to:

- 1) Rezoning of the property to RS-4 One-Family Compact Residential.
- 2) Council adoption of the proposed road exchange.
- 3) Physical construction of all services required by Subdivision Control By-law No. 1023 for the frontage of the property on Johnson Street and all of Banbury Avenue except for the most easterly 22 metres.
- 4) Physical construction of all service connections to each lot.
- 5) Registration in the Land Titles Office of any necessary easements.
- 6) Payment of the estimated 1981 municipal taxes before final approval.
- 7) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 14 dwelling units permitted to be constructed.
- 8) Payment of the development cost charge for drainage consisting of \$22,850 per hectare. The Committee notes that this charge will be increased by approximately 20% when the amendment by-law is adopted by Council.
- 9) Submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots will be of adequate by-law size.
- 10) No accesses being granted from Johnson Street.

SUBDIVISION COMMITTEE
MINUTES OF DECEMBER 2, 1980

8-2951D con't

- 11) Physical construction of a sound barrier along the rear property line of the lots which have frontage on Johnson Street.

The Committee notes that the future road planning for this area includes the future closure of Banbury Avenue west off of Johnson Street as the Municipality wishes to limit the number of road connections onto Johnson Street.

8-2333R

GENSTAR DEVELOPMENT COMPANY, SOUTHERN SLOPE HOLDINGS (1959) LTD.
EAGLE RIDGE - PHASE 5B
(BETWEEN FALCON DRIVE AND LANSDOWNE STREET)

The Committee finds the proposed subdivision technically feasible for referral to Public Hearing. The Committee notes that if this application reaches the preliminary approval stage, one of the approval conditions would be the funding, designing and constructing by Genstar Development Company to the Park and Recreation requirements, a walkway between Lansdowne Street and Falcon Drive. The Committee requests submission of a dimensioned plan, based on the approved layout, which indicates that all lots will be of adequate by-law size.

8-426B

K.E. PEARSON, L.R. PEARSON
567 EBERT AVENUE
Lot A, Blk. 11, D.L. 7, Pl. 18209

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1023 including:
 - a) Physical construction of curb, sidewalk, pavement, underground wiring, streetlighting, road and lot drainage, sanitary sewer connection, water connection, all for the frontage of the new lot on Aspen Street.
 - b) Cash payment for the future installation of all services required by Subdivision Control By-law No. 1023 on Ebert Avenue.
 - c) Registration in the Land Titles Office of any necessary easements.
- 2) Payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed.
- 3) Payment of the estimated 1981 municipal taxes before final approval.
- 4) Physical construction of a chain link fence on the east side of the walkway.

8-972A

R. BRADSHAW, P. & S. ALLINGER
1860 BRUNETTE AVENUE
Pt. 64, D.L. 61 & 67, Sk. 12772

Tabled for the Planning Department to contact B.C. Hydro to:

- a) obtain their future plans for the existing right-of-way which runs along the rear of the subject property,

SUBDIVISION COMMITTEE
MINUTES OF DECEMBER 2, 1980

8-972A con't

- b) secure their comments on the proposed subdivision in general.

The Committee notes that upon receipt of the B.C. Hydro comments, the Planning Department will review the proposed lotting, taking into consideration these comments. Furthermore, the Committee notes that a soils report will be required relating to foundation conditions for each potential building site.

8-3535A

ARCO PROPERTIES LTD.
PROPOSED EXTENSION OF TUPPER AVENUE EAST TO WOOLRIDGE STREET
Rem. D, D.L. 16, Pl. 31636

The Committee reviewed a letter from the Ministry of Transportation and Highways, received in the Planning Department November 24, 1980. The Committee now finds the subdivision acceptable.

8-3637A

DISTRICT OF COQUITLAM
Lot 1 of Pcl. F, S $\frac{1}{2}$ D.L. 386 (S&E Pcl. J, Ex. Pl. 13224),
Pl. 3686; Rem. W. 231' of Pcl. C, D.L. 384A (S&E Pl. 51877),
Ref. Pl. 1619

The Committee finds the proposed subdivision technically feasible and would refer the subdivision to the Municipal Solicitor for his information.

8-280F

EAGLE MANAGEMENT SERVICES LTD.
Lots 33 & 34, Pl. 24270; Lots 1, 2 & 3, Pl. 13164,
all in D.L. 5 and Road Closure

Approved subject to:

- 1) Council approval of the required road exchange.
- 2) Physical construction of Whiting Way and Cochrane Avenue to the standards required by Subdivision Control By-law No. 1023.
- 3) Brookmere Avenue remaining open to traffic until Whiting Way has been physically constructed.
- 4) Registration in the Land Titles Office of any necessary easements to protect any public utilities which are to remain within the existing Brookmere Avenue right-of-way.
- 5) Removal of all buildings and structures prior to final approval.
- 6) Physical construction of a storm drainage connection to service the existing home at 514 Cochrane Avenue.

The Committee notes that the applicants have undertaken to construct a suitable fence along the east property line of Whiting Way.

SUBDIVISION COMMITTEE
MINUTES OF DECEMBER 2, 1980

8-1434B

B.C. HYDRO AND POWER AUTHORITY
COAST MERIDIAN ROAD
Lot 3 (Ex. P1. "A", Ex. P1. 21624), L.S. 1, Sec. 13,
Twp. 39, P1. 12942, N.E.D. Impressed By Right-of-way
(3.887 acres)

Tabled for the Planning Department to review the road and lot layout, noting the Committee's concern with the creation of another road connection out onto Coast Meridian Road which is an arterial street.

8-3645

DONALD MCLAINE, MR. & MS. LANGLEY
2974 DEWDNEY TRUNK ROAD
Lot B of 7, Blk. 2, D.L. 378, P1. 21730

Tabled for staff to review servicing implications, as well as the future lotting configuration.

8-3628

ASPER ENTERPRISES LTD., W.J. HARRISON
3145 DUNKIRK AVENUE
Lot 2, Sec. 11, Twp. 39, P1. 22310

The Committee reviewed the plan prepared by the applicant received in the Planning Department November 26, 1980, which indicated a revision to the proposed future resubdivision of the lot in question. The Committee foresees problems with the proposed lot configuration in relation to the lot size requirements. The Committee notes that to achieve the ultimate number of lots from the subject parcel would require the removal of all remaining buildings and structures.

8-2527D

PENNANT MARINA LTD.
335 NORTH ROAD
Lot 250, D.L. 3, P1. 46533

The Committee recommends that the Strata Titles Approving Officer sign the Form 10 for Strata Lots 1 to 4 in Phase 1 and sign Form E for the phased strata title development, as outlined in a letter dated December 2, 1980 from Mr. M. Wylie, Solicitor for the applicant.

8-3415J

CAREER HOLDINGS LTD.
PHASE 9 - RIVER SPRINGS
Strata Lot Subdivision of Rem. 12, Sec. 12 & 13,
Twp. 39, P1. 53172

The Committee reviewed a letter from the applicant dated November 13, 1980 in response to their concerns. The Committee now finds this subdivision acceptable and recommends that the Strata Titles Approving Officer sign the Form 10 for Phase 9.

The Committee notes that prior to the signing of the plans for Phase 10, all of the matters referred to in the above referenced letter must be completed as follows:

- 1) Completion of the physical construction of Shaughnessy Street by January/February, 1981.
- 2) Completion of the access road into the recreation vehicle parking area.

SUBDIVISION COMMITTEE
MINUTES OF DECEMBER 2, 1980

8-3415J con't

- 3) Completion of the access road into the sanitary sewer pump station.
- 4) The completion of the extension of all engineering services to the north property line of the development by January/February, 1981.
- 5) Completion of the physical construction of David Avenue west of Shaughnessy Street by January/February, 1981.
- 6) The physical construction of the Oxbow Lake outfall prior to the registration of Phase 10.
- 7) The physical construction of Ozada Avenue, or alternatively, another means of access, if approved by the Park and Recreation Director.
- 8) Completion of the ditch and storm drainage lines at the rear of the homes along Flynn Crescent.
- 9) Completion of the recreation vehicle parking area paving.
- 10) Completion of the outstanding portions of sidewalks.
- 11) Construction of the water meter and hydrant to service the recreation centre, as well as completion of the recreation centre.
- 12) Completion of the landscaping, including the recreation centre site and the individual strata lots.

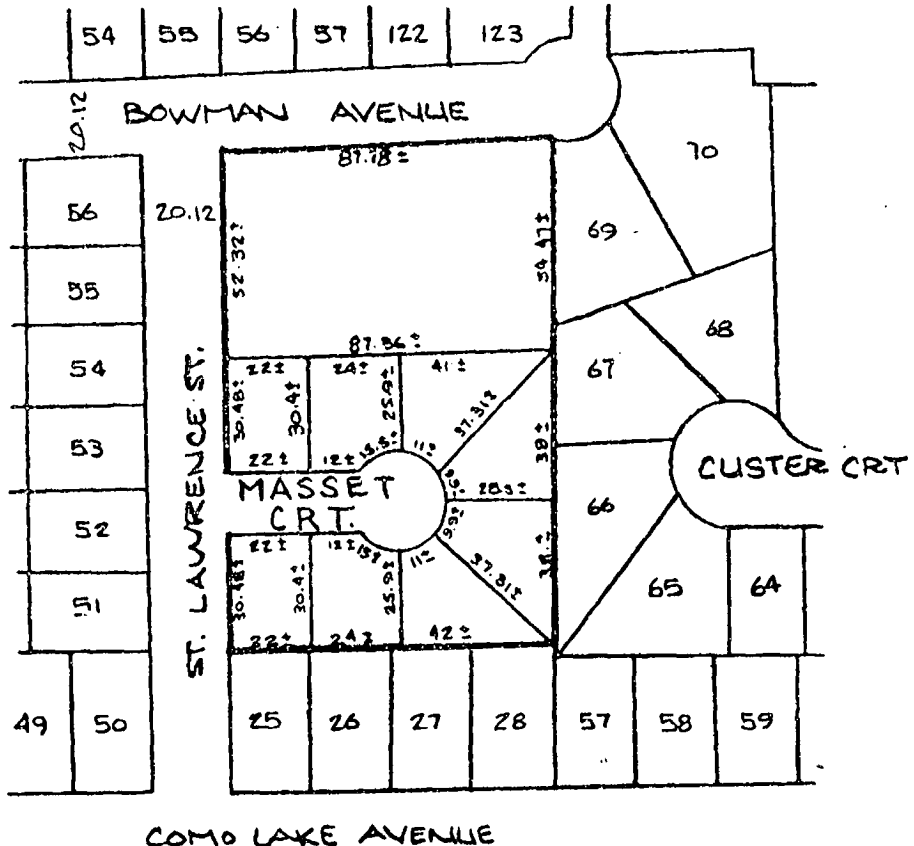
STREET NAMES

The Committee reviewed proposed street names for a number of roads within the Municipality. The street names and their locations are shown on the attached maps which form part of these minutes. The Committee recommends that Council approve the following names which are shown on the attached maps subject to acceptance by the Post Office of the names:

Judd Court, Hosmer Court, Reece Avenue, Masset Court, Hansard Crescent, Oxtoby Place, Solar Court, Signal Court, Lighthouse Court, Redonda Drive and Balfour Drive.

SUBDIVISION OF LOT 24, SEC. 2 TWP. 37, BC. STOV. 13

APPLICANT :- BELLGOOD HOLDINGS LTD.
 OWNER :- BRANDON HOLDINGS LTD.



NOTES:-

- 1) LOCATION OF BUILDINGS SUPPLIED
- 2) HOUSE TO BE RELOCATED
- 3) LOTS TO BE A MIN. OF 650 M²
 (ASSUMING COUNCIL'S APPROVAL
 OF RS-1 ZONING)

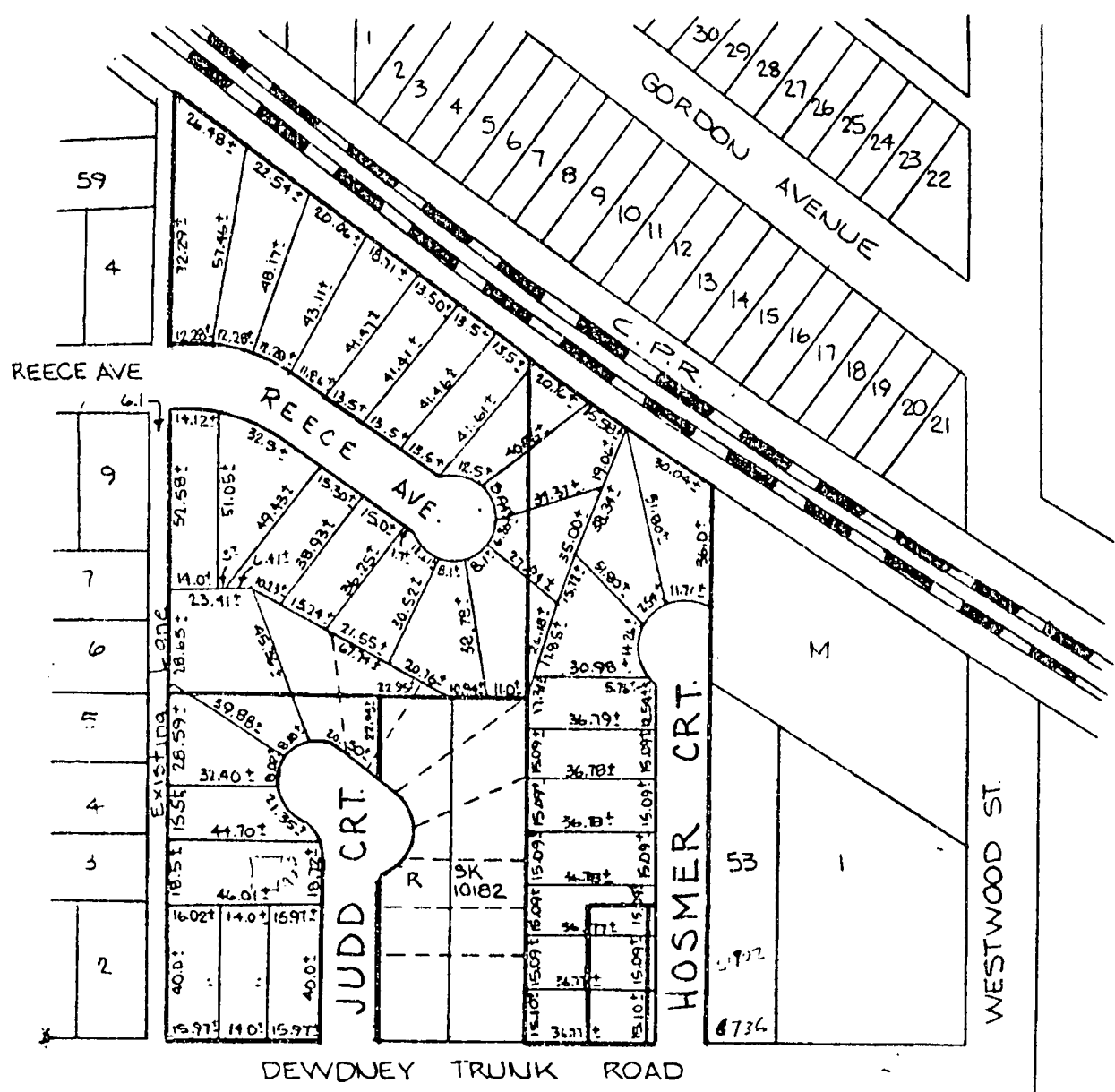
METRIC

This approval expires in 90 days from date shown on this sketch. Surveyor subdivision plans must be submitted to the Approving Officer prior to this date for approval, or a new application must be submitted.

CORPORATION OF THE DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		
<i>Recommended Approval</i>		
DATE 1980 08 20		
<i>Bill Hansen for Director</i>		
DRAWN RGB	SCALE 1:2000	ORG. NO. B-1633B

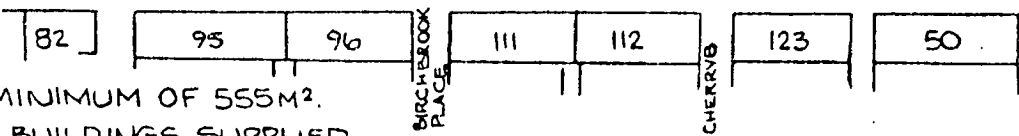
PL 9628) EX. PL 9195; PCLO PL SK 6106, ALL IN DL 381

OWNERS: FARWEST DEV. LTD.



NOTES:

- LOTS TO BE A MINIMUM OF 555M².
- LOCATION OF BUILDINGS SUPPLIED.
- DASH LINES INDICATE PROPOSED SUBDIVISION.
- GREEN LINES INDICATE LOT LINES TO BE CANCELLED
- LOTS TO BE A MINIMUM OF 135 AT THE BUILDING LINE.

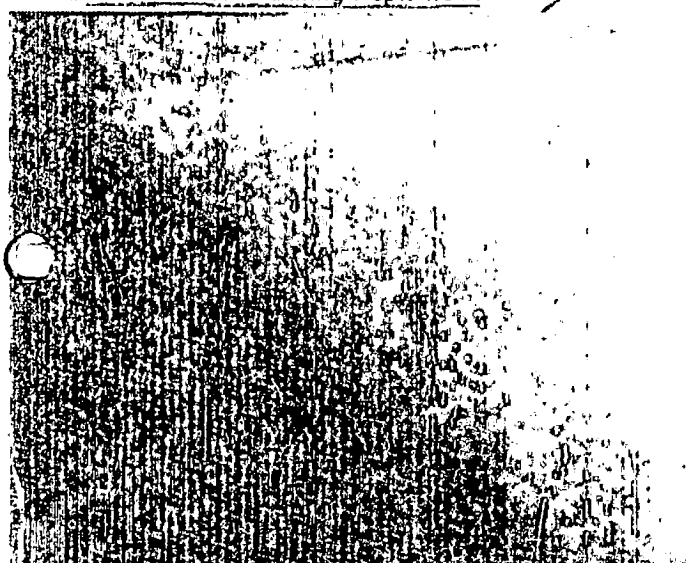


METRIC

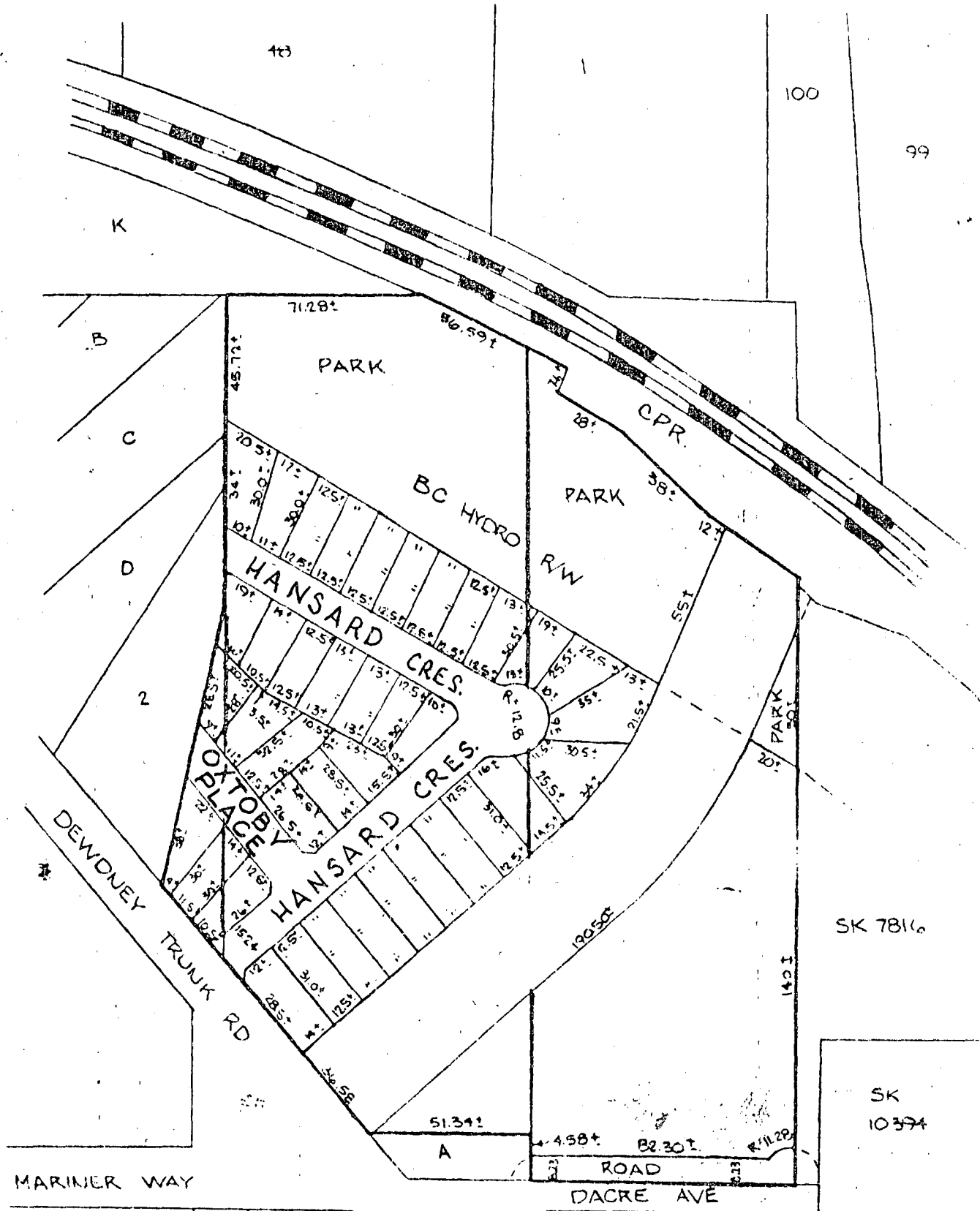
approved as per V-1 day from date shown
 this site is for a subdivision plan and
 should be approved by the Planning Officer prior to
 date by approval of a new application must
 be submitted.

CORPORATION OF THE DISTRICT OF COQUITLAM
 SUBDIVISION APPLICATION APPROVED
 Approved with conditions
 DATE 1980 09 09
 Neil Maxwell for Planning Director

DRAWN DCC	SCALE 1:2000	FIG NO 8-3493E
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APPLICANT A. J. RICARD & ASSOC. CORP
OWNERS: D. E. H. HOLDINGS, L & G TURNER



MARINER WAY

DACRE AVE

STRATA PLAN
NW 622

223

NOTES

- LOTS TO BE A MINIMUM OF 375 M²
- GREEN LINES INDICATE LOT LINES TO BE CANCELLED
- ALL BUILDINGS AND STRUCTURES TO BE REMOVED

METRO

CORPORATION OF THE
PROVINCE OF ALBERTA
MUNICIPALITY OF CALGARY

Approved with conditions
1980 07 15
Neil Maxwell for Planning Director

DRAWN DCC	SCALE 1:2000	DRG. NO. 8-3271B
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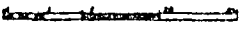
PLAN _____

SUBDIVISION PLAN OF LOT 3 OF LOTS "A" AND "B", AND LOTS 1 AND 2;
OF BLOCKS 11 AND 12 OF DISTRICT LOTS 67 AND 113, GROUP 1.

Deposited in the Land Title Office
New Westminster, B.C.
This _____ day of _____ 19____

NEW WESTMINSTER DISTRICT.

ACCORDING TO PLAN 17367

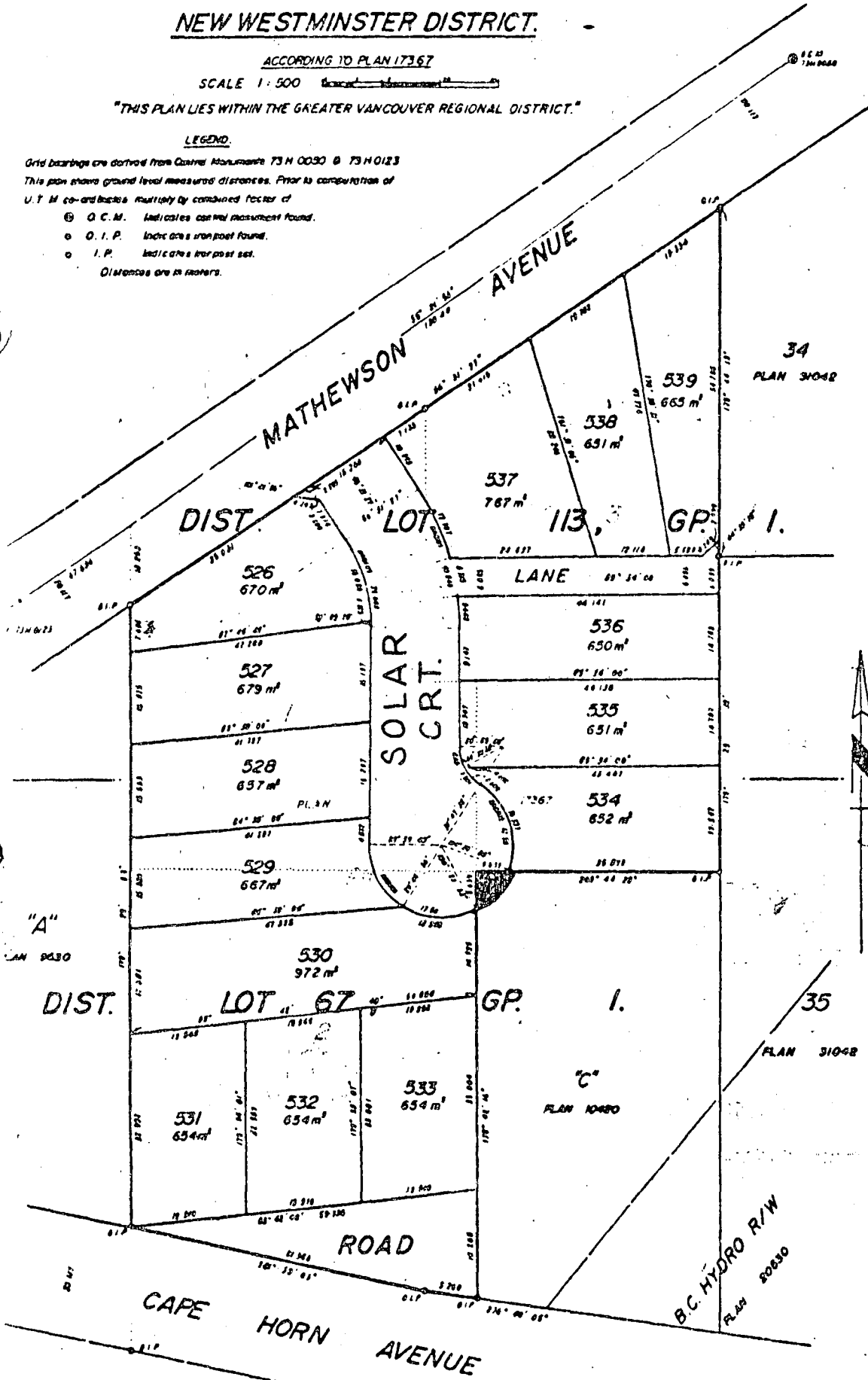
SCALE 1:500 

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

LEGEND.

Grid bearings are derived from Control Monument 73 H 0030 @ 73 H 0123
This plan shows ground level measured distances. Prior to computation of
U.T.M. co-ordinates multiply by combined factor of
① O.C.M. indicates control monument found.
② O.I.P. indicates iron post found.
③ I.P. indicates iron post set.
Distances are in meters.

ASSISTANT DEPUTY REGISTRAR
REFERENCE NO. _____



[Handwritten signature]

A.O.I. INVESTMENTS LTD.

AUTHORIZED SIGNATORY

Approved under the Land Title Act.
Dated this _____ day of _____ 19____

MUNICIPAL APPROVING OFFICER
MUNICIPALITY OF COQUITLAN

I, Ronald G. Scobie a British Columbia Land Surveyor of North Vancouver in British Columbia, certify that I was present at and personally supervised the execution of the above plan and that the survey and plan were completed. The said survey was completed on the _____ day of July 1900

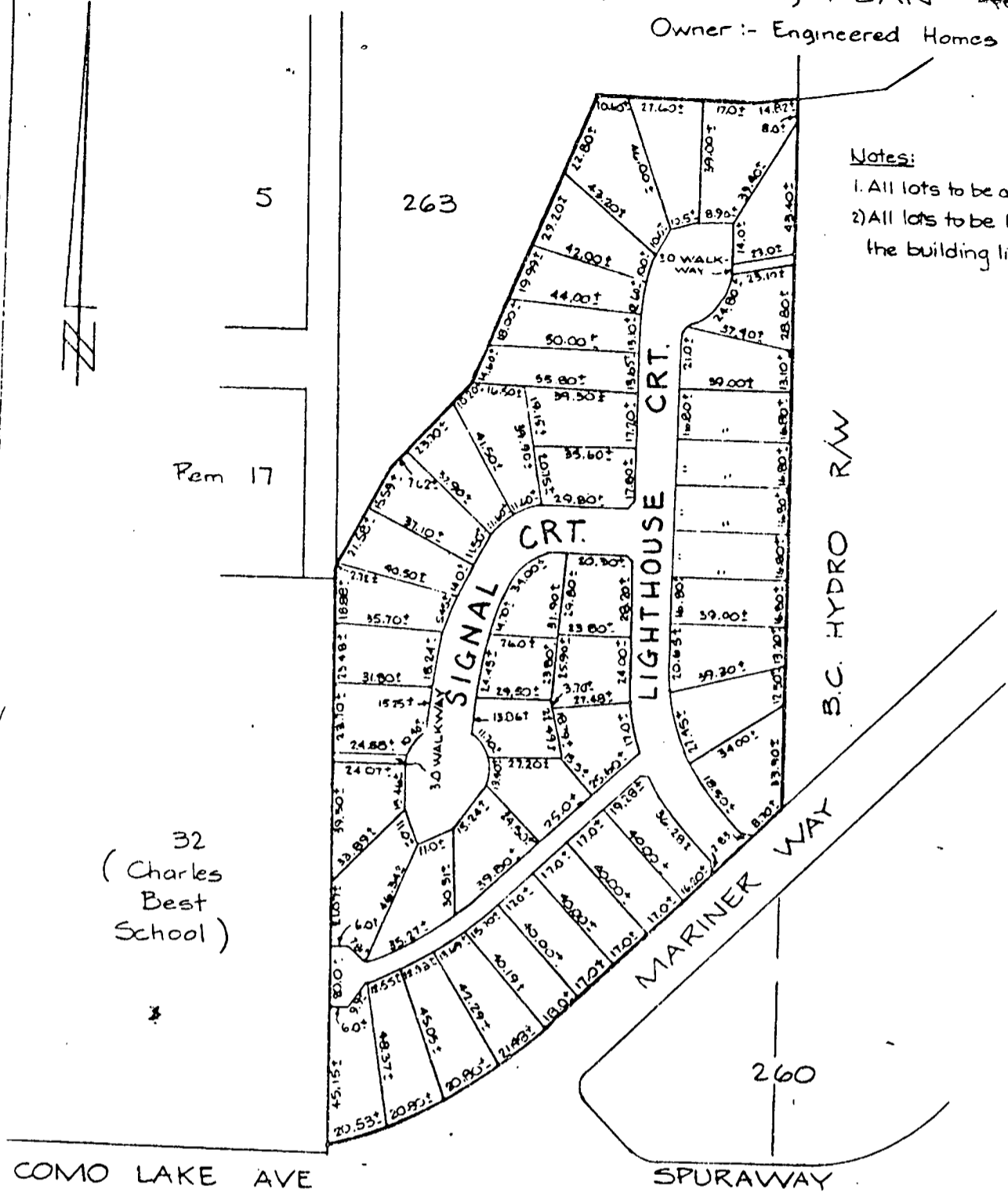
B.C.L.S.

SCOBIE & ASSOCIATES.
B.C. LAND SURVEYORS.
NEW WESTMINSTER, B.C.

050 / 00

SUBDIVISION OF LOT 261, D.L. 361, PLAN 188

Owner :- Engineered Homes Ltd.



Notes:

1. All lots to be a min. of 650m².
- 2) All lots to be 13.72 m wide at the building line.

32
(Charles Best School)

Perm 17

COMO LAKE AVE

SPURAWAY

METRIC

Approval expires in 90 days from date shown on this sketch. Surveyors subdivision plans must be submitted to the Approving Officer prior to the date for approval, or a new application must be submitted.

CORPORATION OF THE DISTRICT OF COQUITLAM
 SUBMITTED FOR PRELIMINARY APPROVAL

Approved with conditions

DATE 1980 03 11

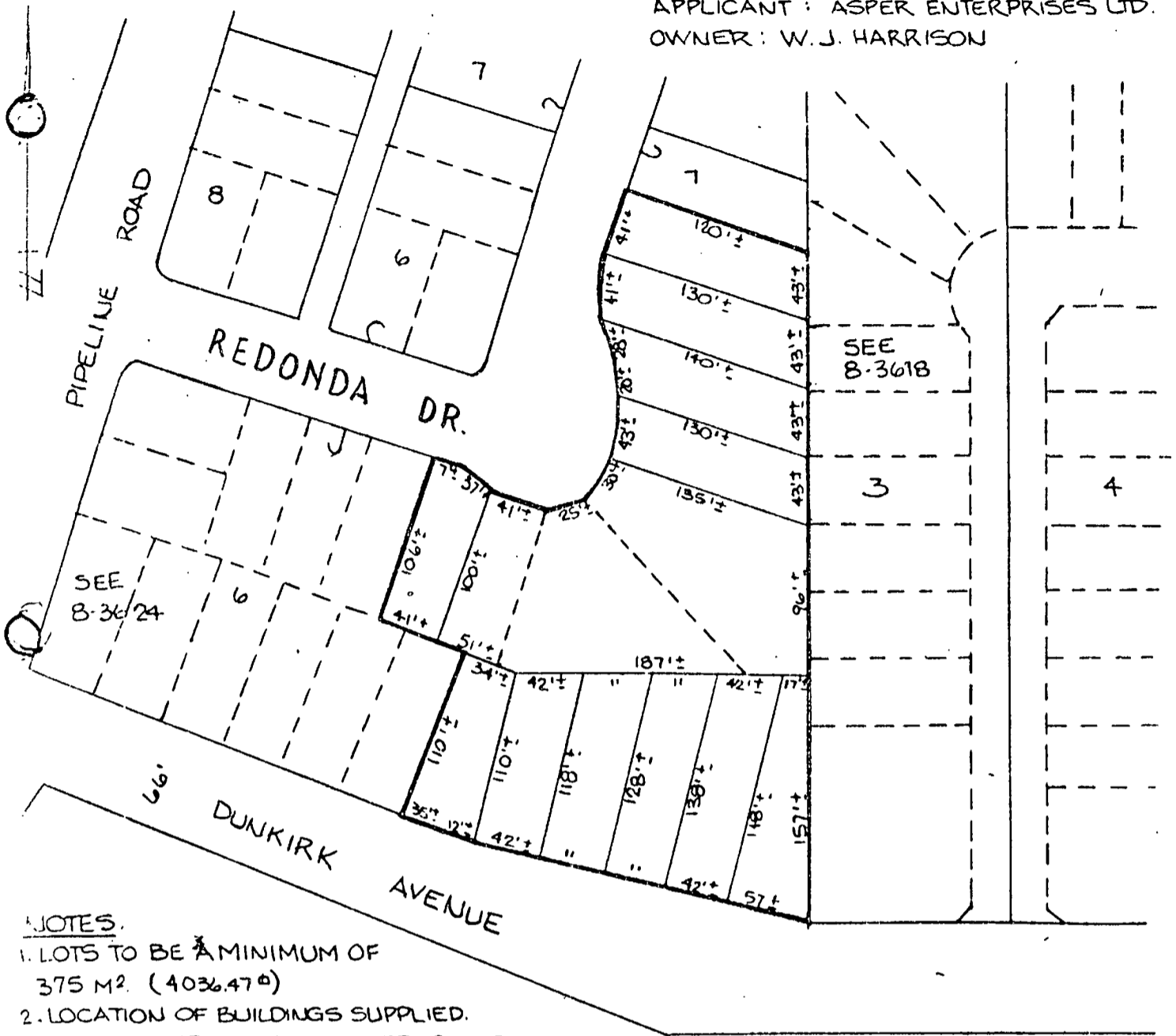
A. Maxwell for Planning Director

DRAWN DCC	SCALE 1:2000	ORG. NO. 8-3266F
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SUBDIVISION OF LOT 4 OF THE REPLOTING SCHEME

APPLICANT : ASPER ENTERPRISES LTD.
OWNER : W. J. HARRISON

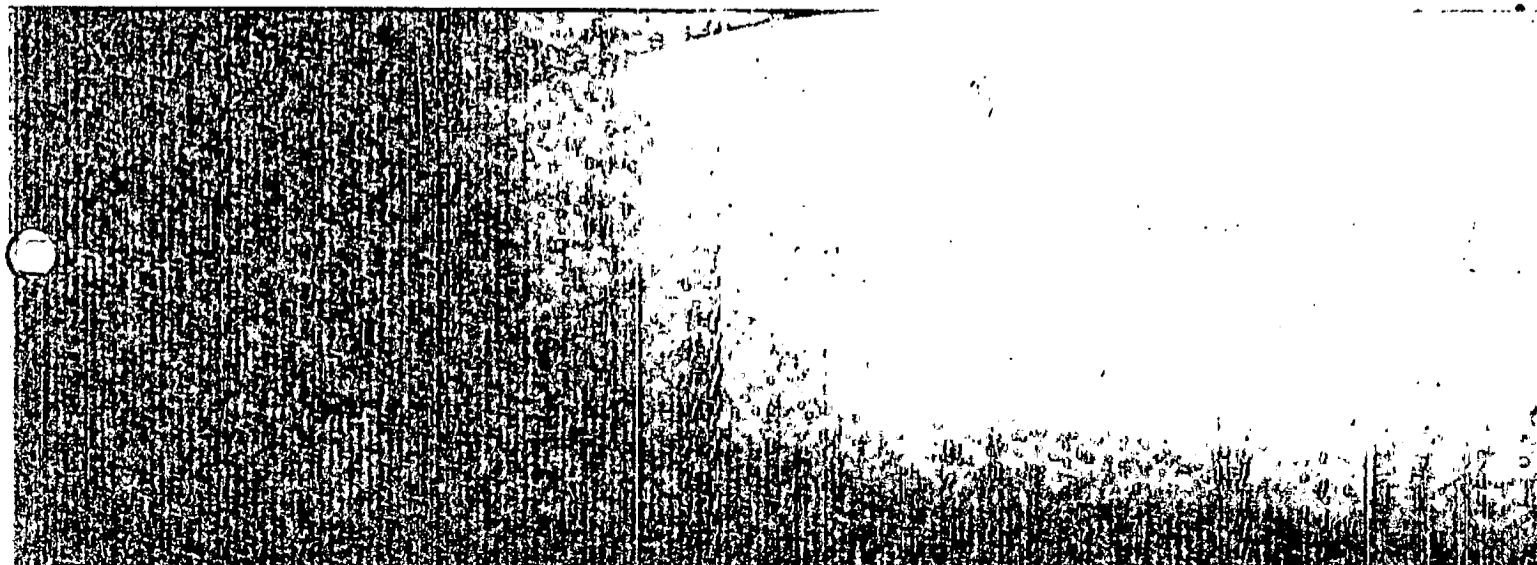


NOTES.

1. LOTS TO BE A MINIMUM OF 375 M². (4036.47 @)
2. LOCATION OF BUILDINGS SUPPLIED.
3. DASH LINES INDICATE PROPOSED SUBDIVISION.
4. ASSUMES RS-4 ZONING BEING APPROVED BY COUNCIL.

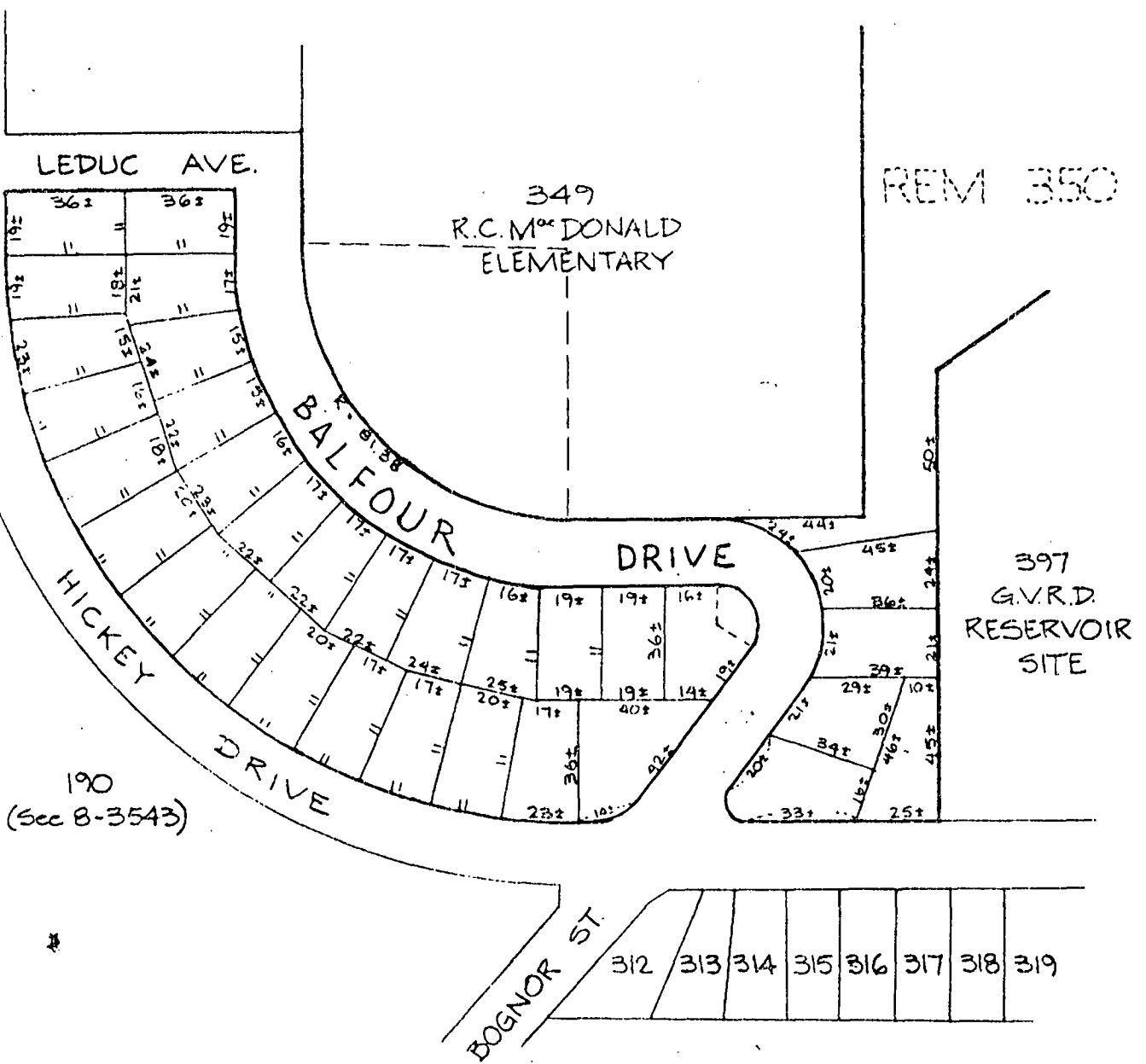
Approval expires in 90 days from date shown. Subsequent subdivision plans must be submitted to the Approving Officer prior to date for approval, or a new application must be submitted.

CORPORATION OF THE DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		
<i>Approved with conditions</i>		
DATE: <u>1980 09 09</u>		
<i>Neil Maxwell for Planning Director</i>		
DRAWN DCC	SCALE 1" = 100'	DRG. NO. B-3628



SUBDIVISION OF A PTN. OF LOT 350, D.L. 113, PL. 43736

Owner :- District of Coquitlam



NOTE :-
All lots to be a min. of 650 m².

METRIC

Approval expires in 90 days from date shown on this sketch. Surveyors subdivision plans must be submitted to the Approving Officer prior to the date for approval, or a new application must be submitted.

CORPORATION OF THE DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		
<i>Approved with conditions</i>		
DATE <u>1979 10 23</u>		
<i>N. Maxwell for Planning Director</i>		
DRAWN G.N.M.	SCALE 1:2000	DRG. NO. 8-3569A

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, December 16, 1980 at 9:30 a.m. with the following persons present:

D.M. Buchanan, Planning Director
A. Phillips, Municipal Engineer
E. Tiessen, Deputy Planning Director
L. Scott, Supervisor - Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-2572D NU-WEST DEVELOPMENT CORP. LTD.
Blks. B and C, NW $\frac{1}{4}$ Section, Twp. 39, Pl. 1686, N.W.D.

Tabled for the applicant to provide:

1. Preliminary centre line grade information on the proposed north-south collector street.
2. A plan prepared by a B.C. Land Surveyor which locates the top of the ravine bank.
3. Information on how the property can be serviced with sanitary sewers and water.

The Committee notes that the road and lot layout is presently being reviewed by the traffic section of the Engineering Department.

8-3650 MOSEL DEVELOPMENTS LTD.
NEIL & MARGUERITE CREIGHTON
2883 Banbury Avenue
Lot 2, D.L. 385, Pl. 18846

The Committee finds the proposed road and lot layout technically feasible.

8-3650A MOSEL DEVELOPMENTS LTD.
NEIL & MARGUERITE CREIGHTON
2883 Banbury Avenue
Lot 2, D.L. 385, Pl. 18846

Declined as the proposed subdivision is not in keeping with the advance street plan established for this area. The Committee notes that this version would result in a significant reduction in the right-of-way for Banbury Avenue thereby increasing the potential problems associated with driveway grade and road construction.

8-3651 GERAUD W. MUISE
E.J. & D. WIKKERINK
1125 Smith Street
Lot 278, D.L. 365, Grp. 1, N.W.D., Pl. 36632

Approved subject to:

1. Removal of the sundeck and reducing the openings to a maximum of 28 sq. ft. (existing sliding doors to be removed).
2. The Committee, rather than having the lane dedicated and constructed through the subject property, requires the applicant to construct the lane outlet along the west boundary of Lot 7 to the east.

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8-3651 Con't.

3. Cash payment for the future installation of services in accordance with By-Law No. 1023 for the frontage of the new lot being created.
4. Physical construction of the lane for the frontage of the new lot being created.
5. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed.
6. Payment of the estimated 1981 municipal taxes before final approval.
7. Payment for one additional water connection.
8. Payment for one new driveway crossing.

The Committee recommends that the Approving Officer approve this subdivision with the knowledge that the existing lane would not comply with the side-yard setback requirements upon registration of this subdivision.

8-2424E L.W. PASCO BLDERS. LTD.
LUTHERIA KEPFER
530 Blue Mountain
Lot 5, Blk. 3, SE $\frac{1}{4}$ D.L. 355, Pl. 6266

The Committee heard a report from the Engineering Department that they would prefer to see a northerly extension of the existing lane system out to Dennison Avenue rather than the approved layout which connects to Mentmore Street. The Committee would encourage the applicant to consider the alternative subdivision layout being sketch 8-2424E as it lessens the amount of lane construction as well as reduces the disruption of the established amenities of Lot 2 on Mentmore Street. The Committee finds sketch 8-2424E acceptable subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 on Blue Mountain Street, Dennison Avenue, Mentmore Street and the lane.
2. Registration of any necessary easements.
3. Payment of the development cost charge as required by By-Law No. 988, consisting of \$600 for each of the four dwelling units permitted to be constructed.
4. Removal of all existing buildings and structures.
5. Payment of the estimated 1981 municipal taxes before final approval.
6. Payment of any outstanding watermain charges.
7. Payment for three new water connections.
8. No access being granted to Blue Mountain Street for the proposed corner lot.

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8-1434 LORIS PASSAGLIA
B.C. HYDRO & POWER AUTHORITY
Coast Meridian Road
Lot 3 (Ex. Pl. "A", Ex. Pl. 21624), L.S. 1, Sec. 13, Twp. 39,
Pl. 12942, N.W.D. Impressed by Right-of-Way (3.887 acres)

The Committee reviewed several alternatives prepared by the Planning Department. The Committee suggests that the Planning Department review this area again with a view to providing a frontage road system along Coast Meridian Road and David Avenue.

8-3644 J & J BUILDING SUPPLIES LIMITED
DISTRICT OF COQUITLAM
545 Clarke Road
Lane closure & consolidation of Lots 2, 3 & 4 of Lot 7, Pl. 10366;
Lot 2 of Lot 6, Pl. 14573; Pcl. A of Lots 6 & 7, Pl. 47864; Pcl. B
of Lots 6 & 7, Pl. 57525; all in D.L. 9

The Committee reviewed the replies from the two adjacent property owners. As there appears to be strenuous opposition from the owner of Lot 1 on Farrow Street, the Committee would advise the applicant to contact the owner of the property on Farrow Street to discuss and resolve their concerns. Once resolved, the Committee requests a written reply which outlines the results of the discussion.

The Committee would note their concern with the configuration of the resulting parcel, especially the "tagged-on" neck of property which extends out to Farrow Street north of Lot 1.

8-3646 MRS. R. TURGEON
1015 Alderson Avenue
Lot E (Ex. Pl. 18921) of Blk. 24, D.L. 3, 108,
45 and Pts. 1 & 16, Pl. 1481

Tabled for the Planning Department to contact the owner of Lot D and 11 to obtain their written comments on the proposed subdivision in relation to established amenities.

8-3649A JIM NYMUS
215 Marmont
Lot 5, Blk. 2, D.L. 46, Pl. 2624

In the absence of any justification by the applicant for selecting the proposed new property line location, the Committee feels that the property would be better subdivided with a mid point division. The Committee therefore finds sketch 8-3649A acceptable subject to:

1. Rezoning of the property by Council.
2. Physical construction of Marmont Street and Therrien Street to the standards required by Subdivision Control By-Law No. 1023.
3. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for each of the two dwelling units proposed for the rear lot assuming Council approval of the proposed RT-1 Two Family Residential zoning.
4. Payment of the estimated 1981 municipal taxes before final approval.
5. Payment for one additional water connection.

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8-3647 GEORGE WIMMER
1001 Foster
Pcl. 1 (Ex. Pl. 16973) of Lot 11 of Lot 8,
Blk. B, D.L. 365, Pl. 14062

Tabled for a report from the Building Department regarding the spatial separation requirements of the National Building Code.

8-3648 CLAYTON E. AND EILEEN A. HIBBERT
917 Foster Avenue
East Half of Lot 28, Blk. 10, D.L. 366, Pl. 6908

Approved subject to:

1. Physical construction of Spruce Avenue to the standards required by Subdivision Control By-Law No. 1023 including physical construction of sanitary sewers and storm sewers south along the east property line to Foster Avenue.
2. Removal of the existing shed to provide for the extension of the required sanitary sewer and storm sewer facilities.
3. Registration in the Land Titles Office of the necessary easements.
4. Payment of the estimated 1981 municipal taxes before final approval.
5. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed.
6. Physical construction of one new water connection.

8-3567A MARATHON REALTY COMPANY LIMITED
Glacier Street at Golden Drive
Lot 41, D.L. 22 & 67, Grp. 1, Pl. 53659 except as subdivided
by Plans 55147, 55503, 56426, 57291, 57392, 59627

Approved subject to:

1. Payment of the estimated 1981 municipal taxes before final approval.
2. Physical construction of any service connections if required by the Municipal Engineer.

The Committee requests clarification from the applicant on whether the CPR Spur Line will be left as a right-of-way or created as a parcel.

8-3643 GILBERT & GLORIA RICHARDSON
411 Walker Street
Lot 22, Blks. 13 & 14, D.L. 1 & 16, Pl. 2030

The Committee reviewed a letter from the applicant received in the Planning Department December 11, 1980. In addition to the Committee's concerns expressed regarding the width of the proposed panhandle lot, the Committee would also note that the proposed subdivision does not follow the established subdivision pattern for this area. The established development is for a natural progression of the extension of Alama Avenue

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8-3643 Con't.

westwards off of Delmont Street. Once this road has been extended and developed sufficiently to a point where subdivision of the subject land is feasible, the Committee would be willing to review a new application for subdivision from the applicant.

8-1669E I. & E. SPORAR
628 Cottonwood Avenue
W $\frac{1}{2}$ Lot 14, Blk. A, D.L. 7, Pl. 4352

Declined. The Committee suggests that the applicant pursue the subdivision layout depicted on sketch 8-1669C which has been approved taking into consideration Council's resolutions regarding proposed development of the subject property.

8-3415K CAREER HOLDINGS LTD.
Phase 10A and 10B
Rem. Lot 12, Lot 15, Pl. 53172

Tabled for the Planning Department to review the proposed lotting layouts.

8-1935B J. F. FRIESEN
DR. A. E. FRIESEN
1486 Coast Meridian
Lot 6, NW $\frac{1}{4}$ Sec. 13, Twp. 39, Pl. 47740

Tabled for the Planning Department to review the subdivision in relation to:

1. Future lotting.
2. The requirements of By-Law No. 886 regarding setbacks etc. from watercourses.

The Committee notes that the review of the subdivision should take into consideration the possible elimination of the proposed long panhandle access into the rear parcel.

8-1903 BEEDIE CONSTRUCTION CO. LTD.
CAMEX CANADA CORP.
Legal Subdivision 2 of Sec. 13, Twp. 39, except pt. subdivided by Pl. 28937 N.W.D., and the North 66' of Lot 8, Sec. 13, Twp. 39, Pl. 23011, N.W.D.

Tabled for the applicant and B.C. Hydro to explain the reasons for the 66' wide connector out onto Glenbrook Street. The Committee notes that Hyde Creek traverses the proposed connector and in the Committee's opinion it would not be very desirable to construct a ravine crossing in this location if it is the applicant's intention to provide physical access into the rear of the existing larger parcel.

8-2333Q GENSTAR DEVELOPMENT COMPANY
SOUTHERN SLOPE HOLDINGS (1959) LTD.
Eagle Ridge - Phase 4 (South of Guildford Way)

Approved subject to:

1. Council approval of the proposed rezonings.

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8-2333Q Con't.

2. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads bounding, abutting and lying within the proposed subdivision.
3. Payment of the estimated 1981 municipal taxes before final approval.
4. Registration in the Land Titles Office of any necessary easements.

The Committee would draw to the applicant's attention the deletion of the proposed property line which divided the large block of CS-2 Special Service Commercial land on the west side of Falcon Drive.

8-3619B

ALLEY ESTATES
LAURAND HOLDINGS LTD.
Como Lake Avenue & Loughheed Highway
Pcl. 1 of Blk. C (S & E Pl. 47751 & 49886) D.L. 378, Pl. 5122

The Committee reconsidered this application in light of the applicant's proposal to construct a cedar fence supplemented with landscaping along the rear property line of the lots which back onto the Loughheed Highway. The Committee recommends that this requirement be included in the list of requirements in the letter dated October 1, 1980.

8-3645

DONALD MCLAINÉ
2974 Dewdney Trunk
Lot B of 7, Blk. 2, D.L. 378, Pl. 21730

The Committee finds the proposed subdivision technically feasible, however, as the present zoning of the property is RS-2 One-Family Suburban Residential (1 acre min. parcel sizes) the Committee cannot grant preliminary subdivision approval of the proposed subdivision. This application therefore remains tabled pending Council consideration of a rezoning application.

8-3590C

DISTRICT OF COQUITLAM
Pinetree Way and Lincoln Avenue
Lots E $\frac{1}{2}$ 4, 5-44, Pl. 2172; Lot 36, Pl. 2246; Lot 4 & 5, Pl. 2247; Pcl. B (S&E 45317) Pl. 1328; All in D.L. 384A

The Committee reviewed the plan of proposed subdivision received in the Planning Department December 15, 1980 from the Municipal Solicitor. The Subdivision was then tabled and the Committee recorded the following concerns:

1. The proposed subdivision plan does not define the proposed areas of road reservation as requested by the District of Coquitlam and asked of the developer.
2. The proposed design of the extension of Anson Avenue westwards into the subject area should be reconsidered.
3. The Committee is concerned with the configuration and access problems relating to the parcel of land which would be created at the north-easterly corner of the development and possibly left in Municipal ownership. The Committee is of the opinion that with the limited access available to the site and its undesirable location in relation to visibility from a major street, Council should review the proposed lotting configuration in greater detail.
4. The Committee also requests that Council give consideration to utilization of the LRT right-of-way in the interim until the actual facilities have been constructed.