

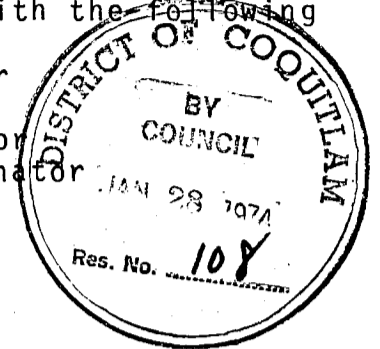
SUBDIVISION COMMITTEE

JANUARY 15, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, January 15, 1974 at 9:30 a.m. with the following persons present:

Mr. D.M. Buchanan, Planning Director
 Mr. S. Jackson, Current Planner
 Mr. T. Moore, Public Health Inspector
 Mr. L.T. Scott, Subdivision Co-ordinator

8-3166B

J.A. BERKELEY, OWNER
 2959 DEWDNEY TRUNK ROAD
 Rem. E $\frac{1}{2}$ of SW $\frac{1}{4}$ of D.L. 381, Pt. 2682

The Committee recommends to the Approving Officer that the requirement of the parkland acquisition fee (Item 8 in the Subdivision Committee minutes of November 20, 1973) be deleted if preliminary approval is granted, in view of the applicant's dedication of approximately 42,000 square feet of land for public use.

The Committee reiterates its earlier statement that if the rezoning of the property to RS-1 Single-Family takes place, a preliminary conditional approval for the subdivision would be granted.

The Committee understands that the rezoning of this parcel was dealt with by Council the evening before the Subdivision Committee met, and therefore will bring this subdivision forward at its next meeting, now scheduled for January 29, 1974.

8-3227

DAMKA LUMBER AND DEVELOPMENT LTD., OWNERS
 CHRISTMAS WAY
 Lot P, D.L. 381, 383 & 384A, Pt. 18371

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) By way of flat rate deposit for:
 - i) Barnet Highway - water-mains, underground wiring and ornamental street lighting and for 50% of the cost of storm sewers, curb and gutter for the approximately 990 feet of frontage.
 - ii) Loughheed Highway - sidewalk on the east side, underground wiring and ornamental street lighting, and for 50% of the cost of storm sewers, curb and gutter for the approximately 1,700 feet of frontage.
 - iii) Johnson Street - water-main, storm sewers, pavement, curb and gutter, sidewalk, underground wiring and ornamental street lighting for the approximately 790 feet of frontage, if the Department of Highways refuses access from the Provincial Highway to the westerly lot.

JANUARY 15, 1974

8-3227 cont'd

- iv) Crabbe and Pheasant Avenues - water-mains, storm sewers, pavement, curb, sidewalk, underground wiring and ornamental street lighting - the deposit for Crabbe and Pheasant Avenues to be returned if these streets are cancelled.
 - v) the new road leading to Pheasant Avenue from Christmas Way for water-mains.
- b) The physical construction of:
- i) the new road leading to Pheasant Avenue from Christmas Way, including storm sewers, pavement, curb, sidewalk, underground wiring and ornamental street lighting.
 - ii) sanitary sewers to service all the parcels.
- c) A payment to recover 50% of the cost of constructing that portion of Christmas Way fronting the property, as requested by Council in Resolution No. 1494, 1973.
- d) The payment of the parkland acquisition fee of \$100.00 per lot being created.
- e) Payment of 1974 municipal taxes before final approval.
- 2) The registration in the Land Registry Office of any easements required by the District of Coquitlam and any utility authority.
- 3) Department of Highways approval since this property abuts a Controlled Access Highway.

8-3128F

ENGINEERED HOMES LIMITED, OWNERS
CONSOLIDATED PROPERTIES IN D.L. 238, 372 & 373,
KNOWN AS HARBOUR VILLAGE SUBDIVISION - STAGE V

Declined, since this plan shows portions of Stage VI which appear to show a lotting arrangement which encroaches on land designated as public use in sketch 8-3128A, given preliminary approval and accepted by Council as part of the land sale agreement.

The Committee notes that it would look favourably on a subdivision application for areas being changed from 8-3128E, which was given preliminary approval earlier, however, the following changes would be required before preliminary approval could be granted to a new submission which we will call number 8-3128G:

- 1) The lane paralleling Mariner Way should be drawn either through to Hawser Avenue or alternatively, it may be carried south-westward to the north property line of Lot 430, and a panhandle to Lot 429 could be carried along the rear of Lot 428 out from Hawser Avenue.
- 2) The plan should not include a portion of Stage VI for the reasons cited above.

JANUARY 15, 1974

8-3128F cont'd

The Committee will require a letter from B.C. Hydro giving permission for the applicant to encroach on the right-of-way west of the cul-de-sac on Buoy Drive before that portion of Stage VI can be approved when that application is dealt with.

8-3224

D. MCDONALD, OWNER
3074 SADDLE AVENUE
Lot 3, Blk. 7, D.L. 374, Pl. 16184

The Committee recommends to the Approving Officer that this subdivision be declined under Section 96 of the Land Registry Act, since all the adjoining property owners have shown themselves to be opposed to the subdivision on the basis that it "would injuriously affect the established amenities of adjoining or adjacent property".

8-3234

SCHOOL DISTRICT NO. 43, OWNERS
QUAY PL. & BUOY DR.
Rem. Lot R, D.L. 238, Pl. 8360 and
Lots 12-14, D.L. 372, Pl. 1306

Approved subject to:

- 1) A cash payment for the pavement widening, curb and sidewalks to complete the construction of Quay Place.
- 2) Water-main charges.
- 3) A favourable response from abutting property owners to the closure of the east-west roadway.

8-3203A

INSURANCE CORP. OF B.C., OWNERS
TUPPER AVE. AND BLUE MOUNTAIN ST.
Lots 28-30 & 5-8, Pl. 2455A & Lots 7-14,
Pl. 5939, all of D.L. 1 & 16, 3, 108 & 45

Approved subject to:

- 1) The provisions of Subdivision By-law No. 1930 and the requirements of the development agreement to be signed by the District of Coquitlam and the Insurance Corporation of British Columbia.
- 2) The passage of road closing by-laws by Council, and the transfer of said lands to the applicant.
- 3) The transfer of Lot E $\frac{1}{2}$ of Lot 8, Plan 2455A to the applicant by the Municipality.
- 4) Payment of 1974 taxes before final approval.

The Committee notes that, with the approval given by the Department of Highways to the Bernatchey Street outlet, the applicant may find it advantageous to rethink the site plan, making better use of Tupper Avenue.

JANUARY 15, 1974

8-2925A

DRAMMEN HOLDINGS LIMITED, OWNERS
EAST OF LEEDER AVE. & NORTH OF HWY. 401
Lots 6 & 7 of Lots 21, 22, 65, 66 & 67, PT. 8502,
except Pt. of Lot 7 shown on Pl. 25983,
secondly Pcl. A (Ref. Pl. 27459) of Lot 7

The Committee reviewed plans PN-1 and P-1A, received in the Planning Department January 8, 1974, our sketch 8-2925A.

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930.
- 2) The floodproofing of the property, including dyking and building restrictions which conform to the Official Regional Plan, and the Department of Water Resources requirements. The dyke design to be of a width adequate for vehicular access and to have the necessary approvals prior to construction.
- 3) The written approval of B.C. Hydro for the construction of roads within the B.C. Hydro rights-of way.
- 4) The written approval of the Department of Highways for the subdivision plan, since the property abuts a limited access highway.
- 5) The dedication of the park on the south-east, in partial lieu of the provision of public accesses to the Fraser River required by the Land Registry Act and the parkland acquisition fee requested by Council.
- 6) The provision of an adequate water supply to and within the subdivision, with the cost of connections to GVWD facilities being borne by the applicant.
- 7) The Municipality being in a position to finance and construct the storm sewer system, to conduct storm water from the lands to the north down to the Fraser River.
- 8) The construction of a sanitary sewer system within the subdivided land and to the point of connection to the GVS & DD trunk sewer, of sufficient size to accommodate the sewage from the subdivision and from lands lying west of the development. Approvals for connections to the trunk sewer will be required from the GVS & DD and for the proposed system from the GVS & DD and Pollution Control Board, and the connection costs must be borne by the applicant.
- 9) The construction of a road along the dyke, to the satisfaction of the Engineering Director.
- 10) The registration in the Land Registry Office of an easement for the portion of land used as dyke, including rights for public access.
- 11) The construction of a cul-de-sac on the south end of the road which runs southerly to the Fraser River. The Committee requests information regarding the purpose of this roadway.

The Committee notes that:

- a) The applicant will be responsible for the construction of the major arterial road at the

JANUARY 15, 1974

8-2925A cont'd

north-east corner of the subdivision which shall be continued to the Loughheed Highway; and for all roads to be continued westerly to the west property line across the B.C. Hydro right-of-way.

- b) The right-of-way for the north-east portion of the major arterial road going through Crown Provincial land must be arranged with the Department of Public Works.
- c) All railroad crossing costs, including signalling, to be borne by the applicant.
- d) Consideration should be given to increasing the river frontage of the park proposed to be dedicated.
- e) Connections to Department of Highways access ramps will require Department of Highways and Municipal approvals.
- f) The construction of the major arterial road will be to the standard of a divided highway with a median strip, to the satisfaction of the Engineering Director.

8-3214A

L.N. AND E.E. ABRAMS, OWNERS
439 WALKER STREET
Lot 29, Blks. 12 & 13, D.L. 1 & 16, Pl. 2030

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Curb, sidewalk, pavement widening, underground wiring and ornamental street lighting by flat rate deposit for the western lot being created, provided the owner is residing on the eastern lot.
 - b) Payment of the parkland acquisition fee for the one lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Adequate drainage being provided to the easterly lot.
- 3) Water-main charges.

The Committee notes that when the existing house is relocated, a further subdivision of the property, as shown on sketch 8-3214, would be acceptable.

8-3231A

HYMAC DEVELOPMENTS LTD., OWNERS
CHRISTMAS WAY
Lot A, Blks. 9 & 10, D.L. 381, Ex. Pl. 28960

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of that portion of unnamed street along the east property line of the subject property, to include

JANUARY 15, 1974

8-3231A cont'd

road with curb and sidewalk, underground wiring and ornamental street lighting.

- b) Payment of the parkland acquisition fee for the two lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) A cash payment to recover fifty per cent of the construction costs of that length of Christmas Way abutting the applicant's property.

8-3204A

GROUP 9 DEVELOPMENTS LTD., OWNERS
GATENSBURY ST., AUSTIN AVE. & HAVERSLEY AVE.
Lots 1 & 2, Blk. 21, Pl. 7247; Lots 149-151,
Blk. 22, Pl. 34653, all in D.L. 357

Declined, in view of the applicant's desire to proceed with a subdivision, as shown on sketch 8-3204.

8-3204

GROUP 9 DEVELOPMENTS LTD., OWNERS
GATENSBURY ST., AUSTIN AVE. & HAVERSLEY AVE.
Lots 1 & 2, Blk. 21, Pl. 7247; Lots 149-151,
Blk. 22, Pl. 34653, all in D.L. 357

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including the payment of 1974 municipal taxes. The Committee notes that these requirements will be covered in the development agreement to be signed between the District of Coquitlam and the applicant.
- 2) The physical construction of a lane turnaround to a paved standard on the existing lane in the easterly portion of the applicant's property.

At this point, the meeting was adjourned.

JANUARY 16, 1974

The Subdivision Committee reconvened January 16, 1974 at 9:30 a.m. in the Current Planner's office with Mr. Scott and Mr. Jackson present.

8-3233

R. & F. RICHARDSON, OWNERS
970 COMO LAKE AVENUE
Lot 22, D.L. 365, Pt. 15404

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) By flat rate fee for storm sewer, pavement widening, curb and sidewalk, underground wiring and ornamental street lighting for the new lot being created.
 - b) Payment of the parkland acquisition fee of \$100.00 for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Payment for an additional driveway culvert if required.

The Committee notes that vehicular access for the new lot will be restricted to the lane.

8-2676C

SIMON FRASER MOTOR HOTEL LTD., OWNERS
NORTH ROAD
Lot 211, D.L. 3, Pt. 44378

Declined, since this subdivision would render the development non-conforming with regard to the Building By-law.

8-483B

F. & R. BOYD, OWNERS
WINSLOW AVENUE
Rem. Lot 11, Blks. 2 & 3, D.L. 357, Pt. 8093

Tabled for the applicant to supply an Engineer's report on the proposed building site, and a location plan to prove out the feasibility of a building site.

8-2554A

R.W. & J.V. LUNDRIE, OWNERS
PALMDALE STREET
Lot 1, Blk. 10, D.L. 373, Pt. 1258

Tabled for an Engineering Department report.

8-3232

J. & C. BLOCK, OWNERS
TUPPER AVENUE
Lots 52-55, Blk. 7, D.L. 16, Pl. 1531

Approved, noting that there will be no servicing charges if the lot lines are cancelled under the Plans Cancellation Act.

8-3030D

WOODRISE SECURITIES LTD., OWNERS
HART STREET AND GIRARD AVENUE
Rem. 1, Blk. 67, Pl. 5909 & Rem. Blk. 67,
Pl. 874, both of D.L. Pts. 1 & 16

Tabled for a Planning Department report.

8-2593C

D. FITZGERALD, OWNER
DAWES HILL RD. & MONTGOMERY ST.
Lots 153 & 154, Pl. 42724 & Lots 28 & 29,
Pl. 2734, all of D.L. 64

Approved subject to:

- 1) The Legal Department confirming that the applicant is the owner of the parcel which was formerly dedicated road, and is now designated as By-Law Plan 43155.
- 2) The payment of 1974 taxes before final approval.

The Committee notes that if the applicant wishes to subdivide the property at some future time, the Subdivision Committee will require:

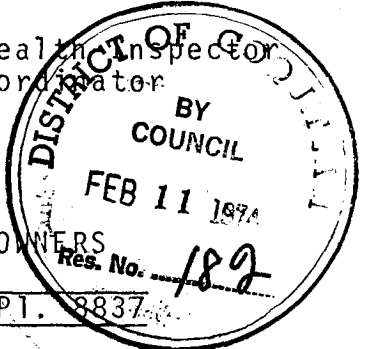
- a) a letter from a B.C. land surveyor proving out that each lot complies with municipal by-law requirements for minimum site area, which at present is 7,000 square feet.
- b) the implementation of the conditions normally applied to subdivision applications given preliminary approval.

JANUARY 29, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, January 29, 1974 at 9:30 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner
- Mr. T.R. Moore, Senior Public Health Inspector
- Mr. L.T. Scott, Subdivision Co-ordinator



8-2952E

J. BARRETT, R. GIUSTI, B. ERNEWEIN, OWNERS
1403 COAST MERIDIAN ROAD
S $\frac{1}{2}$ Lot 3, L.S. 5, Sec. 18, Twp. 40, Pl. 8837

The Committee received the January 18, 1974 letter from Mr. Paterson, owner of Lots 38 and 39 which lie to the north of the S $\frac{1}{2}$ Lot 3, L.S. 5, Sec. 18, Twp. 40, Pl. 8837. Mr. Paterson has proposed an alternative layout which would see Dayton Street closed at Highland Drive to the north. The Committee requested the Planning Department to notify the owners of the S $\frac{1}{2}$ of Lot 3 about Mr. Paterson's objection to Dayton Street going through, since a change in the layout may affect the parties involved in the future subdivision of the property. After the Planning Department receives comments from the owners of the S $\frac{1}{2}$ Lot 3 regarding the alternative proposal, the Department will review the design proposed by Mr. Paterson and report back to the Committee.

8-3223C

J.H. LEEDER, OWNER
LEEDER AVENUE
Lot 1, D.L. 20, Pl. 7694

The Committee noted a letter received by the Planning Department December 27, 1973 and dated December 18, 1973, from Mr. S.S. Merrifield, Solicitor acting on behalf of Mr. J.H. Leeder, opposing the placing of any road on Lot 1, as shown on sketch 8-3223B.

Sketch 8-3223C, showing a 66 foot wide road running east-west for 173.07 feet, is referred to Dr. F.O. Whipple of VenDev Enterprises and Mr. J.H. Leeder and Mr. S.S. Merrifield for comments within two weeks, indicating either acceptance of this proposal or setting out an alternative. If no response is received in the Planning Department by that date, the Subdivision Committee will give preliminary conditional approval to the layout shown in sketch 8-3223C.

The Committee notes that:

- 1) The parties are requested to specifically reply to the question of whether or not they are prepared to connect to the east and the west of the road shown across Lot 1.
- 2) The road pattern can be modified as to location, both to the east and west of Lot 1.

JANUARY 29, 1974

8-3236

A. ROSS, M. CLARK, E. NORDMAN, OWNERS
CLARKE ROAD & GRANT STREET
Lot 3, Pl. 7153 & Lots 47 & 48, Pl. 26603,
all of Blk. 1, D.L. 367

Tabled for an Engineering Department report and a response from the applicant regarding the intent to relocate the house existing at 788 Clarke Road, since its relocation on this particular parcel of land will require that it be upgraded and located so that it complies with municipal by-laws.

The Committee notes that if preliminary approval is granted, one of the conditions will be either the removal of the garage existing at 928 Grant Street, or its relocation so that it conforms to the requirements of the Zoning By-law.

8-3238

HACIENDA DEVELOPMENTS LTD., OWNERS
541 GATENSBURY STREET
Lot 12, Blk. 20, D.L. 357, Pl. 18083

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

- 1) A flat rate deposit for storm sewer, sidewalk, curb, pavement widening, underground wiring and ornamental street lighting for the approximately 148 foot frontage on Gatensbury Street, and the requirements of underground wiring and ornamental street lighting for the flankage of the property on King Albert Avenue.
- 2) Payment of the parkland acquisition fee before final approval.
- 3) Payment of 1974 municipal taxes before final approval.

8-3040C

PHIL-CAN REALTY LTD., OWNERS
LOUGHEED HIGHWAY AT CHRISTMAS WAY
Lots 5-10, Blk. 7, D.L. 381, Pl. 2269

Tabled for:

- 1) A valuation of the lands proposed for exchange.
- 2) Comments from the owners of the property to the west regarding the proposal to close the road and lane and have them incorporated into this subdivision.

8-3239

E. & L. SCHMALZRIEDT, OWNERS
995 RANCH PARK WAY
Lot 52, D.L. 373 & 381, Pl. 28759

Tabled for Engineering and Building Department reports.

JANUARY 29, 1974

8-3240

MRS. L.S. NIEMELA, OWNER
2500 DEWDNEY TRUNK ROAD
Rem. Lot M, D.L. 238, Pl. 11171

Tabled for the applicant to retain an Engineer to prepare a report showing how the subdivision is to be drained, to the satisfaction of the Engineering Department.

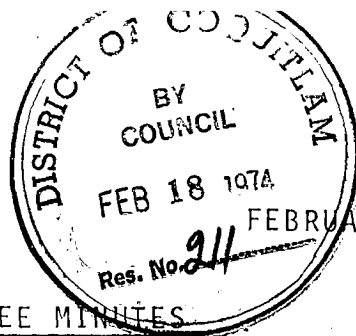
The Committee notes that if the drainage system includes the City of Port Moody, this will require a letter of approval from that City.

8-3235

KINGSMOND INVESTMENTS LTD., MRS. A. ZEMBIK,
DISTRICT OF COQUITLAM, OWNERS
FARROW STREET AND COMO LAKE AVENUE
Lots 196 & 197, Pl. 23586 & Lot B, Pl. 14196
lying north of the lane

Tabled for:

- 1) A report from the Legal Department on the triangular portion of land on the west side of the lane.
- 2) An Engineering Department report regarding servicing requirements.



501

FEB 18 1974
FEBRUARY 5, 1974

Res. No. 94

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, February 5, 1974 at 9:30 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. L.T. Scott, Subdivision Co-ordinator
- Mr. S. Jackson, Current Planner

8-3128G

ENGINEERED HOMES LIMITED, OWNERS
Part of Lot 303, D.L. 373, Pl. 42447 & Part of
Lot 317, D.L. 372 & 373, Pl. 44332, formerly
known as "Consolidated Properties in D.L. 238,
372 & 373, Harbour Village Subdivision Stage 5"

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 for all roads bounding and within the subdivision.
- 2) Dedication of the area shown in sketch 8-3128D and marked "shaded lands intended for public use", except that the lands in question shall be amended as shown on sketch 8-3128G. This dedication is to be in lieu of the parkland acquisition fee of \$100 per lot being created.
- 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet municipal by-laws.
- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
- 5) The walkways being adequately fenced, paved and lighted to the satisfaction of the Engineering Director.
- 6) The registration in the Land Registry Office under the Plans Cancellation Act, consolidating lands in the Stage 5 area, as submitted to the Planning Department December 21, 1972.
- 7) Access to all lots numbered 429 through to 433, being from the lane allowance and not from Mariner Way; and the access for Lot 428 being from Hawser Avenue.
- 8) The lane and the turnaround being provided with paving, curb and storm sewer.

The Committee notes that:

- a) To date the requested plan at 1":200', showing the areas and dimensions of all lots, streets, lanes and walkways, has not been received, and this will be required before final approval.
- b) It endorses the applicant's attempt to safeguard as much of the natural growth in the area as possible.

FEBRUARY 5, 1974

8-3128G cont'd

- c) It will require a letter from B.C. Hydro giving permission for the applicant to encroach upon the right-of-way to the west of Lots 428 and 429 before final approval. The letter should also contain information regarding the uses which will be permitted on the right-of-way.

8-3239

E. & L. SCHMALZRIEDT, OWNERS
995 RANCH PARK WAY
Lot 52, D.L. 373 & 381, Pl. 28759

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate fee for storm sewer, paving, curb and sidewalk, underground wiring and ornamental street lighting on Ranch Park Way.
 - b) The physical construction of storm sewer and sanitary sewer for the lots being created: The construction must be designed by a professional engineer and approved by the Engineering Director.
 - c) Payment of the parkland acquisition fee of \$100.00 per lot for the lots being created, before final approval.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) A perimeter ruling by the Approving Officer.

The Committee notes that easements are to be negotiated for, and provided by, the applicant over the property concerned, and also on any other properties affected by the installation of the sewers.

8-3203B

INSURANCE CORPORATION OF B.C., OWNERS
TUPPER AVENUE AND BLUE MOUNTAIN STREET
Lots 28-30 & 5-8, Pl. 2455A & Lots 7-14, Pl. 5939,
all of D.L. 1 & 16, 3, 108 & 45

Approved subject to:

- 1) The provisions of Subdivision By-law No. 1930 and the requirements of the Development Agreement to be signed by the District of Coquitlam and the Insurance Corporation of British Columbia.
- 2) The passage of road closing by-laws by Council, and the transfer of said lands to the applicant.
- 3) The transfer of Lot E $\frac{1}{2}$ of Lot 8, Plan 2455A to the applicant by the Municipality.
- 4) Payment of 1974 municipal taxes before final approval.

FEBRUARY 5, 1974

8-3203B cont'd

5) Department of Highways approval.

The Committee notes that the road allowance from Tupper through to Brunette is to be dedicated but not constructed. The Senior Approving Officer of the Department of Highways, in a discussion with the Planning Director, approved the present dedication of the right-of-way to permit the future construction of the linkage between Brunette and Tupper Avenues at Bernatchey Street.

8-3152E

PORT MOODY-COQUITLAM DEVELOPMENT CO. LTD., OWNERS
CORONA CRESCENT
Lots 402 & 403, D.L. 371, Pl. 34335

Tabled for:

- 1) The Planning Department to write to the City of Port Moody regarding:
 - a) The feasibility of connecting Corona Crescent to Viewmont Drive and whether or not this connection can be assured.
 - b) A future connection to Fraser Street from the north-west corner of the subdivision.
- 2) The applicant to obtain permission from the City of Port Moody:
 - a) for the installation of services on Brookmount Avenue.
 - b) to deposit drainage into the City's facilities.
- 3) The applicant to advise why the walkway south of Lot 619 is not proposed to be dedicated at this time.

8-3030C

WOODRISE SECURITIES LTD., OWNERS
HART STREET AND GIRARD AVENUE
Rem. Lot 1, Blk. 67, Pl. 5909 & Rem. Blk. 67,
Pl. 874, both of D.L. Pts. 1 & 16

The Committee sees no objection to the Strata Title approach in this subdivision and refers to the Planning Department the task of writing to the applicant, outlining the steps necessary to get the formal application for Strata Title approved by the Municipality.

8-3140B

DISTRICT OF COQUITLAM
MYRNAM STREET EXTENSION

Approved for road and lot layout.

At this point, Mr. D.M. Buchanan left the meeting.

FEBRUARY 5, 1974

8-483C

F. & R. BOYD, OWNERS
WINSLOW AVENUE
Rem. Lot 11, Blks. 2 & 3, D.L. 357, Pl. 8093

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) By way of flat rate deposit for pavement widening, curb and sidewalk, underground wiring and ornamental street lighting for the approximately 72 foot frontage of the new lot being created.
 - b) Payment of the parkland acquisition fee of \$100 for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Registration of a 15 foot wide easement over the new lot to accommodate the future drainage works.

The Committee notes that:

- a) Construction on the westerly lot must comply with the requirements of the Waterways Protection By-law No. 1641, 1969, which prohibits impeding, fouling or obstructing a watercourse.
- b) The applicant must relocate the existing water connection or purchase a new one for the existing dwelling.

8-2528A

G.C. CORAZZIN, OWNER
1124 COMO LAKE AVENUE
Rem. E, Blk. 1, D.L. 365, Pl. 17368

Declined since the foundation plan dated November 14, 1973 does not reflect the house dimensions accurately, namely the wall which projects approximately 18" on the west side of the house is not shown.

8-2528B

G.C. CORAZZIN, OWNER
1124 COMO LAKE AVENUE
Rem. E, Blk. 1, D.L. 365, Pl. 17368

Tabled for a report from the Engineering Department.

8-3207

BOSA BROS. CONSTRUCTION LTD., OWNERS
WESTVIEW STREET AND DANSEY AVENUE
Lot 106, Pl. 27272; Lot 8, Pl. 17569 & Lot 4, Pl. 16194, all of Lots 5 & 5A, Blk. 1, D.L. 3

Declined since the rezoning application is not proceeding, according to the applicant's verbal comment to the Current Planner.

FEBRUARY 5, 1974

8-3229A

M. MOLLOY, D. MCDONALD, S. HELGASON, OWNERS
SIDNEY AVENUE AND WESTVIEW STREET
Lot 15, Pl. 16809; Lots 4, 5 & 6, Pl. 10926,
all in D.L. 3

Approved subject to:

- 1) The conditions of Subdivision By-law No. 1930 including:
 - a) By physical construction of storm sewers, pavement, curb and sidewalk, underground wiring and ornamental street lighting.
 - b) The construction of the lane to include paving, curbs and drainage.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.

The Committee notes that all the services must be designed by a professional engineer hired by the applicant and approved by the Engineering Department.

8-3173

M.M. COAST, OWNER
2627 MATHEWSON AVENUE
Lot 1 of Pcl. C, D.L. 113, Pl. 16595

Declined since the Committee has not had a response from the applicant to its May, 1973 request for plans and information.

8-2748A

C. & M.J.C. DEGOBBI, B.E. HAWKINS,
S. RADATZKE CONST. CO. LTD., DISTRICT
OF COQUITLAM, OWNERS
NORTH ROAD AT EBERT AVENUE
Rem. W $\frac{1}{2}$ Lot 1 & E $\frac{1}{2}$ Lot 1, Pl. 6422 and
Lot A, Pl. 10172, all in D.L. 7

Declined since the rezoning application was refused by Council.

8-3242

D.H. & J.L. ELLIS, OWNERS
950-952 BRUNETTE AVENUE
Lots 10 & 11, Btk. 3, D.L. 16, Pl. 1531

Tabled for Building and Engineering Department reports.

The Committee notes that the consolidation of these lots cannot take place until at least one dwelling has been removed.

FEBRUARY 5, 1974

8-2554A

R.W. & J.V. LUNDRIE, OWNERS
PALMDALE STREET
Lot 1, Blk. 10, D.L. 373, Pl. 1258

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) By physical construction for pavement, curb, sidewalk, storm sewer connections, underground wiring and ornamental street lighting for Palmdale Street and Admiral Court.
 - b) Payment of the parkland acquisition fee of \$100.00 per lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.

8-3236

A. ROSS, M. CLARK & E. NORDMAN, OWNERS
CLARKE ROAD & GRANT STREET
Lot 3, Pl. 7153 & Lots 47 & 48, Pl. 26603,
all of Blk. 1, D.L. 367

The Committee received a report from the Engineering Department advising regarding the location of the sanitary sewer laterals, and requests the applicaht to prove out the feasibility of the building site on all the lots being proposed, and showing how the lots are to be serviced and drained.

8-724B

W.F. & G.I. HALEY, OWNERS
934 KELVIN STREET
Lot 186, D.L. 368, Pl. 42241

Tabled until the proposed local improvement programme for Kelvin Street proceeds, since this will provide drainage for the property.

The Committee notes that this subdivision proposal has not received preliminary or final approval before this date, and is, therefore, not an application for re-approval.

8-2980B

A.J. & F. BOUCHARD, OWNERS
EAST OF HARPER ROAD
Lot 3 of NE $\frac{1}{4}$, Sec. 18, Twp. 40, Pl. 34286

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) By way of flat rate payment for storm sewer, pavement and curb for the 66 foot access to the north parcel and for the 33 foot frontage of the south parcel.

FEBRUARY 5, 1974

8-2980B cont'd

- b) Payment of 1974 municipal taxes before final approval.
 - c) Payment of the parkland acquisition fee for the two parcels being created.
 - d) A Simon Fraser Health Unit report indicating that they are satisfied that an adequate, potable supply of water is available, and that evidence indicates that sanitary disposal regulations can be met.
- 2) A perimeter ruling by the Approving Officer for the southerly lot.

At this point, Mr. D.J. Ashford, Deputy Engineer, arrived.

8-3219

O. MACIJAUSKAS, RIC-MAC HOLDINGS LTD., OWNERS
DEWDNEY TRUNK ROAD
Lot K, Pl. 12179 & Lot Q, Pl. 19932, both of
D.L. 373 and 281

Tabled for:

- 1) The Planning Department to review the proposed and existing intersection locations and their horizontal and vertical alignments since these intersections may have adverse grades.
- 2) The sanitary sewer proposal appears feasible, but field studies are required for the proposed future interceptor; and therefore the applicant must:
 - a) prove out in the field the conceptual design of the sanitary sewer interceptor - bearing in mind that the contours as shown may not be accurate - indicating on the plans to be submitted the pipe sizing and profile, relevant ground profile and critical invert elevations on the interceptor,
 - b) review the potential flooding of Scott Creek and the possibility of infiltration of the sanitary sewers by flood waters,
 - c) be responsible for the construction of the proposed interceptor from the north to the south property line of this subdivision,
 - d) examine the construction of the Lougheed Highway at Dewdney Trunk Road as it affects the grades and alignment of the proposed interceptor.

The Committee notes that:

- 3) The District of Coquitlam will not share in the cost of the proposed sanitary pump station, but will consider the possibility of increasing the capacity of the pump at a later date.
- 4) The applicant may be required to provide an easement and funds for future improvement to Scott Creek to increase its capacity.

FEBRUARY 5, 1974

8-3219 cont'd

- 5) The Planning Department review will consider that:
- a) The access road to the property on the east side of the creek and north of this proposed subdivision would be much longer under the applicant's proposal than under sketch 8-3219 proposed earlier, and
 - b) The applicant's revised proposal for the future subdivision of the property to the north-west of the subject parcel appears to conflict with the location of the existing homes on the northerly parcel.

8-1708B

P. TOUTANT, OWNER
2345 CAPE HORN AVENUE
Rem. Lot 1, D.L. 65, Pl. 5318

Declined since the applicant has notified the Planning Department by telephone that he has decided not to proceed with this application.

501
FEBRUARY 19, 1974

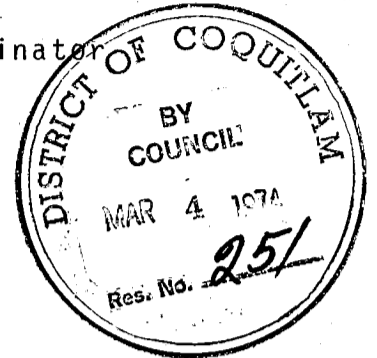
SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, February 19, 1974 at 9:30 a.m., with the following persons present:

Mr. L.T. Scott, Subdivision Co-ordinator
Mr. S. Jackson, Current Planner

8-2437C

J.C. TURNBULL, OWNER
702 PORTER STREET
Rem. Lot 2, D.L. 365, Pl. 10359



Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm and sanitary sewers, pavement, sidewalk, curb, underground wiring and street lighting.
 - b) Payment of the parkland acquisition fee before final approval.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) The upgrading and relocating of the existing house to comply with the requirements of municipal by-laws.

8-3220A

P. & J. LEPOJA, B.E. HAWKINS, J. & A. SCHONEWILLIE,
AND MRS. G. WHITE, OWNERS
AUSTIN AVENUE
Pct. A, Pl. 11826 and W. 100' of Lot 5, Rem. Lot 5,
and Rem. W $\frac{1}{2}$ Lot 6, all of Plan 4888 and D.L. 359

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of:
 - i) Storm and sanitary sewers, pavement, sidewalk, curb, underground wiring and street lighting on King Albert Avenue, Haversley Avenue, the new north-south road, and the installation of storm sewers on Austin Avenue.
 - ii) Pavement, curb and the drainage system for the lane.
 - iii) The walkways to be dedicated, including paving and fencing.
 - b) A flat rate deposit for the future construction of sidewalk, curb and gutter, pavement widening, underground wiring and street lighting for approximately 248 feet of frontage along Austin Avenue.

FEBRUARY 19, 1974

8-3220A cont'd

- c) Payment of the parkland acquisition fee before final approval.
- d) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) Registration in the Land Registry Office of the access immediately to the west of this subdivision prior to or jointly with the registration of this subdivision.
- 4) Registration in the Land Registry Office of any necessary easements.
- 5) Relocation of the shed presently existing on Lot A, Explanatory Plan 11826, and the removal or relocation of the garage presently existing on the remainder of Lot 5, Plan 4888, in conformity with the requirements of the Zoning By-law.
- 6) Approval of the Board of Variance for the 32.8 foot front yard setback and the 4.9 side yard setback on the existing Lot Rem. 5, Plan 4888, civic address 2345 Austin Avenue.

The Committee would appreciate the applicant's retention of as many mature trees in the area as possible.

8-2800E

WYCLIFFE ENTERPRISES LTD., OWNERS
2300 GALE AVENUE
Lot 287, D.L. 112, Pl. 39960

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate deposit for future installation of storm sewers, pavement and pavement widening, curb, sidewalk, underground wiring and street lighting for the 89 feet on Gale Avenue, and that part of Kugler Avenue which is to be dedicated.
 - b) The physical construction of Kugler Avenue, the lane to be dedicated, and a 20 foot wide portion of the north-south road south of Gale Avenue to a gravel standard.
 - c) A cash deposit for the future paving and curbing of the lanes listed in item 1)b) above.
 - d) Payment of the parkland acquisition fee for the new lots being created.
 - e) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) Payment for any driveway culverts which may be required.

FEBRUARY 19, 1974

8-1299B

J. LAROSE, OWNER
1137 ROCHESTER AVENUE
Pct. A, Blk. 28, D.L. 109, Ex. Pl. 21999

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of the road to be dedicated, including storm sewers, pavement, curb and sidewalk, underground wiring and street lighting, and a storm sewer for the new lot being created.
 - b) A cash deposit for the future installation of storm sewers, pavement, curb and sidewalk, underground wiring and street lighting along the Rochester Avenue frontage.
 - c) Payment of the parkland acquisition fee of \$100.00 per lot being created.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) Registration in the Land Registry Office of any necessary easements.
- 4) Registration in the Land Registry Office of the subdivision to the west prior to or jointly with this subdivision.

8-1451A

MR. AND MRS. Z. ALBERT, OWNERS
ALDERSON AVENUE AND NEW ROAD
Lot 11, D.L. 1, Pl. 21951

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement, sidewalk, curb, underground wiring and street lighting for the road being dedicated and for the storm sewer connection to the lot on Alderson Avenue.
 - b) Payment of the parkland acquisition fee for the new lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) The registration in the Land Registry Office of any necessary easements.
- 4) Board of Variance approval of the existing 20.35 front yard setback.

FEBRUARY 19, 1974

8-3022A

DR. L.F. LONGPRE & DR. H.A. SMITH, OWNERS
ALDERSON AVENUE AND NEW ROAD
Lot 5, D.L. 1, Pt. 1304

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement, sidewalk, curb, underground wiring and street lighting for Alderson Avenue and the new road being dedicated, and for the storm sewer connection to the lot on Alderson Avenue.
 - b) Payment of the parkland acquisition fee for the two lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) The registration in the Land Registry Office of any necessary easements.

8-2528B

G.C. CORAZZIN, OWNER
1124 COMO LAKE AVENUE
Rem. Lot E, Blk. 1, D.L. 365, Pt. 17368

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate payment for the installation of storm sewers, pavement, curb, gutter, sidewalk, underground wiring and street lighting for the frontage of the new lot on Como Lake Avenue.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Payment for any necessary culverts.

The Committee notes that:

- a) Accesses will be restricted to the lane for the new lot being created.
- b) The new building site on the westerly lot is restricted by an existing 10 foot wide easement.

FEBRUARY 19, 1974

8-3235A

KINGSMOND INVESTMENTS LTD., MRS. A. ZEMBIK,
AND DISTRICT OF COQUITLAM, OWNERS
FARROW STREET AND COMO LAKE AVENUE
Lots 196 & 197, Pl. 23586 & Lot B, Pl. 14196,
lying north of the lane

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including payment of the parkland acquisition fee for the new lot being created, and the payment of 1974 municipal taxes before final approval.
- 2) Water-main charges for Farrow Street and for a portion of Como Lake Avenue.

The Committee notes that:

- a) The costs of servicing will be provided for in the agreement to be signed between the District of Coquitlam and the applicant. These costs will include a flat rate payment for pavement widening, curb and gutter, sidewalk, underground wiring and street lighting for Como Lake Avenue; and storm sewers, pavement, sidewalk and curb, street lighting and underground wiring for Farrow Street.
- b) Accesses must be approved by the Engineering Director.

8-3242

D.H. & J.L. ELLIS, OWNERS
950-952 BRUNETTE AVENUE
Lots 10 & 11, Btk. 3, D.L. 16, Pl. 1531

Reports from the Building and Engineering Departments have been received. The Committee notes that:

- 1) If the applicant intends to destroy the buildings, a demolition permit is required.
- 2) At least one building must be removed before the Committee can give preliminary approval to this consolidation.

8-2150A

D. GERMANI, OWNER
754 COMO LAKE AVENUE
Lot 4, Btk. 3, D.L. 366, Pl. 15484

Approved subject to:

- 1) The registration in the Land Registry Office of an easement for the existing pole line.
- 2) The cancellation of the westerly 23 feet of roadway abutting the subject parcel.

FEBRUARY 19, 1974

8-3166B

J.A. BERKELEY, OWNER
2959 DEWDNEY TRUNK ROAD
Rem. E $\frac{1}{2}$ of SW $\frac{1}{4}$ of D.L. 381, Pl. 2682

Approved subject to:

- 1) The buildings in the subdivision being constructed so that they will not be harmed by a water level which may vary from 118.50 feet GVS & DD datum at the southerly end of the subdivision to 120.00 feet GVS & DD datum at the northerly end; and that they be located more than 50 feet from the natural boundary of Scott Creek. This may require further modification of the subdivision layout.
- 2) The physical construction of sanitary sewers to service this property.
- 3) The physical construction of storm sewers, sidewalk, curb, pavement, underground wiring and street lighting for the west side of Hoy Street, the north side of Dewdney Trunk Road, and other roads to be dedicated within the subdivision.
- 4) The physical construction of pavement, curb and drainage facilities on the east side of Hoy Street.
- 5) The paving, fencing and lighting of walkways being dedicated within the subdivision.
- 6) The dedication to the Municipality for park purposes of those portions of the subdivision adjacent to the creek and unmarked on subdivision sketch 8-3166B, as revised on November 20, 1973. The dedication is to be done by transfer of title to the Municipality rather than by park dedication.
- 7) The registration in the Land Registry Office of any necessary easements.
- 8) Payment of 1974 municipal taxes before final approval.
- 9) The submission of a surveyor's plot plan of all structures expected to remain on site. These plans must be received before final approval.

The Committee recommends to the Approving Officer that the requirement of the parkland acquisition fee, in view of the applicant's dedication of approximately 42,000 square feet of land for public use, be deleted.

8-3223C

J. LEEDER, OWNER
LEEDER AVENUE
Lot 1, D.L. 20, Pl. 7694

Approved subject to:

- 1) Road dedication of an easement in favour of the southerly lot across the northerly lot.

FEBRUARY 19, 1974

8-3223C cont'd

- 2) Sanitary sewer and water connections being provided to both lots.
- 3) The servicing requirements of Subdivision By-law No. 1930 by flat rate deposit for storm and sanitary sewers, pavement, curb, sidewalk, underground wiring and street lighting for the frontage of the property on Leeder Avenue and for the east-west road to be dedicated.
- 4) Water-main charges on both Leeder Avenue and the east-west road to be dedicated.

The Committee notes that:

- a) The building floor elevations, when constructed, will be required to be a minimum 107 feet GVS & DD datum.
- b) If the Land Registry Office does not accept an easement for access purposes, the Committee will examine alternative proposals to facilitate the subdivision of this property.

502

MARCH 5, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, March 5, 1974 at 9:30 a.m. with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner
Mr. T. Moore, Senior Public Health Inspector
Mr. L. Scott, Subdivision Co-ordinator
Mr. N. Wainman, Chief Building Inspector



8-3244

ENGINEERED HOMES LIMITED, OWNERS
HARBOUR VILLAGE - STAGE 6
Pt. of Lot 317, D.L. 373 & 372, Pl. 44332

Tabled for:

- 1) An Engineering Department report on the road centre line.
- 2) The applicant to submit:
 - a) A typical plan showing how steeply sloped lots - along Hull Court in particular - can be constructed upon while maintaining a reasonable driveway grade, noting that the Committee is concerned that lots should not be created which would be difficult or unfeasible to build upon.
 - b) A soils report, for the ravine area east of Hull Court, which deals with the problems and solutions involved in maintaining stable building sites in the area.

The Committee notes that:

- 3) When final approval is granted, one of the conditions will be that the full width of Hull Court will be required to be constructed north from Pier Drive to Dewdney Trunk Road.
- 4) The applicant is not proposing to subdivide the area around Master Court at this time.
- 5) It would appreciate receiving the applicant's comments on the reasons for the double fronting lots between Sail Place and Pier Drive.
- 6) The spelling of the road name Boswain should be corrected to either Bosun or Boatswain Place.

At this point, Mr. Wainman left the meeting.

8-2936EE

ENGINEERED HOMES LIMITED, OWNERS
NORMAN AVENUE
Lot 303, D.L. 373, Pl. 42447

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including the physical construction of sanitary and storm sewers, pavement, curb, sidewalk, underground wiring and street lighting for Lots 1-13 inclusive.

MARCH 5, 1974

8-2936EE cont'd

- 2) Water-main charges.
- 3) Dedication and construction of the walkway, including paving, lighting, and fencing on that section of Norman Avenue which is to be cancelled.

The Committee notes that it has received a letter from Mr. Sinclair of BACM Limited dated May 1, 1973 assuring that Lot 13 will not be sold to a third party before the walkway is dedicated; this letter also made an undertaking to dedicate the walkway shown in sketch 8-3128 at the time of the registration of the subdivision to the north.

8-3204

GROUP 9 DEVELOPMENTS LTD., OWNERS
GATENSBURY, AUSTIN AND HAVERSLEY
Lots 1 & 2, Blk. 21, Pl. 7247; Lots 149-151,
Blk. 22, Pl. 34653, all in D.L. 357

Approved subject to the requirements of Subdivision By-law No. 1930, including the payment of 1974 municipal taxes. The Committee notes that these requirements will be covered in the Development Agreement to be signed between the District of Coquitlam and the applicant.

8-3223D

J.H. LEEDER, OWNER
LEEDER AVENUE
Lot 1, D.L. 20, Pl. 7694

The Committee reviewed the letter from Mr. S.S. Merrifield, the property owner's solicitor, dated February 15, 1974, and the letter from Mr. F.O. Whipple, Vice-President and General Manager of VenDev Enterprises Ltd. regarding the subdivision of Lot 1. The Committee then approved sketch 8-3223D subject to:

- 1) Road dedication of an easement in favour of the southerly lot across the northerly lot.
- 2) Sanitary sewer and water connections being provided to both lots.
- 3) The servicing requirements of Subdivision By-law No. 1930 by flat rate deposit for storm and sanitary sewers, pavement, curb, sidewalk, underground wiring and street lighting for the frontage of the property on Leeder Avenue and for the east-west road to be dedicated.
- 4) Water-main charges on both Leeder Avenue and the east-west road to be dedicated.

The Committee notes that:

- a) The building floor elevations, when constructed, will be required to be a minimum 107 feet GVS & DD datum.
- b) If the Land Registry Office does not accept an easement for access purposes, the Committee will examine alternative proposals to facilitate the subdivision of this property.

MARCH 8, 1974

SUBDIVISION COMMITTEE MINUTES

The Subdivision Committee reconvened March 8, 1974 at 3:30 p.m. in the Current Planner's office with Mr. Scott and Mr. Jackson present.

8-2607C

HARCAN LEASING LIMITED, OWNERS
960 LOUGHEED HIGHWAY
Lot 61, D.L. 16, Plan 35507

Tabled for a sanitary sewer report from the Engineering Department.

8-3226A

J.A. AND B. WALLACE, OWNERS
274 MUNDY STREET
Lot 64, Blks. 33 & 34, D.L. 64, Plan 25560

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the new lot being created.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) The applicant providing a plan to the satisfaction of the Building Inspector showing how this subdivision is to be drained.
- 3) Removal or relocation of the existing house to comply with the siting requirements of the Zoning By-law; and the upgrading of the structure to comply with the requirements of other municipal regulations, including the Building and Plumbing By-laws.

At this point, the meeting was adjourned.

SUBDIVISION COMMITTEE MINUTES

The Subdivision Committee reconvened March 11, 1974 at 9:30 a.m. in the Current Planner's office, with Mr. Scott and Mr. Jackson present.

8-427B G. & U. KOPLIN, OWNERS
488 MUNDY STREET
Lot 66, D.L. 111, Pt. 24705

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Storm sewers, pavement widening, curb and sidewalk, underground wiring and street lighting for the approximately 98 feet of frontage along Mundy Street.
 - b) Payment of the parkland acquisition fee of \$100 per lot for the lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
 - d) Removal of the house or its relocation and upgrading to comply with municipal regulations, including the Zoning, Building and Plumbing By-laws.
- 2) Registration in the Land Registry Office of any necessary easements including an easement from the southerly lot in favour of the northerly lot for drainage purposes.

8-2995A H. & E. WOLF, OWNERS
667 GATENSBURY STREET
Rem. Lot 1, D.L. 364, Pt. 1253

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by way of flat rate deposit for storm sewers, pavement widening, curb, underground wiring and street lighting for the full frontage along Gatensbury Street.
- 2) Payment for the provision of driveway crossings over the existing sidewalk, and ditch culverts.
- 3) Registration in the Land Registry Office of any necessary easements.
- 4) Payment for the provision of a storm sewer connection to the new lots.
- 5) Payment of the parkland acquisition fee of \$100 for each lot being created.
- 6) Payment of 1974 municipal taxes before final approval.
- 7) Proof that the sideyard setback from the existing swimming pool complies with the 4 foot minimum requirement of the Building By-law.

MARCH 11, 1974

8-409C

VOLKOMMER CONSTRUCTION LTD., OWNERS
435 MARMONT STREET
Lot 134, Blk. 1, D.L. 109, Pl. 4428T

The Committee sees no objection to the Strata Title approach in this subdivision, and refers to the Planning Department the task of writing to the applicant outlining the steps necessary to get the formal application for Strata Title approved by the Municipality.

The Committee notes that on March 4, 1974, by Resolution No. 247, Municipal Council directed the Building Inspector to grant a building permit for a duplex on the applicant's property at 435 Marmont Street.

8-1399E

MRS. M. MCLEAN, OWNER
2946 DEWDNEY TRUNK ROAD
Lot 1, Blk. 1, D.L. 378, Pl. 3467

Declined due to the lack of a downstream sanitary sewer pumping station. The Committee notes that under the current preliminary design, this station is to be established on the properties north of Dewdney Trunk Road.

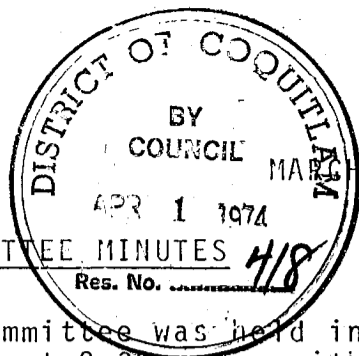
8-3219A

O. MACIJAUSKAS, RIC-MAC HOLDINGS LTD., OWNERS
DEWDNEY TRUNK ROAD
Lot K, Pl. 12179 & Lot Q, Pl. 19932, both of
D.L. 373 & 381

The Committee received a verbal report from the Subdivision Co-ordinator regarding a meeting held March 25, 1974 between Messrs. Ernie Hnatiuk and John Haiste representing the applicant for this subdivision, and Messrs. D.J. Ashford and L.T. Scott of the Engineering Department, and E. Tiessen of the Planning Department representing the Municipality.

The Engineering Department recommended that this subdivision application should not proceed to the approval stage until a further study of the drainage problems of Scott Creek is done in greater depth by the Greater Vancouver Regional District or the District of Coquitlam.

The Committee concurs with the report and thus leaves this application tabled.



501
19, 1974

SUBDIVISION COMMITTEE MINUTES 418
Res. No.

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, March 19, 1974 at 9:30 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner
- Mr. T. Moore, Senior Public Health Inspector
- Mr. L. Scott, Subdivision Co-ordinator

8-3097

H. & R. DAVID, OWNERS
ADMIRAL COURT
Lot 2, Blk. 10, D.L. 373, Pl. 1258

Tabled, since the Approving Officer is reviewing the design of the proposed subdivision to the west.

8-3220C

G.J. & O.E. MORGAN, H. MOORE, G. DENNY, OWNERS
AUSTIN AVENUE
E $\frac{1}{2}$ of 6 & W $\frac{1}{2}$ of 7, Pl. 4888 & Lot 37, Pl. 26359,
all of D.L. 359

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of:
 - i) Storm and sanitary sewers, pavement, sidewalk, curb, underground wiring and street lighting on King Albert and Haversley Avenues.
 - ii) Pavement, curb and drainage system for the lane.
 - b) A flat rate deposit for the future construction of storm sewer, sidewalk, curb, gutter, pavement widening, underground wiring and street lighting for approximately 264 feet of frontage along Austin Avenue.
 - c) Payment of the parkland acquisition fee before final approval.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) Registration in the Land Registry Office of the access immediately to the west of this subdivision prior to or jointly with the registration of this subdivision.
- 4) Registration in the Land Registry Office of any necessary easements.
- 5) Removal or relocation of the garage presently existing on Lot W $\frac{1}{2}$ of 7, in conformity with the requirements of the Zoning By-law.

MARCH 19, 1974

8-3220C cont'd

- 6) Approval of the Board of Variance for the non-conforming side yard setback on the existing Lot E $\frac{1}{2}$ of 6, civic address 2385 Austin Avenue.

The Committee would appreciate the applicant's retention of as many mature trees in the area as possible.

8-3227

DAMKA LUMBER & DEV. LTD., OWNERS
BARNET HIGHWAY AND CHRISTMAS WAY
Lot P, D.L. 381, 383 & 384A, Pl. 18371

The Committee notes Council's decision of February 25, 1974 regarding the servicing requirements for this subdivision.

8-2938E

J.A. McMEEKAN, OWNER
522 ROXHAM STREET
Rem. E $\frac{1}{2}$ Lot 5, D.L. 355, Pl. 1298

Approved subject to:

- 1) The full servicing requirements of Subdivision By-law No. 1930 for the approximately 233 feet along Roxham Street, and the approximately 141 feet along Dennison Avenue, including:
 - a) Storm sewer, pavement, curb, gutter and sidewalk by physical construction.
 - b) Underground wiring and street lighting by flat rate fee.
 - c) The clearing, rough grading and gravelling of the lane.
 - d) Payment of a cash deposit to cover the cost of future paving and curbing of the lane.
 - e) Payment of the parkland acquisition fee for the lots being created.
 - f) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges for Roxham Street and Dennison Avenue.

The Committee notes that the Engineering Department may wish to discuss with the applicant the possibility of including the physical servicing of Lot 11 with the physical construction of services by the applicant.

MARCH 19, 1974

8-3249

A.H. & M.T. DIXON, OWNERS
COMO LAKE AVENUE
Lot A, Btk. 2, D.L. 364, Pl. 18452

Tabled for the Engineering Department to review the walkway location.

8-1135B

G. LIZEE, OWNER
645 GAUTHIER AVENUE
Lot 82, Btk. 64, D.L. 1, Pl. 27274

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate deposit for storm sewers, pavement widening, curb, sidewalk, underground wiring and street lighting for the 45 foot frontage of the new lot being created.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
 - d) Payment for any necessary culverts.
- 2) Water-main charges.
- 3) Registration in the Land Registry Office of any necessary easements for drainage purposes.

The Committee notes that the Board of Variance approved the 5.4 foot side yard setback for the existing house and the 2.72 foot rear yard setback for the existing garage.

8-1290

R. & H. ROSS, OWNERS
1317 WINSLOW AVENUE
Lot 9, Btks. 2 & 3, D.L. 357, Pl. 8093

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate deposit for storm sewers, pavement widening, curb, sidewalk, underground wiring and street lighting for the approximately 54.6 foot frontage along Winslow Avenue.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Payment for any necessary culverts.

MARCH 19, 1974

8-3243

P.R. & J.M. HOWARD, OWNERS
3013 DEWDNEY TRUNK ROAD
Pct. N of E $\frac{1}{2}$, D.L. 381, Pt. 9195
(S. & E. Ex. Pt. 9628)

Tabled for the Engineering Department to review the drainage implications of this proposed subdivision, and for rezoning of the property to RS-1 Single-Family.

8-3248

L.C. & G. GAFF, OWNER
1768 ROCHESTER AVENUE
Lot A, Blks. 44 & 45, D.L. 110, Pt. 15047

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the full frontage of the property.
 - b) Payment of the parkland acquisition fee for the two lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Relocation of the power pole and anchor wire to facilitate access to the property.

8-3247

EXECUTIVE VENTURES LTD., OWNERS
519 EBERT AVENUE
E $\frac{1}{2}$ Lot 2, D.L. 7, Pt. 6422

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the full frontage of the property.
 - b) The physical clearing and gravelling of the 10 foot lane dedication.
 - c) Payment of the parkland acquisition fee for the two lots being created.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Payment for one additional driveway culvert.

MARCH 19, 1974

8-3245

H. & H. ABFALTER, OWNERS
561 EBERT AVENUE
Lot B, Blk. 10, D.L. 7, Pl. 12181

Tabled for the Planning Department to review the layout.

8-3246

F.R. PETRIE, OWNER
641 BLUE MOUNTAIN STREET
Pct. 3 of C, D.L. 356, Pl. 15910

Tabled for the Planning Department to review the layout.

8-2952G

J. BARRETT, R. GIUSTI, B. ERNEWEIN, OWNERS
1403 COAST MERIDIAN ROAD
S $\frac{1}{2}$ Lot 3, L.S. 5, Sec. 18, Twp. 40, Pl. 8837

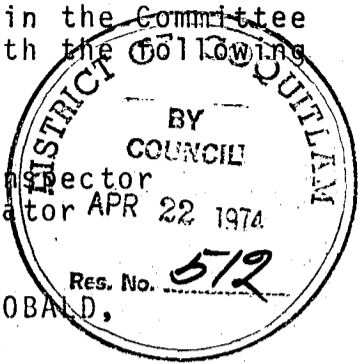
The road and lot layout for this subdivision is acceptable for design purposes.

APRIL 2, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, April 2, 1974 at 10:15 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner
- Mr. T. Moore, Senior Public Health Inspector
- Mr. L.T. Scott, Subdivision Co-ordinator



8-2987A

L. ROWNEY, MRS. ROSE WHEELER, F. THEOBALD,
WHITEHALL ESTATES LTD., OWNERS
QUADLING AVENUE
Lot 239 of Lot 190, D.L. 1 & 3, Pl. 45777

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement and sidewalk on Delestre, Quadling and Edgar Avenues.
 - b) The physical construction of underground wiring and street lighting on Delestre and Quadling Avenues.
 - c) Payment of a flat rate fee for underground wiring and street lighting for Edgar Avenue.
 - d) Paving and curbing of the lane.
 - e) Payment of the parkland acquisition fee for the lots being created.
 - f) Payment of 1974 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements.
- 3) Water-main charges for Delestre Avenue.
- 4) Evidence being supplied showing that a suitable building site is available on the three lots to the north and west of this proposed subdivision, this evidence to be supplied by a professional soils engineer.

The Committee notes that this area, including this particular parcel, is involved in an application to rezone the area to RS-1 One-Family Residential.

8-3234

DISTRICT OF COQUITLAM, SCHOOL DISTRICT NO. 43, OWNERS
QUAY PLACE AND BUOY DRIVE
Rem. Lot R, D.L. 238, Pl. 8360 & Lots 12-14, D.L. 372,
Pl. 1306 & Lots U & V, Pl. 41480

The Committee heard a report from the Planning Department regarding the response it has received to the two letters sent out to the adjacent property owners regarding the proposal to close the road as part of the subdivision, shown on sketch 8-3234. The owners were notified that if a response was not received by April 1, 1974, it will be assumed that the property owners agree to the proposal to close the road. The Committee notes that a letter approving this closure was received from S & R Construction on behalf of Dewdney Place Developments Ltd.

APRIL 2, 1974

8-3220D

G.J. & O.E. MORGAN, H. MOORE, MRS. G. DENNY, OWNERS
AUSTIN AVENUE
E½ of 6 & W½ of 7, Pl. 4888 & Lot 37, Pl. 26359,
all of D.L. 359

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of:
 - (i) Storm and sanitary sewers, pavement, sidewalk, curb, underground wiring and street lighting on King Albert and Haversley Avenues.
 - (ii) Pavement, curb and drainage system for the lane.
 - b) A flat rate deposit for the future construction of storm sewer, sidewalk, curb, gutter, pavement widening, underground wiring and street lighting for approximately 264 feet of frontage along Austin Avenue.
 - c) Payment of the parkland acquisition fee before final approval.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) Registration in the Land Registry Office of the access immediately to the west of this subdivision prior to or jointly with the registration of this subdivision.
- 4) A surveyor's certificate proving that the three lots on the north side of Haversley at the east end of the subdivision are of adequate size.
- 5) Registration in the Land Registry Office of any necessary easements.
- 6) Removal or relocation of the garage presently existing on Lot W½ of 7, in conformity with the requirements of the Zoning By-law.
- 7) Approval of the Board of Variance for the non-conforming side yard setback on the existing Lot E½ of 6, civic address, 2385 Austin Avenue.

The Committee would appreciate the applicant's retention of as many mature trees in the area as possible.

APRIL 2, 1974

8-3245

H. & H. ABFALTER, OWNERS
561 EBERT AVENUE
Lot B, Blk. 10, D.L. 7, Pt. 12181

The Committee received a report from the Planning Department regarding the proposed layout and noted the Department's favourable comments on the proposal to reduce the walkway to a width of 10 feet. The Committee then tabled the application for comment from the owner of Lot A to the east, and for an appraisal of the 5 foot strip of land being proposed for consolidation with the subject property.

8-1461B

D. & A. PAWELCHAK, OWNERS
826 DOGWOOD STREET
Lot 6, Blk. 25, D.L. 9, Pt. 12204

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate payment for storm sewer, pavement, curb and sidewalk, street lighting and underground wiring for Dogwood Street and Lea Avenue.
 - b) The physical construction to a gravel standard of that portion of Lea Avenue being dedicated.
 - c) Payment of the parkland acquisition fee for the two lots being created.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) Payment for a driveway culvert if one is required.
- 4) Registration in the Land Registry Office of a drainage easement across the western lot in favour of the eastern lot.

8-1488A

G.A. ALBERS, OWNER
2882 NORMAN AVENUE
Lot A, D.L. 373, Pt. 22321

Tabled for Building and Engineering Department reports.

8-3134

MRS. H. CATTERMOLE, OWNER
2426 TOLMIE AVENUE
Pct. A of Lot 12, D.L. 112 & 113, Pt. Sk. 12205

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including a flat rate payment for sidewalk, underground wiring and street lighting for the approximately 66 feet along Tolmie Avenue.
- 2) Registration in the Land Registry Office of any necessary easements.

APRIL 2, 1974

8-3134 cont'd

- 3) Payment of the parkland acquisition fee for the two lots being created.
- 4) Payment of 1974 municipal taxes before final approval.

8-3250

R. & W. LUNOW, OWNERS
COLINET STREET
Lot 2, Btk. B, D.L. 365, Pt. 18602

Tabled for the applicant to submit a strata plan showing the proposed division of the existing parcel into two strata lots.

8-1972B

J.A. & S.V. ROBINSON, OWNERS
2100 DAWES HILL ROAD
Rem. W $\frac{1}{2}$ Lot 30, D.L. 64 & 111, Pt. 1122

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Payment of a flat rate fee for storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the 72.89 foot frontage.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Payment for a driveway culvert if one is required.
- 3) Clearing, rough grading and ditching of that portion of the lot being dedicated as road allowance.

8-1703B

W. HUGHES & L.T. HERBERTS, OWNERS
DANSEY AVENUE
Lots 77, 78, 79, D.L. 3, Pt. 25901

Tabled for reports from the Engineering Department and the Approving Officer regarding the amenities in the area of this proposed subdivision.

8-3243

P.R. & J.M. HOWARD, OWNERS
3013 DEWDNEY TRUNK ROAD
Pct. N of E $\frac{1}{2}$ D.L. 381, Pt. 9195
(S. & E. Ex. Pt. 9628)

The Engineering Department reported favourably on this proposed subdivision. The Committee notes that if the property is rezoned to RS-1 One-Family Residential, a preliminary conditional approval for the subdivision will be granted, subject to :

8-3243 cont'd

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement, sidewalk, underground wiring, street lighting on Dewdney Trunk Road, and the new road being dedicated, noting that only a curb would be required on the east side of the road.
 - b) An extension of sanitary sewers to serve these new lots.
 - c) Payment of the parkland acquisition fee for the lots being created.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.

8-3249

A.H. & M.T. DIXON, OWNERS
COMO LAKE AVENUE
Lot A, Blk. 2, D.L. 364, Pt. 18452

Declined because if this application was approved, it would be against the public interest in that it would allow traffic to exit onto a major arterial in an undesirable location.

8-3249A

A.H. & M.T. DIXON, OWNERS
COMO LAKE AVENUE
Lot A, Blk. 2, D.L. 364, Pt. 18452

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate deposit for storm sewer, pavement widening, curb and sidewalk, underground wiring and street lighting, and curb for the frontage of the new lot being created.
 - b) A flat rate deposit for lane paving and curbs at the rear of the new lot being created.
 - c) The physical construction to a gravel standard for the total length of lane being dedicated.
 - d) Payment of the parkland acquisition fee for the one lot being created.
 - e) Payment of 1974 municipal taxes before final approval.
- 2) Payment for a driveway culvert if necessary on the lane allowance.
- 3) No access to the new lot being provided from Como Lake Avenue.

APRIL 2, 1974

8-3251

J. & M. VERC, OWNERS
113 BLUE MOUNTAIN STREET
Lots 59 & 60, Btk. 7, D.L. 16, Pl. 1531

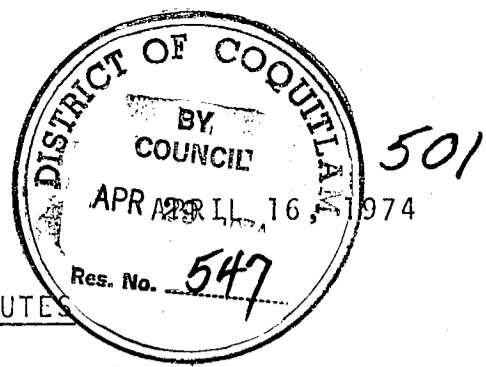
Approved, noting that there will be no servicing charges if the lot lines are cancelled under the Plans Cancellation Act.

8-3246A

F.R. PETRIE, OWNER
641 BLUE MOUNTAIN STREET
Pct. 3 of C, D.L. 356, Pl. 15910

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate payment for storm sewer, pavement widening, sidewalk, curb, underground wiring and street lighting for the approximately 97 foot frontage.
 - b) Payment of the parkland acquisition fee for the two new lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Payment for a driveway culvert if this is required.
- 3) Water-main charges.
- 4) Removal or relocation of the existing garage so that it complies with the requirements of the Zoning By-law.



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, April 16, 1974 at 9:30 a.m., with the following persons present:

Mr. S. Jackson, Current Planner
Mr. T. Moore, Senior Public Health Inspector
Mr. L. Scott, Subdivision Co-ordinator

8-671C

G.A. MACKAY, OWNERS
606 MCINTOSH STREET
Lot 322, D.L. 356, Pl. 31362

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A cash deposit for storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the 49 foot frontage of the new lot along McIntosh Street.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements required for drainage and sanitary sewer purposes.
- 3) Removal of a portion of the carport and sundeck so that a minimum 4 foot clearance remains between the structure and the new southerly lot line, in compliance with the Zoning By-law.

8-3097

H. & R. DAVID, OWNERS
ADMIRAL COURT
Lot 2, Blk. 10, D.L. 373, Pl. 1258

Approved subject to:

- 1) The final approval of the subdivision of BACM property to the west, as shown in application 8-2936EE, by the Approving Officer.
- 2) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of pavement, curb, sidewalk, underground wiring and street lighting for the frontage of the property on Admiral Court.
 - b) Payment of the parkland acquisition fee for the two lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 3) Water-main charges.

The Committee understands that sanitary and storm sewer connections have been provided to the lot being created

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8-1885A D.L. BAILLIE, OWNER
2227 HAVERSLEY AVENUE
Lot 104, Blk. 1, D.L. 359, Pl. 36128

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate deposit for storm sewer, pavement widening, sidewalk and curb, underground wiring and street lighting for King Albert Avenue.
 - b) Payment of the parkland acquisition fee of \$100 for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
 - d) The construction of a storm sewer pipe to provide drainage for the northerly lot, this construction to be completed prior to final approval.
- 2) Water-main charges.
- 3) Registration of the existing sanitary sewer easement.
- 4) Registration of an easement for storm drainage in favour of the northerly lot over the southerly lot.

The Committee recommends that the Approving Officer consider approving the .5 foot insufficient front yard setback for the porch.

8-1461C D. & A. PAWELCHAK, OWNERS
826 DOGWOOD STREET
Lot 6, Blk. 25, D.L. 9, Pl. 12204

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate payment for storm sewer, pavement, curb and sidewalk, street lighting and underground wiring for Dogwood Street and Lea Avenue.
 - b) The physical construction to a gravel standard of that portion of Lea Avenue being dedicated.
 - c) Payment of the parkland acquisition fee for the two lots being created.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) Payment for a driveway culvert if one is required.
- 4) Registration in the Land Registry Office of a drainage easement across the western lot in favour of the eastern lot.

APRIL 16, 1974

8-2676D CANAVERAL INVESTMENTS LTD., DORCAL INVESTMENTS LTD., OWNERS
NORTH ROAD AND AUSTIN AVENUE
Lot 210, Pl. 44378 & Lots 60 & 61, Pl. 25044, D.L. 3

Approved subject to:

- 1) The removal of any residential structures now located on the site.
- 2) Payment of 1974 municipal taxes before final approval.

The Committee notes that:

- a) A rezoning application has been made to rezone the northerly portion of this property to C-2 Neighbourhood Commercial, for parking purposes.
- b) A drainage easement may be required to accommodate the existing storm sewer.

8-3253 J.P. AND L. COLE, OWNERS
1563 MADORE AVENUE
Lot 25, Blks. 18-20, D.L. 110, Pl. 2357

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate payment for storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the 84 foot lot being created.
 - b) Payment of the parkland acquisition fee of \$100 for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
 - d) Payment for a driveway culvert for the new lot being created.
- 2) Water-main charges for the full frontage of the property on Decaire Street.

8-2748A C. & M.J.C. DEGOBBI, B.E. HAWKINS, S. RADATZKE
CONST. CO. LTD., DISTRICT OF COQUITLAM, OWNERS
NORTH ROAD AT EBERT AVENUE
Rem. W $\frac{1}{2}$ Lot 1 & E $\frac{1}{2}$ Lot 1, Pl. 6422 & Lot A,
Pl. 10172, all in D.L. 7

The Committee reactivated this application and tabled it for reports from the Assessment and Planning Departments.

APRIL 16, 1974

8-3236 A. ROSS, M. CLARK, E. NORDMAN, OWNERS
CLARKE ROAD AND GRANT STREET
Lot 3, Pl. 7153 & Lots 47 & 48, Pl. 26603,
all of Blk. 1, D.L. 367

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of:
 - (i) Storm sewers to provide drainage for all lots within the subdivision.
 - (ii) Storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for Grant Street.
 - (iii) Storm sewer, pavement, curb and sidewalk, underground wiring and street lighting for the new cul-de-sac road.
 - (iv) Storm sewer, pavement, curbs for the lane.
 - b) A flat rate deposit for the future construction of storm sewers, pavement widening, curbs, underground wiring and street lighting for Clarke Road.
 - c) Payment of the parkland acquisition fee of \$100 per lot being created.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges for the new cul-de-sac road.
- 3) Registration in the Land Registry Office of any necessary easements.
- 4) Relocation and upgrading of all buildings, to comply with municipal regulations, including the Plumbing, Building and Zoning By-laws.

8-2920 COLUMBUS COURTS APARTMENTS LTD., OWNERS
NE CORNER PERTH AVENUE AND NORTH ROAD
Lots 1,2,3,4, Blk. J, D.L. 5, Pl. 20899

Tabled for reports from the utility companies and the Assessment Department.

8-2607C HARCAN LEASING LIMITED, OWNERS
960 LOUGHEED HIGHWAY
Lot 61, D.L. 16, Pl. 35507

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement and pavement widening, sidewalk, underground wiring and street lighting for the approximately 865 foot frontage along

APRIL 16, 1974

8-2607C cont'd

- b) A flat rate deposit for storm sewer, pavement and pavement widening, sidewalk, underground wiring and street lighting for the approximately 548 foot frontage along the Loughheed Highway.
 - c) Payment of the parkland acquisition fee of \$100 for each lot being created.
 - d) Payment of 1974 municipal taxes.
 - e) Construction of a sanitary sewer main from the new parcel to the pumping station.
- 2) Water-main charges on Woolridge Street.
- 3) Registration in the Land Registry Office of any necessary easements.

The Committee notes that a by-law amendment to the Subdivision Control By-law is being put forth, which may relax the requirements of sidewalks and underground wiring in some instances in industrial zones.

At this point, the meeting was adjourned.

The Subdivision Committee reconvened April 17, 1974 at 4:00 p.m. in the Current Planner's office with Mr. N. Wainman, Chief Building Inspector; Mr. L. Scott and Mr. S. Jackson present.

8-1488A

G.A. ALBERS, OWNER
NORMAN AVENUE
Lot A, D.L. 373, Pl. 22321

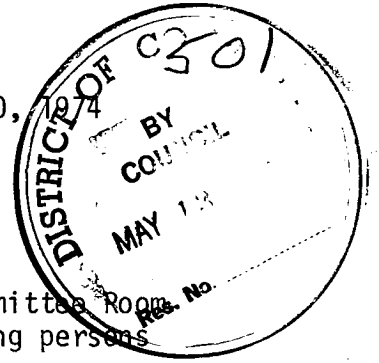
Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The payment of a cash deposit for pavement widening, sidewalk and curb, underground wiring and street lighting for the frontage of the property.
 - b) Payment of the parkland acquisition fee of \$100 each for the new lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
 - d) An easement along the easterly side of the property being registered in the Land Registry Office, for drainage and sanitary sewer purposes for the new lot.
- 2) An easement registered in the Land Registry Office which restricts the westerly 20 feet of this property from being built upon.

Mr. Scott wished to have his opposition to this proposal recorded.

*File
Gover's
file'd*

APRIL 30, 1974



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, April 30, 1974 at 10:00 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner
Mr. L.T. Scott, Subdivision Co-ordinator

8-643A

MRS. ELIZABETH KNIGHT, OWNER
1300 REGAN AVENUE
Lots 19 & 20, Blk. 3, D.L. 364, Pl. 16256

Approved subject to the payment of 1974 municipal taxes before final approval. The Committee notes that no new lots are being created by this subdivision.

Submission by the applicant is required, of proof that this subdivision will have a minimum side yard setback of 6 feet, and that the southerly lot will have a minimum width of 45 feet to comply with the Zoning By-law.

8-3255

W. & J. ARMSTRONG, OWNERS
2968 GLEN DRIVE
Lot 75, D.L. 384A, Pl. 30180

Declined, since this subdivision proposal does not comply with:

- 1) The Subdivision By-law with regard to the future street plan of the area.
- 2) The parcel size requirement for lots not being served by sanitary sewers.
- 3) The Zoning By-law, ~~which requires a minimum one acre parcel in areas where sanitary sewers are not available.~~ requirement of a minimum one acre parcel for use of lots in the RS-2 zone.

8-2925C

DRAMMEN HOLDINGS LIMITED, OWNERS,
MAYFAIR INDUSTRIAL PARK
Lots 6 & 7 of Lots 21, 22, 65, 66 & 67, Pl. 8052, 8502,
except Part of Lot 7 shown on Pl. 25983, secondly
Pl. A (Ref. Pl. 27459) of Lot 7, N.W.D.

The Committee reviewed the plans dated March 28, 1974, site layout number P-3, submitted April 29, 1974, and tabled them for:

- 1) The Provincial Authorities to resolve the outlet of the major arterial road to the Loughheed Highway.
- 2) Comment from the Parks and Recreation Department regarding the shape and size of the park proposed to be dedicated at the south-east corner of the subdivision.

The Committee notes that Department of Highways approval will be required for the access to the Fraser River.

APRIL 30, 1974

8-3254

O. LISETH, OWNER
964 DELESTRE AVENUE
Lot 9, Blk. 102, D.L. 1 & 16, Pl. 1648

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Payment of a flat rate fee for storm sewer, pavement widening, sidewalk and curb, underground wiring and street lighting for Quadling Avenue and Delestre Avenue.
 - b) Payment of the parkland acquisition fee of \$100 per lot for the three lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
 - d) Payment for any driveway culverts required.
 - e) The construction of storm sewer pipes from the existing home, through to the Quadling Avenue ditch.
- 2) Registration in the Land Registry Office of any necessary easements.

8-3152G

PORT MOODY-COQUITLAM DEVELOPMENT CO. LTD., OWNERS
CORONA CRESCENT
Ptn. Lots 402 & 403, D.L. 371, Pl. 34334

Tabled for the applicant to submit:

- 1) Contours of the area between Fraser Street in Port Moody and Corona Crescent in Coquitlam, since they can be very critical to the proposed access between Lots 608 & 609.
- 2) Proof that Lot 599 contains a suitable building site and suitable driveway access to Corona Crescent.
- 3) A plan showing how driveways would be provided to Lots 594, 595 and 596, and how it is anticipated to construct the cul-de-sac, which would incorporate the driveway accesses. This plan should show present and future grades.
- 4) Comments regarding the area behind Lots 628 & 629 and the neck of land between these two lots.

The Committee notes that the walkway should be dedicated and constructed through on the submitted plans.

At this point, Mr. H.F. Hockey, Approving Officer, arrived at the meeting.

APRIL 30, 1974

8-1703B W. HUGHES AND L.T. HERBERTS, OWNERS
DANSEY AVENUE
Lots 77,78,79, D.L. 3, Pt. 25901

This application is tabled since the Approving Officer is not prepared to accept a subdivision with 54 foot lots until he has had an opportunity to study the subdivision application and layout of subdivision application 8-3257 by the same applicant, and after receiving evidence from the owners of Lots 90 and C on Dansey Avenue, and Lot 1 on Ashley Street, which shows that they have no objection to the contemplated subdivision shown in sketch 8-1703B.

At this point, Mr. Hockey left the meeting.

8-3245 H. & H. ABFALTER, OWNERS
561 EBERT AVENUE
Lot B, Blk. 10, D.L. 7, Pt. 12181

The Committee read the April 29, 1974 letter from Mr. R. Pearson, the owner of Lot A, Blks. 11 & 12, D.L. 5, Pt. 18209, immediately to the east of the subject subdivision, and requests that he state in writing his objections to the narrowing of the walkway.

8-3257 NOORT HOLDINGS LTD., OWNERS
AUSTIN AVENUE AND WALKER STREET
Lots 54 & 55, D.L. 3, Pt. 25550

Tabled for study by the Engineering and Planning Departments and the Approving Officer.

8-2764A MASON LAND DEVELOPMENT CO. LTD., OWNERS
25 LEEDER AVENUE
Lot 38, Pt. 40986 & Lot 8, Pt. 33025,
all in D.L. 21

Tabled for:

- 1) The Planning Department to study the terms of the land sale agreement with regard to both properties.
- 2) The Engineering Department to review the possibility of a cul-de-sac.

8-3219A O. MACIJAUSKAS, RIC-MAC HOLDINGS LTD., OWNERS
DEWDNEY TRUNK ROAD
Lot K, Pt. 12179 & Lot Q, Pt. 19932, both of
D.L. 373 & 381

Tabled for:

- 1) The property to be rezoned to RS-1, One-Family Residential.
- 2) The Engineering Department to examine the locations for sanitary sewers in this area.
- 3) The applicant to supply a road centre line design for the proposed future road between Lots 34 & 35.

At this point, the meeting was adjourned.

MAY 1, 1974

The Subdivision Committee reconvened May 1, 1974 at 8:45 a.m. in the Subdivision Co-ordinator's office, with Mr. L. Scott and Mr. S. Jackson present.

8-3220E

MRS. G. WHITE, OWNER
2363 AUSTIN AVENUE
Rem. W $\frac{1}{2}$ Lot 6, D.L. 359, Pl. 4888

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of:
 - (i) Storm and sanitary sewers, pavement, sidewalk, curb, underground wiring and street lighting on Haversley Avenue.
 - (ii) Pavement, curb and drainage systems for the lane.
 - b) A flat rate deposit for the future construction of storm sewer, sidewalk, curb, gutter, pavement widening, underground wiring and street lighting for the approximately 66 feet of frontage along Austin Avenue.
 - c) Payment of the parkland acquisition fee before final approval.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Water-main charges.
- 3) Registration in the Land Registry Office of the access immediately to the west of this subdivision prior to or jointly with the registration of this subdivision.

8-3220F

BAR SOL ENTERPRISES LTD., OWNERS
AUSTIN AVENUE
W. 100' of Lot 5 & Rem. Lot 5, both of D.L. 359, Pl. 4888

Approved subject to the payment of 1974 municipal taxes before final approval.

8-3214B

L.N. & E.E. ABRAMS, OWNERS
WALKER STREET
Lots 247 & 248, Blks. 13 & 14, D.L. 3, Pl. 45423

Approved subject to:

- 1) An easement being registered in favour of the easterly lot over the westerly lot for drainage purposes.
- 2) Payment for an additional storm sewer connection on Walker Street for the easterly lot.

MAY 1, 1974

8-2597

R. & S. ANDERSON, OWNERS
MUNDY STREET
Ptn. S $\frac{1}{2}$ Lot B, Blk. 8, D.L. 111, Pl. 4985

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate payment for storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for Lakeview Street.
 - b) The physical construction of the lane and Lakeview Street to a gravel standard.
 - c) A payment for the future paving of the lane and for curbs.
 - d) Payment of the parkland acquisition fee for the two lots being created on Lakeview Street.
 - e) Payment of 1974 municipal taxes before final approval.
 - f) Payment for any necessary driveway culverts.
 - g) Water-main charges.
- 2) Registration in the Land Registry Office of a 5 foot wide easement along Lakeview Street for road purposes.
- 3) Registration in the Land Registry Office of a covenant restricting construction on the Lakeview sites to a setback of 5 feet more than municipal by-laws normally require.

8-2338A

W. LENCOE, OWNER
LEMAX AVENUE
Lot A, Blk. 6, W $\frac{1}{2}$, D.L. 358, Pl. 13465

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement, curb, sidewalk, underground wiring and street lighting for the full length of the property on Lemax Avenue and Laurentian Crescent.
 - b) The physical construction of sanitary sewers.
 - c) Water-main charges.
 - d) Payment of the parkland acquisition fee for the five lots being created.
 - e) Payment of 1974 municipal taxes before final approval.
 - f) Registration in the Land Registry Office of any necessary easements.
- 2) Registration in the Land Registry Office of a covenant restricting construction on the southwesterly lot fronting on Laurentian Crescent to a setback of 2 feet more than municipal by-laws normally require.

MAY 1, 1974

8-3256 VOLKOMMER CONSTRUCTION LTD., GEORGE LEGUERRIER,
DRS. LONGPRE AND SMITH, OWNERS
ALDERSON AVENUE AND GODWIN COURT
Lots 5,6,7, Pl. 1304 & Lot 44, D.L. 1

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement, curb, sidewalk, underground wiring and street lighting on Godwin Court, and storm sewer connections to the lot on Alderson Avenue.
 - b) A flat rate payment for storm sewer, pavement, curb, sidewalk, underground wiring and street lighting for the frontage on Alderson Avenue.
 - c) Payment of the parkland acquisition fee for the two westerly lots on Alderson Avenue and the two westerly lots on Godwin Court.
 - d) Payment of 1974 municipal taxes before final approval.
 - e) Water-main charges.
- 2) Registration in the Land Registry Office of any necessary easements.

8-2265A FLORIDA LUND, OWNER
DELESTRE AVENUE
Lot C, Blk. 103, D.L. 3, Pl. 16595

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

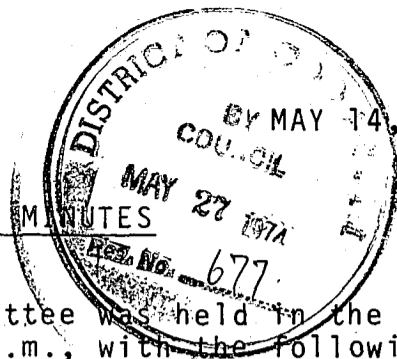
- 1) A flat rate payment for storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the 124 feet on Delestre Avenue.
- 2) Payment of the parkland acquisition fee for the two lots being created.
- 3) Payment of 1974 municipal taxes before final approval.
- 4) Payment for any required driveway culverts.

8-2527B PERCY CONTRACTING SERVICES LTD., OWNERS
NORTH ROAD
Rem. Lot 111, Pl. 29398 & Lot 149, Pl. 32331,
both in D.L. 3

Approved subject to the payment of 1974 municipal taxes before final approval.

The Committee notes that no additional lots are being created, and therefore no servicing charges are being levied.

502



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, May 14, 1974 at 9:30 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner
- Mr. L.T. Scott, Subdivision Co-ordinator

8-3152H

PORT MOODY-COQUITLAM DEVELOPMENT CO. LTD., OWNERS
CORONA CRESCENT
Ptn. Lots 402 & 403, D.L. 371, P1. 34334

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of pavement, curbs, sidewalk on the south and east sides of Corona Crescent and extending around the south side of the cul-de-sac to the driveway of Lot 594, storm and sanitary sewer connections to all lots within the subdivision, (noting that the position and depth of the connection are to be recorded at the property line and on all the laterals), underground wiring and street lighting.
 - b) The paving, fencing and lighting of the following walkways:
 - (i) from Corona Crescent through to the west property line of the subdivision;
 - (ii) from Corona Crescent through to Oneida Drive adjacent to Lots 589 and 578.
 - c) Payment of the parkland acquisition fee before final approval.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) The applicant submitting profiles and cross-sections for the cul-de-sacs at the north end of Corona and proof that there will be a suitable driveway grade to Lot 596.
- 3) Confirmation that all driveway grades in the subdivision will be approximately 25% or less.
- 4) The deletion of one of the lots numbered 628 or 629 until the owners have "decided what they envisage" for the area adjacent to these lots.

MAY 14, 1974

8-3186A

VENDEV ENTERPRISES LTD., OWNERS
LOUGHEED HIGHWAY

Btk. B, Pl. 5076 (lying south of Pl. 8027) and Pcl. 2,
Ex. Pl. 11942, both in D.L. 47, 61 and 64

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement, curbs, sidewalks, street lighting and underground wiring for the north-south road.
 - b) Payment of 1974 municipal taxes before final approval.
 - c) The applicant providing sufficient funds for the extension of a water-main to the parcel on the south side of the Lougheed Highway, noting that installation and payment for a temporary water connection to the north part of Parcel 2 is also required at this time.
- 2) Simon Fraser Health Unit approval of a septic tank and disposal field.

The Committee notes that:

- 3) Underground wiring and sidewalks are presently required by the Subdivision By-law.
- 4) Since the number of parcels remains the same, there will be no servicing requirements along the Lougheed Highway at this time.
- 5) Since there is a road being dedicated, the Subdivision By-law requires that this road be constructed.

8-3210

VENDEV ENTERPRISES LTD., OWNERS
LOUGHEED HIGHWAY

Pcl. 2, D.L. 47, 61 & 62, Ex. Pl. 11942, lying
north of Highway R/W, Pl. 8027

This file has been closed since the parcel proposed for subdivision is being created by the subdivision shown on sketch 8-3186A.

At this point, Mr. Buchanan left the meeting.

MAY 14, 1974

8-2326B

HARMON INVESTMENTS LTD., ELGON INVESTMENTS LTD.,
NKOKONJERU DEVELOPMENTS LTD., OWNERS
SMITH AVENUE
Lot 210, Pt. 29444 & Rem. Lot 1, Pt. 5366,
both of D.L. 9

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

- 1) The physical construction of storm sewers,
pavement, curb and sidewalk, underground wiring
and street lighting on the north half of Smith
Avenue and on the west side of Emerson Street;
and curbs only on the east side of Emerson Street.
- 2) Payment of 1974 municipal taxes before final
approval.
- 3) Payment of water-main charges.

8-2955B

D. BEKAR, OWNER
1444 COAST MERIDIAN ROAD
Lot 4 of N $\frac{1}{2}$, L.S. 9, Sec. 18, Twp. 39, Pt. 14121

Tabled for:

- 1) The applicant to show how the road drainage is
to be taken care of when the road is physically
constructed.
- 2) A report from the Building Department.
- 3) A report from the Simon Fraser Health Unit.

8-2761A

D. BROLESE, OWNER
3434 ROXTON AVENUE
Lot "G", Blk. "A", SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 7,
Twp. 40, Pt. 17587

Tabled for:

- 1) A report from the Building Department.
- 2) A report from the Simon Fraser Health Unit.

8-3244B

ENGINEERED HOMES LIMITED, OWNERS
HARBOUR VILLAGE - STAGE 6
Pt. of Lot 317, D.L. 372 & 373, Pt. 44332

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930
including:
 - a) The physical construction of storm and
sanitary sewers, pavement, curbs, sidewalks,
underground wiring and street lighting for
all roads within the subdivision, and for the
full width of Hull Court through to Dewdney
Trunk Road.

MAY 14, 1974

8-3244B cont'd

- b) The applicant to provide the survey plan showing dedication of the west half of Hull Court on the municipally owned property.
 - c) Water-main charges.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Dedication of the area shown in sketch 8-3128D and marked "shaded lands intended for public use", except that the lands in question shall be amended as shown on sketch 8-3128G. This dedication is to be in lieu of the parkland acquisition fee of \$100 per lot being created.
 - 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet municipal by-laws.
 - 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
 - 5) The paving, fencing and lighting of the walkway from Dolphin Street to the east property line.
 - 6) Confirmation in writing:
 - a) that all driveway grades will be approximately 25% or less; and
 - b) from a soils engineer that all lots in this subdivision have suitable building sites.
 - 7) Submission by the applicant to the Committee of written comments, stating the reasons for having double fronting lots between Sail Place and Pier Drive.

The Committee notes that:

- a) To date, the requested plan at 1":200' showing the areas and dimensions of all lots, streets, lanes and walkways, has not been received, and this will be required before final approval.
- b) In view of the steep hillsides in this subdivision, the Committee emphasizes the importance for the applicant to retain as much of the natural growth in the area as possible.

8-3128E

ENGINEERED HOMES LIMITED, OWNERS
CONSOLIDATED PROPERTIES IN D.L. 238, 372 & 373,
KNOWN AS HARBOUR VILLAGE SUBDIVISION - STAGE V

Approved subject to the conditions stated in the Planning Director's letter dated February 8, 1974.

MAY 14, 1974

8-1859A

E.W. AND P.D. SCOTT, OWNERS
815 BLUE MOUNTAIN STREET
Lot B of 18, Blks. 1 & 2, D.L. 368, Pl. 17694

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate payment for storm sewers, pavement, curb, sidewalk, underground wiring and street lighting for the frontage of the property on Kelvin Street.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
 - d) Water-main charges.
- 2) Registration in the Land Registry Office of an easement, and the installation of a pipe enclosure along the south side of the westerly lot in favour of the easterly lot for drainage purposes.

8-1858A

N. LIBRANDI, OWNER
821 BLUE MOUNTAIN STREET
Lot A of 18, Blks. 1 & 2, W $\frac{1}{2}$ D.L. 368, Pl. 17694

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate payment for storm sewers, pavement, curb, sidewalk, underground wiring and street lighting for the frontage of the property on Kelvin Street.
 - b) Payment of the parkland acquisition fee for the one new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
 - d) Water-main charges.
- 2) Registration in the Land Registry Office of an easement, and the installation of a pipe enclosure along the north side of the westerly lot in favour of the easterly lot for drainage purposes.

MAY 14, 1974

8-2764A

MASON LAND DEVELOPMENT CO. LTD., OWNERS
25 LEEDER AVENUE
Lot 38, Pt. 40986 & Lot 8, Pt. 33025,
all in D.L. 21

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

- 1) The physical construction of pavement, curbs,
street lighting and a drainage system to
accommodate the three lots and the road allowances
abutting this subdivision.
- 2) Payment of the parkland acquisition fee for the
three lots being created.
- 3) Payment of 1974 municipal taxes before final
approval.
- 4) Water-main charges.

The Committee notes that an amendment to the
Subdivision Control By-law has been initiated which
would delete the requirements of sidewalks and
underground wiring under certain circumstances, and
is therefore recommending that this property be
exempted at this time.

The Committee recommends to Municipal Council that
it waive the servicing requirements in the Articles
of Agreement dated March 7, 1972.

8-2748A

C. AND M.J.C. DEGOBBI, B.E. HAWKINS,
S. RADATZKE CONSTRUCTION CO. LTD., DISTRICT
OF COQUITLAM, OWNERS
NORTH ROAD AT EBERT AVENUE
Rem. W $\frac{1}{2}$ Lot 1 & E $\frac{1}{2}$ Lot 1, Pt. 6422 & Lot A,
Pt. 10172, all in D.L. 7

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930
including the payment of 1974 municipal taxes
before final approval.
- 2) Council adopting a lane closing by-law and
petition to the Lieutenant-Governor in Council
to the Department of Municipal Affairs, to be
prepared by the Legal Department.
- 3) All survey and legal costs being borne by the
applicant.
- 4) Compensation being received by the Municipality
before the property is conveyed. The Committee
notes that the details of the servicing
requirements will be dealt with in the development
agreement being prepared for execution between the
applicant and the Municipality.

MAY 14, 1974

8-724B

W.F. AND G.I. HALEY, OWNERS
934 KELVIN STREET
Lot 186, D.L. 368, Pl. 42241

Approved subject to the servicing requirements of Subdivision By-law No. 930 including:

- 1) The physical construction of a sidewalk.
- 2) A flat rate deposit for underground wiring and street lighting.
- 3) Payment of the parkland acquisition fee for the two lots being created.
- 4) Payment of 1974 municipal taxes before final approval.

8-3258

J.O. MACKIE, OWNER
2383 CAPE HORN AVENUE
Lot 1, Blk. 9, D.L. 19, etc., Pl. 3936

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement widening, curb, sidewalk, underground wiring and street lighting for the approximately 111 foot frontage of the property on Dawes Hill Road.
 - b) Water-main charges.
 - c) Payment of the parkland acquisition fee for the one new lot being created.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of an easement, and the installation of a drainage pipe in favour of the northerly lot over the southerly lot.
- 3) Removal of the projecting portions of the existing house on the west property line or approval from the Board of Variance to retain this structure.

MAY 14, 1974

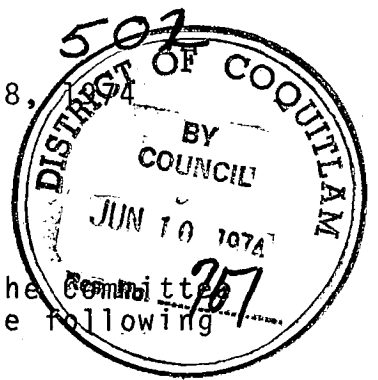
8-1846A

L.A.S. AND J. VANDEVOORD, OWNERS
DAWES HILL ROAD
Rem. Pcl. A, Blk. 9, D.L. 65, Ref. Pl. 931

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement widening, curb, sidewalk, underground wiring and street lighting for the approximately 540 foot frontage of the property on Dawes Hill Road.
 - b) Water-main charges.
 - c) Payment of the parkland acquisition fee for the three lots being created.
 - d) Payment of 1974 municipal taxes before final approval.
 - e) The physical construction of sanitary sewers to service the new lots being created.
- 2) Registration in the Land Registry Office of any necessary easements for both sanitary and storm sewer purposes.

MAY 28,



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, May 28, 1974 at 10:30 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner
Mr. T. Moore, Senior Public Health Inspector
Mr. D.T. Sebastian, Planning Assistant
Mr. L.T. Scott, Subdivision Co-ordinator

8-3186B

VENDEV ENTERPRISES LTD.
LOUGHEED HIGHWAY

Blk. B, Pl. 5076 (lying S. of Pl. 8027) and
Pcl. 2, Ex. Pl. 11942, both in D.L. 47, 61 & 64

The Committee has received a communication from the Simon Fraser Health Unit which states that approval for a septic tank will not be forthcoming. The Committee therefore approves this application subject to the same conditions as those stated in the May 23, 1974 letter, except that No. 2 shall read:

"The approval of the Simon Fraser Health Unit of the sanitary disposal facilities to be proposed by the applicant."

8-1487G

R. CALLENDER, OWNER
KINGSTON AND PRINCETON

Rem. L.S. 6, Sec. 18, Twp. 40, Pl. 33541

Approved subject to:

- 1) The approval of the Simon Fraser Health Unit of the septic tank facilities for the two parcels being created.
- 2) Payment of the parkland acquisition fee for the two lots being created.
- 3) Payment of 1974 municipal taxes before final approval.

8-3260

CLEM DEGOBBI, OWNER
BARNET HIGHWAY AT ABERDEEN AVENUE

Pcl. J, By-law Pl. 39693 & Ptn. Blk. E, Pl. 6408,
South of Hwy., Pl. 12019, all in S $\frac{1}{2}$ D.L. 383

Approved subject to:

- 1) Department of Highways approval of this application.
- 2) Payment of 1974 municipal taxes before final approval.

MAY 28, 1974

8-3259

DISTRICT OF COQUITLAM, OWNERS
CANCELLATION OF ROAD ALLOWANCES IN D.L. 384A
IN PROPOSED BARNET MALL SITE

Tabled for comments from the utility authorities and the abutting property owners.

8-2782E

M. & J. PIKE, G.F. & J.C. DUGGAN AND AUSTIN
DEVELOPMENTS LTD., OWNERS
826 LILLIAN STREET AND COMO LAKE AVENUE
Lot 277, Pl. 44000 & Rem. Lot A, Pl. 7804 &
Lot 116, Pl. 30041

Approved subject to:

- 1) Payment of 1974 municipal taxes before final approval.
- 2) A perimeter ruling by the Approving Officer.

The Committee notes that:

- a) The number of parcels in this subdivision remains the same.
- b) It recommends that the Approving Officer use his discretionary powers with regard to the 2.6 foot side yard setback for the garage on the present Lot A, instead of the required 4 feet.

8-3250

H. & Q. HOLDINGS LTD., OWNERS
COLINET STREET
Lot 2, Blk. B, D.L. 365, Pl. 18602

Tabled for a Building Department report.

8-1330B

DR. L. ANTONIK, OWNER
SW CORNER COMO LAKE AVENUE AND ROBINSON STREET
Lot 45, D.L. 107, Pl. 4485

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

- 1) A cash payment for the future installation of storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for Robinson Street and Como Lake Avenue.
- 2) Payment of the parkland acquisition fee of \$100 each for the four lots being created.
- 3) Payment of 1974 municipal taxes before final approval.

MAY 28, 1974

8-2338B

W. LENCOE, OWNER
1838 LEMAX AVENUE
Lot A, Blk. 6, W $\frac{1}{2}$ D.L. 358, Pl. 13465

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement, curb, sidewalk, underground wiring and street lighting for the full length of the property on Lemax Avenue and Laurentian Crescent.
 - b) The physical construction of sanitary sewers.
 - c) Water-main charges.
 - d) Payment of the parkland acquisition fee for the five lots being created.
 - e) Payment of 1974 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements.

The Committee notes that the owner of the property might wish to take into consideration future road widening when locating houses on the two westerly lots fronting Laurentian Crescent. Setting the houses back 2 feet more than municipal by-laws normally require may prevent a future non-conforming setback for these buildings.

8-3240A

MRS. L.S. NIEMELA, OWNER
2500 DEWDNEY TRUNK ROAD
Rem. Lot M, D.L. 238, Pl. 11171

Tabled for:

- 1) The applicant to submit a revised plan showing a T-lane or cul-de-sac, which services the three lots facing Dewdney Trunk Road.
- 2) A copy of a statement from the City of Port Moody assuring that their requirements have now been met.

The Committee notes that when the above items are received, it expects that preliminary approval will be granted subject to the normal servicing requirements.

MAY 28, 1974

8-3261

DYCK ENTERPRISES LTD., OWNERS
552 DANSEY AVENUE
Lot 5, Pl. 18021 & Lot 195, Pl. 41416,
both in Blks. 5 & 5A, D.L. 3

Approved subject to:

- 1) The payment of 1974 municipal taxes before final approval.
- 2) The servicing requirements being met through the development agreement which will accompany any rezoning of the property.

8-3245

H. & H. ABFALTER, OWNERS
561 EBERT AVENUE
Lot B, Blk. 10, D.L. 7, Pl. 12181

Declined since the adjoining property owner refuses to grant permission to reduce the walkway width under the terms of this application.

8-2955B

D.E. & B.J. BEKAR, OWNERS
1444 COAST MERIDIAN ROAD
Lot 4 of N $\frac{1}{2}$ L.S. 9, Sec. 18, Twp. 39, Pl. 14121

The application is refused since the lands are presently within the area designated as farmland by Orders-in-Council No. 4483/72 and No. 157/73.

The Committee advises the applicant that if he wishes to make an appeal, it should be directed to the Environment and Land Use Committee of the Provincial Government. Appeals are to be in writing, and are to be addressed by the applicant to the Secretary, Environment and Land Use Committee, Parliament Buildings, Victoria, and should set out relevant details and enclose any plans and documents the applicant deems necessary, including a copy of the letter of denial. The Committee notes that there is no appeal to any Minister of the Crown.

8-2881F

DISTRICT OF COQUITLAM, OWNERS
POIRIER STREET AND FOSTER AVENUE
Lot 174, D.L. 363, Pl. 28925

This application is approved for road and lot layout.

8-2761A

D.E. & C.A. BROLESE, OWNERS
3434 ROXTON AVENUE
Lot G of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 7, Twp. 40, Pl. 17587

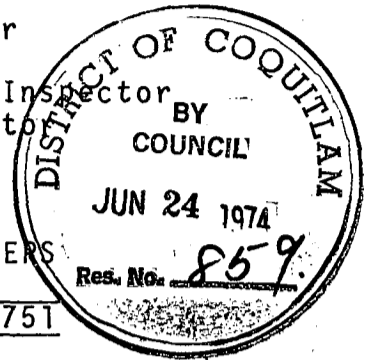
Declined since there is not an adequate potable water supply available to the area.

501
JUNE 11, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, June 11, 1974 at 10:30 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner
Mr. T. Moore, Senior Public Health Inspector
Mr. L. Scott, Subdivision Co-ordinator



8-3262

FOURTH LEHNDORFF (CANADA) LTD., OWNERS
1133 PIPELINE ROAD
Lots 1 & 2, Sec. 11, Twp. 39, Pl. 9751

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of paving, storm sewers, curbs, sidewalks, underground wiring and street lighting for the approximately 2,240 feet of the road being dedicated, to a major arterial street standard.
 - b) Water-main charges.
- 2) Signing of the sanitary sewer document which permits the sanitary sewer to cross the property.
- 3) Submission of a location plan showing the position of all structures adjacent to the proposed southern and easterly property lines before final approval.

The Committee notes that building floor levels should be in compliance with the guidelines of the Department of Water Resources, i.e. 10 feet above the natural boundary of the existing river.

8-3261A

DYCK ENTERPRISES LTD., OWNERS
552 DANSEY AVENUE
Lot 5, Pl. 18021 & Lot 195, Pl. 41416, both
in Blks. 5 & 5A, D.L.3.

The Approving Officer has requested the Subdivision Committee to reconsider this application in view of the verbal appeal from the applicant, and in view of the stage of the plans which have been submitted for an apartment development on this site, which did not take into account an extension of the existing lane.

The Committee approves this application subject to:

- 1) A storm sewer easement along the east property line to accommodate the drainage of the existing lane.
- 2) The payment of 1974 municipal taxes before final approval.
- 3) The servicing requirements being met through the development agreement which will accompany any rezoning of the property.

JUNE 11, 1974

8-1869B

J. AND S.A. MCLELLAN, OWNERS
706 CLARKE ROAD
Lot 134, D.L. 106, Pl. 34267

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate payment for pavement widening, curb, sidewalk, underground wiring and street lighting for the 48 foot lot being created.
 - b) Payment of the parkland acquisition fee for the one new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Payment for a driveway culvert if one is required.

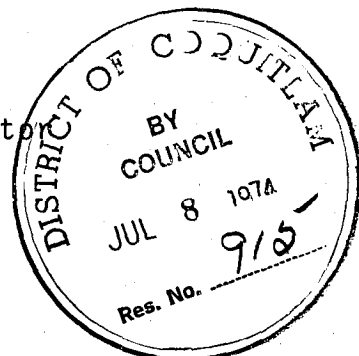
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JUNE 18, 1974. 501

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, June 18, 1974 at 9:30 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner
- Mr. T. Moore, Senior Public Health Inspector
- Mr. L.T. Scott, Subdivision Co-ordinator



8-2687C

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

Tabled for a report from the Engineering and Planning Departments regarding the density implications of this application. If the densities proposed are feasible, the applicants will be required to prepare preliminary road centre line designs and look particularly at the geometrics of the S bend in the internal north-south road. The Committee notes that it would be looking for the construction of the east-west road, i.e. the south half of Ozada Avenue.

8-2600C

NU-WEST DEVELOPMENT CORP. LTD., OWNERS
3174 DUNKIRK AVENUE
Lot 41 of NE $\frac{1}{4}$ Sec. 11, Twp. 39, Pl. 31461

Tabled for preliminary engineering design including road centre line.

8-3219A

O. MACIJAUSKAS, RIC-MAC HOLDINGS LTD., OWNERS
DEWDNEY TRUNK ROAD
Lot K, Pl. 12179 & Lot Q, Pl. 19932, both of
D.L. 373 & 381

Tabled for:

- 1) The property to be rezoned to RS-1 One-Family Residential.
- 2) The Planning Department to review the lot layout and the municipal land requirements along Scott Creek, since it has come to the attention of the Committee that Scott Creek infringes upon two of the proposed lots.
- 3) The applicant to prove out in the field the conceptual design of the sanitary sewer interceptor, indicating on the plans to be submitted the pipe sizing and profile, relevant ground profile, and critical invert elevations on the interceptor.

The Committee notes that when preliminary approval is granted, it will be subject to:

- a) The requirements of Subdivision By-law No. 1930

JUNE 18, 1974

8-3219A cont'd

including:

- i) The physical construction of storm sewers, sanitary sewers, pavement, curbs, sidewalks, underground wiring and street lighting for all roads within the subdivision, and noting that Dewdney Trunk Road is to be to an arterial standard.
 - ii) The physical construction of Dacre Avenue to an interim standard, including pavement and drainage facilities.
 - iii) The physical construction of the lane, including paving, curbs and storm sewer.
 - iv) Water-main charges.
 - v) Payment of the parkland acquisition fee for the lots being created.
 - vi) Payment of 1974 municipal taxes before final approval.
 - vii) Submission of a surveyor's certificate showing the location of any structures which are to remain on the property.
 - viii) The design, location and installation of the sanitary sewerage pumping station being to the satisfaction of the Engineering Department.
- b) Registration in the Land Registry Office of any necessary easements.
 - c) Registration in the Land Registry Office of a restrictive covenant for road purposes of that portion of land between Lots 34 and 35.
 - d) The floodproofing of the land below the 120 foot contour, GVS & DD datum, and if fill is required, riprapping may also be required along the banks of Scott Creek.
 - e) The construction of the proposed interceptor from the north to the south property line of this subdivision.

8-2723C

NORTHWEST WOOD PRESERVES LTD., OWNERS
BRAID STREET
Rem. Lot D, D.L. 16, Pl. 4724

Tabled for comments from the Department of Highways, the Greater Vancouver Sewerage and Drainage District, and the City of New Westminster re this proposed subdivision.

JUNE 18, 1974

8-2920

COLUMBUS COURT APARTMENTS LTD., OWNERS
NE CORNER PERTH AVENUE AND NORTH ROAD
Lots 1,2,3,4, Blk. J, D.L. 5, Pl. 20899

Tabled for the comments from adjacent property owners, noting that the Committee is still waiting for comments from the Utility Companies regarding the proposal to close Perth Avenue.

8-3248

L.C. AND G. GAFF, OWNERS
1768 ROCHESTER AVENUE
Lot A, Blks. 44 & 45, D.L. 110, Pl. 15047

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A cash payment for the future installation of storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the full frontage of the property.
 - b) Payment of the parkland acquisition fee for the two lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Relocation of the power pole and anchor wire to facilitate access to the property.

8-2782F

E.R. AND A.E. PEARSON, AUSTIN DEVELOPMENTS LTD.,
M. AND J. PIKE, G.F. AND J.C. DUGGAN, OWNERS
COMO LAKE AVENUE
Lot 277, Pl. 44000, Rem. Lot A, Pl. 7804,
Lot 116, Pl. 30041 and E½ Lot B, Pl. 7804,
all in D.L. 368

Approved subject to:

- 1) Payment of 1974 municipal taxes before final approval.
- 2) A perimeter ruling by the Approving Officer.

The Committee notes that:

- a) The number of parcels in this subdivision remains the same.
- b) It recommends that the Approving Officer use his discretionary powers with regard to the 2.6 foot side yard setback for the garage on the present Lot A, instead of the required 4 feet.

JUNE 18, 1974

8-3244C

BACM DEVELOPMENT CORP. LTD., OWNERS
HARBOUR VILLAGE STAGE 6
Ptn. of Lot 317, D.L. 372 & 373, Pl. 44332

The Committee acknowledges receipt of the applicants' June 10, 1974 letter, and notes that full road width servicing is required for Hull Court because of the terrain in the area. The Committee notes further that the Municipal Act does not permit the Municipality to reimburse an applicant for any services except under certain circumstances for the extension of a utility system.

8-3225

R.J. AND I. WUNDERLICK, OWNERS
250 MONTGOMERY STREET
Pct. A, Blk. 9, D.L. 64 & 111, Ex. Pl. 14743

Approved subject to:

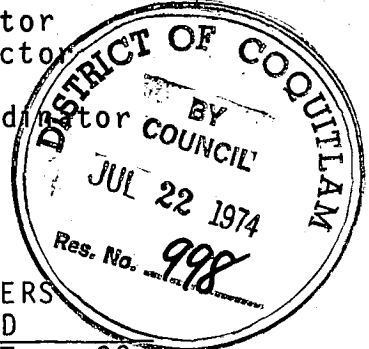
- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A cash payment for storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the frontage of the new lot on Montgomery Street.
 - b) The physical construction of storm and sanitary sewers to service the lots as proposed by Hunter Laird Engineering Ltd.
 - c) Payment of the parkland acquisition fee for the two new lots being created.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) The developer obtaining and registering in the Land Registry Office easements for the sanitary and storm sewer installations.
- 3) The house being removed, or relocated in compliance with the requirements of municipal by-laws including Zoning, Building and Plumbing By-laws.

JULY 3, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Chambers on Wednesday, July 3, 1974 at 9:30 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. A. Phillips, Engineering Director
- Mr. S. Jackson, Current Planner
- Mr. L.T. Scott, Subdivision Co-ordinator



8-2687G

DAON DEVELOPMENT CORPORATION, OWNERS
 OZADA STREET EAST OF PIPELINE ROAD
 Pct. E of Lot 1 of SE¼, Sec. 11, Twp. 39,
 Ex. P1. 13789

This application was taken off the table for a report from the Engineering and Planning Departments regarding density implications. The report indicated that the overall density of development in this area is proposed to be 6.0 units per acre in compliance with the suggestion of the Greater Vancouver Regional District for new areas, and that the proposed sanitary sewerage is capable of handling expected volumes.

This application was then tabled for the applicants to submit preliminary road centre line designs.

8-3257

NOORT HOLDINGS LTD., OWNERS
 AUSTIN AVENUE AND WALKER STREET
 Lots 54 & 55, D.L. 3, P1. 25550

This application was reviewed by the Committee and left tabled for the applicants to give consideration to:

- 1) A joint access for Lots 1 and 2 off Austin Avenue.
- 2) A suitable lot layout which would show an acceptable rear lot setback for Lot 1 and an acceptable depth for Lot 3, noting that removal of the carport and patio slabs may facilitate a better solution to the layout problem.
- 3) Realigning the north-westerly lot line to provide a better width to Lot 4.
- 4) The possibility of increasing the depth of Lot 6 by removing the trackage of the swimming pool cover.

The applicants are requested to discuss the above matters with the Current Planner for further details.

JULY 3, 1974

8-3166B

J.A. BERKELEY, OWNER
2959 DEWDNEY TRUNK ROAD
Rem. E $\frac{1}{2}$ of SW $\frac{1}{4}$ of D.L. 381, Pl. 2682

Approved subject to the same conditions mentioned in the February 26, 1974 letter from the Planning Director.

8-3040C

PHIL-CAN REALTY LTD., OWNERS
LOUGHEED HIGHWAY AT CHRISTMAS WAY
Lots 5-10, Blk. 7, D.L. 381, Pl. 2269

This application was taken off the table, noting that a reply has not been received to the May 14, 1974 letter from the Current Planner to the Solicitor for Monterey Development Co. Ltd., owners of the Westwood Mall development to the north and west of the subject parcel.

The Subdivision Committee believes that it is desirable to close Redwood Avenue for the following reasons:

- 1) It is a short stub end of road with no through public access.
- 2) It is difficult to maintain.
- 3) It is a dead end public right-of-way, having access to the Loughheed Highway in an undesirable location.
- 4) It is logical to combine the right-of-way with the adjoining properties.

The Committee therefore recommends that the applicants give consideration to acquiring the lane on the west and Redwood Avenue on the north, and that a mutually agreeable disposition be made of these lands with the adjoining property owner, noting that this may require the applicants to pay for Redwood Avenue.

The Committee then tabled this application for a further report from the Planning Department.

8-2970A

ALLARD CONTRACTORS LTD., OWNERS
PIPELINE ROAD
Lots 3 & 4, D.L. 5882, Pl. 24588

Tabled for referral to the Legal Department.

8-2101B

SCHOOL DISTRICT NO. 43, OWNERS
SHARPE STREET
Lots 2,3,4, Blk. 1, D.L. 378, Pl. 3467

Tabled for Planning and Engineering Department reports.

JULY 3, 1974

8-3262

FOURTH LEHNDORFF (CANADA) LTD., OWNERS
1133 PIPELINE ROAD
Lots 1 & 2, Sec. 11, Twp. 39, Pl. 9751

The Committee received an appeal from the applicants regarding the Committee's earlier approval of this application, and approved this application subject to:

- 1) The applicants conveying to the Municipality, as a parcel of land, that portion outlined as a perimeter strip on the southerly boundary of the property.
- 2) Council approval of the acquisition of this portion of land for possible future roadway in the event of Department of Highways plans for a connecting road between Lincoln Avenue and Port Coquitlam materializing.
- 3) The School Board arranging for a suitable water supply from a source other than Pipeline Road.
- 4) Signing of the sanitary sewer documents which permits the sanitary sewer to cross the property.
- 5) Submission of a location plan showing the position of all structures adjacent to the proposed southern and easterly property lines before final approval.

The Committee notes that building floor levels should be in compliance with the guidelines of the Department of Water Resources, i.e. 10 feet above the natural boundary of the existing river.

At this point, the meeting was adjourned.

The meeting was reconvened in the Current Planner's office on July 3, 1974 at 1:30 p.m., with Mr. Phillips, Mr. Scott and Mr. Jackson present.

8-2995B

H. & E. WOLF, OWNERS
667 GATENSBURY STREET
Rem. Lot 1, D.L. 364, Pl. 1253

The Committee reviewed this application as the result of an appeal from the applicant and reaffirmed that this parcel has a potential of a four lot subdivision. The Committee therefore confirms the conditional approval given the applicant in a letter from the Planning Director dated March 14, 1974.

JULY 3, 1974

8-1290

R. & H. ROSS, OWNERS
1317 WINSLOW AVENUE
Lot 9, Blks. 2 & 3, D.L. 357, Pl. 8093

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate deposit for storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the approximately 54.6 foot frontage along Winslow Avenue.
 - b) Payment of the parkland acquisition fee for the new lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Payment for any necessary driveway culverts.

8-1972B

J.A. AND S.V. ROBINSON, OWNERS
2100 DAWES HILL ROAD
Rem. W $\frac{1}{2}$ Lot 30, D.L. 64 & 111, Pl. 1122

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Payment of a flat rate fee for storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the 72.89 foot frontage.
 - b) Payment of the parkland acquisition fee for the new lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) Payment for a driveway culvert if one is required.
- 3) Clearing, rough grading and ditching of that portion of the lot being dedicated as road allowance.

8-3240B

L.S. NIEMELA, OWNER
2500 DEWDNEY TRUNK ROAD
Rem. Lot M, D.L. 238, Pl. 11171

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm and sanitary sewers, pavement, curb, sidewalk, underground wiring and street lighting for all roads abutting the property, noting that the south half of Dewdney Trunk Road is to be constructed to a higher material standard.

JULY 3, 1974

8-3240B cont'd

- b) Paving, curb and storm sewer for the lane allowance.
 - c) Water-main charges.
 - d) Payment of the parkland acquisition fee for the lots being created.
 - e) Payment of 1974 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements.
 - 3) Removal of the existing house, or its relocation so that it complies with the requirements of municipal by-laws, including the Building, Zoning and Plumbing By-laws.
 - 4) Receipt by the Approving Officer of a letter from the City of Port Moody stating that its requirements have been met, before final approval of this subdivision.

The Committee notes that no vehicular accesses will be granted for Lots 1, 5, 6 and 7 to Dewdney Trunk Road.

*Sub
filed*

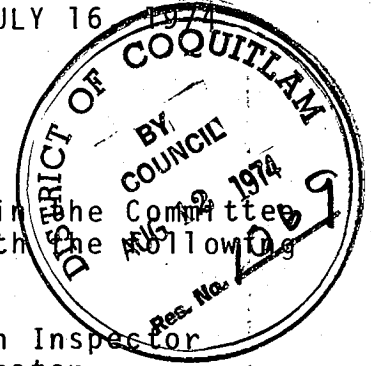
JULY 16 1974

501

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, July 16, 1974 at 10:00 a.m., with the following persons present:

Mr. S. Jackson, Current Planner
Mr. T. Moore, Senior Public Health Inspector
Mr. L. Scott, Subdivision Co-ordinator



8-3219A

O. MACIJAUSKAS, RIC-MAC HOLDINGS LTD., OWNERS
DEWDNEY TRUNK ROAD
Lot K, Pl. 12179 & Lot Q, Pl. 19932, both of
D.L. 373 & 381

This item was taken off the table to receive further engineering information, showing the flood level to be 122 feet at the north boundary of the present Lot K, and 120 feet at the north boundary of the Rem. E $\frac{1}{2}$ of SW $\frac{1}{4}$ of D.L. 381, Pl. 2682, commonly known as "the Berkeley property". The Committee therefore notes that when preliminary approval is granted, in addition to the conditions mentioned in the Planning Director's June 21, 1974 letter, the following conditions will be added:

- (f) All lots lying below the flood level of 122 feet at the north boundary of existing Lot K and 120 feet at the north boundary of existing Lot Rem. E $\frac{1}{2}$ of SW $\frac{1}{4}$ of D.L. 381, Pl. 2682, lying easterly of the subject property, must be filled to a point higher than this flood level.

8-3226A

J.A. & B. WALLACE, OWNERS
274 MUNDY STREET
Lot 64, D.L. 64, Pl. 25560

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the new lot being created.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval.
- 2) The applicant providing a plan to the satisfaction of the Building Inspector showing how this subdivision is to be drained.
- 3) Removal or relocation of the existing house to comply with the siting requirements of the Zoning By-law; and the upgrading of the structure to comply with the requirements of other municipal regulations, including the Building and Plumbing By-laws, if relocated on this property.

JULY 16, 1974

8-3257

NOORT HOLDINGS LTD., OWNERS
AUSTIN AVENUE AND WALKER STREET
Lots 54 & 55, D.L. 3, Pl. 25550

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

- 1) The physical construction of storm sewer, pavement, curb, sidewalk, underground wiring and street lighting on Sidney Avenue, Selman and Walker Streets.
- 2) The physical construction of storm and sanitary sewer connections to the two lots on Austin Avenue, and the registration in the Land Registry Office of the easements for them.
- 3) The physical construction of a new driveway crossing to serve both lots on Austin Avenue, the removal of the present driveway crossing, and the installation of underground wiring to these lots.
- 4) Water-main charges for Sidney Avenue and Selman Street.
- 5) Paving, fencing and lighting of the walkway between Selman and Walker Streets.
- 6) Payment of the parkland acquisition fee for the lots being created.
- 7) Payment of 1974 municipal taxes before final approval.

The Committee notes that the environment of the area is greatly enhanced by the large numbers of mature trees, and the applicant is urged to take advantage of the environmental quality of the site in locating the houses.

At this point, the meeting was adjourned.

JULY 17, 1974

The meeting was reconvened in the Current Planner's office on July 17, 1974 at 9:30 a.m., with Mr. Scott and Mr. Jackson present.

8-3040B

PHIL-CAN REALTY LTD., OWNERS
LOUGHEED HIGHWAY AT CHRISTMAS WAY
Lots 5-10, Blk. 7, D.L. 381, Pl. 2269

Approved subject to:

- 1) Payment of the parkland acquisition fee for the new lot being created.
- 2) Payment of 1974 municipal taxes before final approval.

The Committee notes that further servicing requirements will be taken care of in the development agreement, which will be signed between the Municipality and the applicant.

8-3207A

ERDOLL INVESTMENTS LTD., ROCHESTER INVESTMENTS LTD., OWNERS
411-415 WESTVIEW STREET
Lot 8 of Lots 5 & 5A, Blk. 1, D.L. 3, Pl. 17569

Tabled for comments from the utility authorities and from the adjacent property owner regarding the proposal to close the portion of road and attach it to Lot 8.

8-3134A

WESTWOOD REALTY LTD., OWNERS
ORANDA AVENUE
Lot 298, D.L. 112

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

- 1) The physical construction of storm sewer, pavement, curb, sidewalk, underground wiring and street lighting for Shawna Way and Oranda Avenue.
- 2) Payment of the parkland acquisition fee for the three new lots being created.
- 3) Payment of 1974 municipal taxes before final approval.
- 4) Registration in the Land Registry Office of any necessary easements.

The Committee notes that the sanitary sewer connection to the most southerly lot will be limited in depth, and therefore all plumbing should be installed above ground level on this lot.

JULY 17, 1974

8-2873D

DISTRICT OF COQUITLAM, OWNERS
HIGHLAND DRIVE
Lot 5 of L.S. 9, Twp. 39, Sec. 13, Pl. 45412

The revised lane location is acceptable for future dedication.

8-1703C

W.J. HUGHES, L. & D. HERBERTS, OWNERS
DANSEY AVENUE
Lots 77, 78, 79, D.L. 3, Pl. 2590T

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm and sanitary sewers, pavement, curb, sidewalk, underground wiring and street lighting for this subdivision.
 - b) Water-main charges.
 - c) Payment of the parkland acquisition fee before final approval.
 - d) Payment of 1974 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements.
- 3) The removal of any existing structures on the property or their relocation so that they comply with municipal by-laws, including the Building, Plumbing and Zoning By-laws.

8-2600D

NU-WEST DEVELOPMENT CORPORATION LTD., OWNERS
DUNKIRK AVENUE
Lot 41 of NE¼, Sec. 11, Twp. 39, Pl. 3146T

The Committee received the preliminary road centre line designs and leaves this application tabled until the applicant supplies the preliminary engineering design showing how the subdivision is to be drained by storm sewers.

JULY 17, 1974

8-2963A

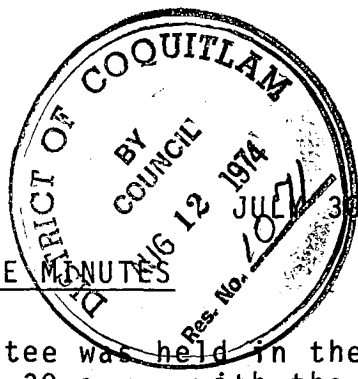
C.L. KING, R. TIMEWELL, A. CATHERS, OWNERS
MILLER AVENUE

Rem. Lot 5, Pl. 7153 & Lots J & K, Pl. 24153,
all in Blk. 1, D.L. 367

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

- 1) Physical construction of storm sewers, paving, sidewalk, curb, underground wiring and street lighting on those lots within the subdivision on Sproule Avenue and for the approximately 93 feet on Grant Street.
- 2) Physical construction of sanitary sewers to the lot on Sproule Avenue.
- 3) Construction of paving, curbs and drainage facilities in the lane allowance.
- 4) Water-main charges.
- 5) Payment of the parkland acquisition fee for the new lots being created on Sproule Avenue.
- 6) Payment of 1974 municipal taxes before final approval.
- 7) Registration in the Land Registry Office of any necessary easements.

*Hot
July*



503

1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, July 30, 1974 at 9:30 a.m., with the following persons present:

Mr. H.F. Hockey, Deputy Engineer
Mr. S. Jackson, Current Planner
Mr. K. McLaren, Planning Assistant
Mr. T. Moore, Senior Public Health Inspector
Mr. R. Stoelting, Project Technologist

8-3231A

HYMAC DEVELOPMENTS LTD., OWNERS
CHRISTMAS WAY
Lot A, Blks. 9 & 10, D.L. 381, Ex. Pl. 28960

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of that portion of unnamed street along the east property line of the subject property to include storm sewer, gravelling for the full width of road, paving of the west half of the road with curb and sidewalk, underground wiring and street lighting.
 - b) Payment of the parkland acquisition fee for the two lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
 - d) Water-main charges.
- 2) Registration in the Land Registry Office of the encroachment agreement between Hymac Developments Ltd. and British Columbia Telephone Company simultaneously with the subdivision plans.

8-3231A

HYMAC DEVELOPMENTS LTD., OWNERS
CHRISTMAS WAY
Lot A, Blks. 9 & 10, D.L. 381, Ex. Pl. 28960

The Committee requests:

- 1) The Engineering Department to report on the estimated cost of constructing the east half of the north-south road from Christmas Way east of the Hymac property, preparatory to seeking Council approval for the provision of funds in the amended budget to enable the construction of the full width of the road; and
- 2) The Assessment Department to consider the apportionment of assessment for the two parcels being created, since a portion of the structure owned by Hymac will be on the parcel owned by B.C. Telephone, and this may affect the tax on machinery.

JULY 30, 1974

8-3254

O. LISETH, OWNER
964 DELESTRE AVENUE
Lot 9, Blk. 102, D.L. 3, 108, 45, Pl. 1648

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Payment of a flat rate fee for storm sewer, pavement widening, sidewalk and curb, underground wiring and street lighting for Quadling Avenue and Delestre Avenue.
 - b) Payment of the parkland acquisition fee of \$100 per lot for the three lots being created.
 - c) Payment of 1974 municipal taxes before final approval.
 - d) Payment for any driveway culverts required.
 - e) The construction of storm sewer pipes for the existing home, through to the Quadling Avenue ditch.
 - f) Water-main charges if required.
- 2) Registration in the Land Registry Office of any necessary easements.

8-2600D

NU-WEST DEVELOPMENT CORP. LTD., OWNERS
DUNKIRK AVENUE
Lot 41 of NE $\frac{1}{4}$, Sec. 11, Twp. 39, Pl. 31461

The Committee received the letter from the applicant's engineer and leaves this application tabled for the submission of preliminary engineering design showing how the subdivision is to be drained by storm sewers.

The Committee notes that:

- 1) It will not approve the proposal to go to open ditches for storm drainage; and
- 2) It appears that watercourses may be involved in this subdivision, and the applicant should be aware of the possibility that the provisions of the Water Act must be complied with and the approval of the Department of Lands, Forests and Water Resources must be received by the applicant.

8-2723C

NORTHWEST WOOD PRESERVERS LTD., OWNERS
BRAID STREET
Pct. D, D.L. 16, Pl. 4724

The Committee received the letter from the City Planner in New Westminster and leaves this application tabled for comments from the Department of Highways and the Greater Vancouver Sewerage and Drainage District.

JULY 30, 1974

8-2723C

NORTHWEST WOOD PRESERVERS LTD., OWNERS
BRAID STREET
Pcl. D, D.L. 16, Pl. 4724

The Committee notes its concern with applications of this type, since it appears that there are no municipal controls for sanitary land fills.

8-3259

DISTRICT OF COQUITLAM, OWNERS
BARNET MALL SITE
Cancellation of Road Allowances in D.L. 384A

The Committee approves the proposed road and lane closure shown on sketch 8-3259, subject to a positive response from the utility authorities; and notes that the abutting property owners were all contacted, and responses in writing were received from them. The names and addresses of the property owners were as follows:

- 1) E.W.D. & K.M. Cholette,
2956 Glen Drive, Port Coquitlam, B.C.
- 2) Dorothy K. Gilbertson,
2962 Glen Drive, Port Coquitlam, B.C.
- 3) W.T. & J.M. Armstrong,
2968 Glen Drive, Port Coquitlam, B.C.
- 4) Praxis Consultants Ltd.,
300-545 Clyde Avenue, West Vancouver, B.C.

8-2970A

ALLARD CONTRACTORS LTD., OWNERS
PIPELINE ROAD
Lots 3 & 4, D.L. 5882, Pl. 24588

Approved subject to the payment of 1974 municipal taxes before final approval. The Committee notes that:

- 1) There are no servicing requirements since the number of lots remains unaltered at two.
- 2) Further negotiations will be conducted with the applicant regarding the acquisition of a portion of this property for future park purposes.

8-3200E

H.A. ROBERTS GROUP LTD., J.L. BRINKER,
MRS. B.R. ATLEE, OWNERS
CONCORD AVENUE AND CAPE HORN AVENUE
Lot 109, Pl. 46039 & Lots 5 & 6, Pl. 11747,
all in D.L. 63

Tabled for:

- 1) Written comments from:
 - a) The applicant, stating the reasons for the revised lot layout, with particular reference to the proposed lane location.

JULY 30, 1974

8-3200E cont'd

- b) The owner of Lot 4, regarding the proposed layout.
- 2) The applicant's engineer to:
 - a) show how the northerly halves of the easterly two lots of the subdivision are to be serviced by sanitary sewer;
 - b) submit road centre line designs for the lane;
 - c) submit road centre line profiles of the proposed new driveway accesses.
- 3) A report from the Building Department regarding building sites.

8-2925

DRAMMEN HOLDINGS LIMITED, OWNERS
MAYFAIR INDUSTRIAL PARK

Lots 6 & 7 of Lots 21,22,65,66,67, Pl. 8502 except Pt. of Lot 7, shown on Pl. 25983, secondly Pcl. A (Ref. Pl. 27459) of Lot 7, N.W.D.

The Committee received the letter from the Project Engineer dated July 19, 1974 and leaves this application tabled.

The Committee recommends that the applicant arrange for a meeting between the Parks and Recreation Director and a representative of the Subdivision Committee to determine a mutually satisfactory arrangement for the dedication of public land in this subdivision.

*Subd
of
9*

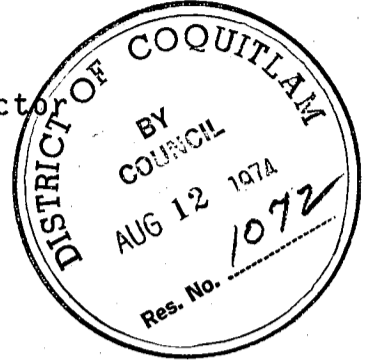
504

AUGUST 6, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, August 6, 1974 at 9:30 a.m., with the following persons present:

- Mr. H.F. Hockey, Deputy Engineer
- Mr. S. Jackson, Current Planner
- Mr. T. Moore, Senior Public Health Inspector
- Mr. L.T. Scott, Subdivision Co-ordinator
- Mr. K. McLaren, Planning Assistant



8-3250

H. & Q. HOLDINGS LTD., OWNERS
 698A & 698B COLINET STREET
Lot 2, Btk. B, D.L. 365, Pl. 18602

Declined, as the owner has not responded to the Subdivision Committee's request contained in the Planning Department's letter to him dated July 3, 1974.

8-3294

STEVE PAPAY, OWNER
 805 ALDERSON AVENUE
Lot E, Btk. 47, D.L. 3, Pl. 4711

Approved subject to:

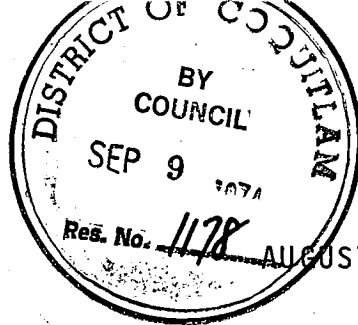
- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Payment of a flat rate fee for storm sewer, pavement widening, sidewalk and curb, underground wiring and street lighting for the approximately 64 foot frontage of the new lot being created.
 - b) Payment of the parkland acquisition fee of \$100.00 for the new lot being created.
 - c) Payment of 1974 municipal taxes before final approval, noting that if the subdivision does not receive final approval by the Approving Officer prior to September 1, 1974, 1975 taxes will be required to be paid.
- 2) Removal of the shed and garage along the east property line, their relocation to comply with Zoning By-law No. 1928, or a successful appeal to the Board of Variance to allow them to remain.

The Committee notes that by subdividing into two duplex lots at this time, the owner is achieving the maximum potential of this property, that is, four dwelling units. This will, however, make impractical further subdivision of this property into residential one-family lots. The owner may wish to discuss this matter with the Planning Department.

8-2091A

L. WEATHERBEE, OWNER
 2975 COMO LAKE AVENUE
Lot G, Btk. 2, D.L. 378, Pl. 23765

Tabled for the Legal Department to ascertain from the Land Registry Office the status of Como Lake Avenue west of the Lougheed Highway to the Ranch Park subdivision.



501

AUGUST 20, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, August 20, 1974 at 9:00 a.m., with the following persons present:

Mr. H.F. Hockey, Deputy Engineer
Mr. L.T. Scott, Subdivision Co-ordinator
Mr. T.R. Moore, Senior Public Health Inspector
Mr. S. Jackson, Current Planner
Mr. K. McLaren, Planning Assistant

8-3245A

H. & H. ABFALTER, OWNERS
561 EBERT AVENUE
Lot B, Blk. 10, D.L. 7, Pl. 12181

The Committee received new information from the Legal Department on this application and therefore reopened this file.

The application is for the consolidation into the applicant's property of the westerly five feet of an existing fifteen foot walkway. This consolidation would enable a future application for subdivision of this property to be made.

The Committee notes that it has received an objection in writing from the property owner to the east and a later qualified acceptance from this property owner's solicitor, which involved compensation for his client.

After careful consideration of the above, the Committee recommended that Council adopt a road closing by-law for submission to the Department of Municipal Affairs should the applicant wish to carry on under our procedure for cancellation.

8-3321

G.J. AND D.R. AUDETTE, OWNERS
1333 PIPELINE ROAD
Lot 33, Sec. 14, Twp. 39, Pl. 25232

Tabled for Planning Department and Simon Fraser Health Unit reports.

8-3322

F.D. HIRTLE, OWNER
1317 PIPELINE ROAD
Lot 34, Sec. 14, Twp. 39, Pl. 25232

Tabled for Planning Department and Simon Fraser Health Unit reports.

AUGUST 20, 1974

8-2540B

T.B.A. HOLDINGS LTD., OWNERS
976 ADAIR AVENUE
Lot 9, B1k. 5, D.L. 16, Pl. 1531 and
Lot 60, D.L. 16, Pl. 33516

Tabled for a report from the Engineering Department regarding easements.

8-2017A

M.J. AND J.M. DESJARLAIS, OWNERS
262 MONTGOMERY STREET
Lot 3 of Pcl. C, B1ks. 9 & 10, D.L. 64, Pl. 20690

Tabled for Planning and Engineering Department reports.

8-3333

DISTRICT OF COQUITLAM, OWNERS
RAYNOR STREET ROAD CLOSURE

The Committee received notification from the Municipal Engineer of the proposal to close but not abandon Raynor Street south of Egmont Avenue. The Committee concurs with this closure.

8-2925A

DRAMMEN HOLDINGS LTD., OWNERS
MAYFAIR INDUSTRIAL PARK
Lots 6 & 7 of Lots 21, 22, 65, 66, 67, Pl. 8502,
except Pt. of Lot 7 shown on Pl. 25983, secondly
Pcl. A (Ref. Pl. 27459) of Lot 7, NWD

The Committee acknowledges receipt of the applicant's letter of August 13, 1974.

The Committee notes:

- 1) The Committee wishes to have a representative attend the meeting between the applicant and the Parks and Recreation Director, mentioned in paragraph one of the letter.
- 2) As the approval given earlier lapsed some time ago, a new application will be required, accompanied by the necessary fee.

8-3200E

H.A. ROBERTS GROUP LTD., J.L. BRINKER,
MRS. B.R. ATLEE, OWNERS
CONCORD AVENUE AND CAPE HORN AVENUE
Lot 109, Pl. 46039 & Lots 5 & 6, Pl. 11747,
all in D.L. 63

Tabled for the Planning and Engineering Departments to report on the information submitted by the applicant on August 16, 1974.

AUGUST 20, 1974

BY-LAW NO. 409, 1974

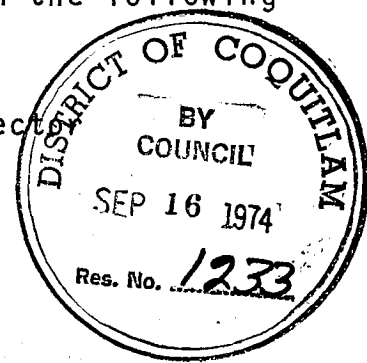
The Committee reviewed By-law No. 409, 1974, the proposed amendment to the Subdivision Control By-law and recommends acceptance of it by Council, noting that adoption of the by-law would ensure the installation of high pressure sodium davit street lights in industrial areas and new post-top lights in residential areas. The amendment also clarifies the wording of Clause 23 concerning the homeowner's service exemption.

SEPTEMBER 3, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, September 3, 1974 at 9:00 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. H.F. Hockey, Deputy Engineer
- Mr. T.R. Moore, Senior Public Health Inspector
- Mr. S. Jackson, Current Planner
- Mr. L.T. Scott, Subdivision Co-ordinator
- Mr. K.D. McLaren, Planning Assistant



8-2101B

SCHOOL DISTRICT NO. 43, OWNERS
 SHARPE STREET
Lots 2,3,4, Blk. 1, D.L. 378, Pt. 3467

Tabled for the Planning Department to contact the property owners of the land abutting the proposed lane closure for their comments.

The Committee notes that:

- 1) Road centre line designs done by a professional engineer hired by the applicant should be completed to the satisfaction of the Engineering Department prior to any site preparation being done. This requirement is to ensure that the site clearing will be compatible with the proposed roads.
- 2) When approval of this application is granted, servicing to the standards of the Subdivision Control By-law No. 1930 will be required on all road allowances being dedicated.
- 3) The road layout is acceptable.

8-2017A

M.J. AND J.M. DESJARLAIS, OWNERS
 262 MONTGOMERY STREET
Lot 3 of Pct. C, Blks. 9 & 10, D.L. 64, Pt. 20690

Declined, as the walkway is required and presently used by the students in this area, and municipal services are located within this right-of-way.

The Committee notes the applicant's concern over motorcycles using this walkway, and has referred this matter to the Engineering Department.

8-2540B

T.B.A. HOLDINGS LTD., OWNERS
 976 ADAIR AVENUE
Lot 9, Pt. 1531 & Lot 60, Pt. 33516, both in D.L. 16

Approved subject to the payment of 1975 taxes.

SEPTEMBER 3, 1974

8-3322

F.D. HIRTLE, OWNER
1317 PIPELINE ROAD
Lot 34, Sec. 14, Twp. 39, Pl. 25232

Approved subject to:

- 1) The payment of 1975 taxes before final approval.
- 2) Simon Fraser Health Unit approval of the septic tank and disposal field.

8-3321

G.J. AND D.R. AUDETTE, OWNERS
1333 PIPELINE ROAD
Lot 33, Sec. 14, Twp. 39, Pl. 25232

Approved subject to:

- 1) The payment of 1975 taxes before final approval.
- 2) Simon Fraser Health Unit approval of the septic tank and disposal field.

8-3200E

H.A. ROBERTS GROUP LTD., J.L. BRINKER,
MRS. B.R. ATLEE, OWNERS
CONCORD AVENUE
Lot 109, Pl. 46039 & Lots 5 & 6, Pl. 11747
all in D.L. 63

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of pavement, curbs, sidewalks, storm sewers, underground wiring and street lighting for the frontage of these properties on Concord Avenue.
 - b) Physical construction of pavement and storm sewers on the lane in accordance with the drawings submitted by Barry Allan and Associates, noting that the gradient is not to exceed 15% and the length of the vertical curve is to be 100 feet or more.
 - c) Construction of a new sanitary sewer to the middle lot on Concord Avenue.
 - d) Water-main charges.
 - e) The parkland acquisition fee of \$100.00 per lot for the three new lots being created.
 - f) Payment of 1975 taxes prior to final approval.
- 2) Registration of any necessary easements in the Land Registry Office.
- 3) The removal or relocation of the garage on Lot 5 so that it complies with Zoning By-law No. 1928, or a successful appeal to the Board of Variance to allow it to remain.

8-3200E cont'd

- 4) The Approving Officer using his discretionary power to approve the existing setback from the easterly lot line of Lot 6, which is deficient by .15 feet.

8-1487G

R. CALLENDER, OWNER
KINGSTON STREET AND PRINCETON AVENUE
Rem. L.S. 6, Sec. 18, Twp. 40, Pl. 33541

Approved subject to:

- 1) The approval of the Simon Fraser Health Unit of the septic tank facilities for the two parcels being created.
- 2) Payment of the parkland acquisition fee for the two lots being created.
- 3) Payment of 1975 municipal taxes before final approval.

8-1858A

MRS. N. LIBRANDI, OWNER
821 BLUE MOUNTAIN STREET
Lot A, Blks. 1 & 2, D.L. 368, Pl. 17694

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 including:
 - a) A flat rate payment for storm sewers, pavement, curb, sidewalk, underground wiring and street lighting for the frontage of the property on Kelvin Street.
 - b) Payment of the parkland acquisition fee for the one new lot being created.
 - c) Payment of 1975 municipal taxes before final approval.
 - d) Water-main charges.
- 2) Registration in the Land Registry Office of an easement and the installation of a pipe enclosure along the north side of the westerly lot in favour of the easterly lot for drainage purposes.

SEPTEMBER 3, 1974

8-3243

P.R. AND J.M. HOWARD, W.H. JANS, OWNERS
3013 DEWDNEY TRUNK ROAD
Pct. N of E $\frac{1}{2}$ D.L. 381, Pl. 9195
(S. & E. Ex. Pl. 9628)

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

- 1) The physical construction of storm sewers, pavement, sidewalk, underground wiring and street lighting on Dewdney Trunk Road and the new road being dedicated, noting that only a curb would be required on the east side of the new road.
- 2) An extension of the sanitary sewers to serve these new lots.
- 3) Payment of the parkland acquisition fee for the five lots being created.
- 4) Payment of 1975 municipal taxes before final approval.
- 5) Water-main charges.

8-1859A

E.W. AND P.D. SCOTT, OWNERS
815 BLUE MOUNTAIN STREET
Lot B of 18, Blks. 1 & 2, D.L. 368, Pl. 17694

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) A flat rate payment for storm sewers, pavement, curb, sidewalk, underground wiring and street lighting for the frontage of the property on Kelvin Street.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1975 municipal taxes before final approval.
 - d) Water-main charges.
- 2) Registration in the Land Registry Office of an easement and the installation of a pipe enclosure along the south side of the westerly lot in favour of the easterly lot for drainage purposes.

8-2338B

W. LENCOE, OWNER
1838 LEMAX AVENUE
Lot A, Blk. 6, W $\frac{1}{2}$ D.L. 358, Pl. 13465

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) The physical construction of storm sewers,

8-2338B cont'd

pavement, curb, sidewalk, underground wiring and street lighting for the full length of the property on Lemax Avenue and Laurentian Crescent.

- b) The physical construction of sanitary sewers.
 - c) Water-main charges.
 - d) Payment of the parkland acquisition fee for the five lots being created.
 - e) Payment of 1975 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements.
 - 3) Registration in the Land Registry Office of a covenant restricting any construction on the westerly two lots abutting Laurentian Crescent to a setback of two feet more than required normally by municipal by-laws. This requirement is a result of the 14 foot possible future widening of Laurentian Crescent. The purpose of this covenant is to prevent a future non-conforming setback for buildings on these lots and the problems associated with non-conforming setbacks.

8-2950B

W.M. AND M.L. SOUMANG, OWNERS
756 COMO LAKE AVENUE
Lot 263, D.L. 366, Pl. 39437

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Storm sewer, pavement widening, curb, gutter, underground wiring and street lighting for the approximately 58 foot frontage of the lot being created on Como Lake Avenue.
 - b) Payment of the parkland acquisition fee before final approval.
 - c) Payment of 1975 municipal taxes before final approval.
- 2) Removal of the existing carport to ensure that the existing building will conform to the setbacks required in Zoning By-law No. 1928.
- 3) Registration in the Land Registry Office of an easement on the easterly lot in favour of the westerly lot for sanitary sewer connection.
- 4) Only one 24 foot access being allowed off Como Lake Avenue, 12 feet of which will be on each property, and the cost of locating this access shall be borne by the applicant.

SEPTEMBER 3, 1974

8-3244C

ENGINEERED HOMES LIMITED, OWNERS
HARBOUR VILLAGE - STAGE 6
Ptn. of Lot 317, D.L. 372 & 373, Pl. 44332

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm and sanitary sewers, pavement, curbs, sidewalks, underground wiring and street lighting for all roads within the subdivision, and for the full width of Hull Court through to Dewdney Trunk Road.
 - b) The applicant to provide the survey plan showing dedication of the west half of Hull Court on the municipally owned property.
 - c) Water-main charges.
 - d) Payment of 1975 municipal taxes before final approval.
- 2) Dedication of Lot 319, D.L. 372 to the Municipality in lieu of the parkland acquisition fee of \$100.00 per lot being created.
- 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet municipal by-laws.
- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
- 5) The paving, fencing and lighting of the walkway from Dolphin Street to the east property line.

The Committee notes that in view of the steep hillsides in this subdivision, the Committee emphasizes the importance for the applicant to retain as much of the natural growth in the area as possible.

8-3337

D.J. AND L.M. GAUCHER, OWNERS
607-609 GIRARD AVENUE
Lot 53, Rem. Blk. 67, D.L. 1, Pl. 874

Tabled for the Planning Department to review the provisions of the new amendment to the Zoning By-law and the proposed amendment to the Subdivision Control By-law in relation to duplex lots, and discuss the same with the applicant.

8-3128G

ENGINEERED HOMES LIMITED, OWNERS
HARBOUR VILLAGE - STAGE 5
Consolidated Properties In D.L. 238, 372 & 373

Approved subject to:

- 1) The servicing requirements of the Subdivision Control By-law No. 1930 for all roads bounding and within the subdivision.

SEPTEMBER 3, 1974

8-3128G cont'd

- 2) Dedication of Lot 319, D.L. 372 to the Municipality in lieu of the parkland acquisition fee of \$100.00 per lot being created.
- 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet municipal by-laws.
- 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
- 5) The walkways being adequately fenced, paved and lighted to the satisfaction of the Municipal Engineer.
- 6) Access to all lots numbered 429 through to 433 being from the lane allowance and not from Mariner Way, and the access to Lot 428 being from Hawser Avenue.
- 7) The lane and the turnaround being provided with paving, curb and storm sewer.
- 8) The complete physical construction and dedication in the Land Registry Office of Mariner Way by November 15, 1974 in order to coincide with municipal plans to construct Mariner Way east to Dewdney Trunk Road.

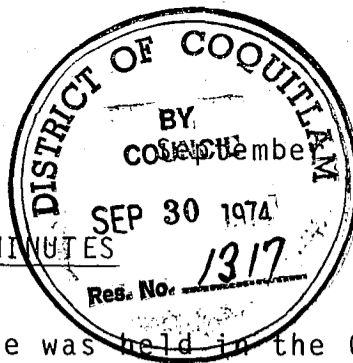
The Committee notes that in view of the steep hillsides in this subdivision, the Committee emphasizes the importance for the applicant to retain as much of the natural growth in the area as possible.

8-3219A

O. MACIJAUSKAS, RIC-MAC HOLDINGS LTD., OWNERS
DEWDNEY TRUNK ROAD
Lot K, P1. 12179 & Lot Q, P1. 19932, both of
D.L. 373 & 381

The Committee lifted this application from the table in order to inform the applicant:

- 1) The sanitary sewer design, as submitted to the Engineering Department, is acceptable. However, consideration should be given to increasing the slope from Manhole A to Manhole F as it is felt there may not be sufficient volume in this section of main initially for a satisfactory cleansing action.
- 2) That it is still awaiting the approval of the Department of Highways on the rezoning application.



501

September 17, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, September 17, 1974 at 9:15 a.m., with the following persons present:

- Mr. S. Jackson, Current Planner
- Mr. L.T. Scott, Subdivision Co-ordinator
- Mr. K. McLaren, Planning Assistant
- Mr. E. Ho, Project Technologist
- Mr. T. Moore, Senior Public Health Inspector

8-3210A

WILDWOOD MOBILE HOME PARK LTD., OWNERS
LOUGHEED HIGHWAY AND BRUNETTE AVENUE
Rem. Lot D, Pl. 13498; Pct. 2, Pl. 11942 N. of Hwy.,
and Lot 3, Sk. 12772 in D.L. 47, 62 and 64

Tabled for a report from the Planning Department and comments from B.C. Hydro.

8-3219B

O. MACIJAUSKAS, RIC-MAC HOLDINGS LTD., OWNERS
DEWDNEY TRUNK ROAD
Lot K, Pl. 12179 and Lot Q, Pl. 19932, both of
D.L. 373 and 381

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, sanitary sewers, pavement, curbs, sidewalks, underground wiring and street lighting for all roads abutting and within the subdivision, noting, however:
 - i) Dewdney Trunk Road is to be to an arterial standard;
 - ii) Dacre Avenue is to be physically constructed to an interim standard, including pavement and drainage facilities;
 - iii) The road running north towards Scott Creek is to be constructed to a gravel standard, with a cash deposit to cover the remaining services.
 - b) The physical construction of the lane including paving and storm sewer.
 - c) Water-main charges.
 - d) Payment of the parkland acquisition fee for the lots being created.
 - e) Payment of 1975 municipal taxes before final approval.
 - f) Submission of a surveyor's certificate showing the location of any structures which are to remain on the property, or alternatively assurance from the applicant that these buildings will be removed.

8-3219B cont'd

- 2) Registration in the Land Registry Office of any necessary easements.
- 3) Fill being placed on all lots lying below the flood level of 122 feet at the north boundary of existing Lot K, and 120 feet at the north boundary of existing Lot Rem. E $\frac{1}{2}$ of SW $\frac{1}{4}$ of D.L. 381, Pl. 2682, lying easterly of the subject property, to a point higher than this flood level. This fill must be confined to the lots only, so as not to interfere with the watercourse.
- 4) The construction of the proposed sanitary sewer interceptor from the north to the south property line of this subdivision.

8-3343

CORVELLE HOLDINGS LTD., OWNERS
606-608 GODWIN COURT
Lot 52, D.L. 1, Pl. 45634

Approved subject to:

- 1) The payment of 1975 municipal taxes before final approval.
- 2) Payment of the parkland acquisition fee for the one new lot being created.
- 3) Payment for the additional storm and sanitary sewer connections required for the new lot.

The Committee notes that the easement document for this lot must be signed, sealed and registered in the Land Registry Office prior to final approval.

8-3344

CORVELLE HOLDINGS LTD., OWNERS
612-614 GODWIN COURT
Lot 51, D.L. 1, Pl. 45634

Approved subject to:

- 1) The payment of 1975 municipal taxes before final approval.
- 2) Payment of the parkland acquisition fee of \$100 for the new lot being created.
- 3) Payment for the additional storm and sanitary sewer connections required for the new lot.

The Committee notes that the easement document for this lot must be signed, sealed and registered in the Land Registry Office prior to final approval.

SEPTEMBER 16, 1974

8-2782F

E.R. & A.E. PEARSON, AUSTIN DEVELOPMENTS LTD.,
M. & J. PIKE, G.F. & J.C. DUGGAN, OWNERS
COMO LAKE AVENUE
Lot 277, Pt. 44000, Rem. Lot A, Pt. 7804, Lot 116,
Pt. 30041 & E½ Lot B, Pt. 7804, all in D.L. 368

Approved subject to:

- 1) Payment of 1975 municipal taxes before final approval.
- 2) Perimeter ruling by the Approving Officer.

The Committee notes that:

- a) The number of parcels in this subdivision remains the same.
- b) It recommends that the Approving Officer use his discretionary powers with regard to the 2.6 foot side yard setback for the garage on the present Lot A instead of the required 4 feet.

8-2800F

WYCLIFFE ENTERPRISES LTD., A.W. & J. MOORES, OWNERS
GALE AVENUE
Lot 282, Pt. 39960 & Lot 301, Pt. 45933,
both in D.L. 112

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The flat rate payment for the future installation of storm sewer, pavement widening, sidewalks, street lighting and underground wiring for the approximately 100 foot frontage on Gale Avenue, noting that the previous rate has been charged for the 89 foot frontage of Lot 301, and as our present rate is considerably higher, the balance must be paid for at this time.
 - b) Payment of the parkland acquisition fee for the additional lot being created.
 - c) Payment of 1975 municipal taxes before final approval.
 - d) Payment for any driveway culverts if required.
- 2) The dwelling on Lot 301 being removed.
- 3) Confirmation by a British Columbia Land Surveyor that the setback from the existing shed on Lot 282 to the rear property line is 4 feet or greater. The Committee notes that if this setback is less than 2 feet, the applicant will be required to seek approval of the Board of Variance to allow it to remain. This approval will have to be secured prior to final approval. Should this setback be greater than 2 feet and less than 4 feet, then the Committee would ask that the Approving Officer use his discretionary power in approving this subdivision.

501
OCTOBER 1, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, October 1, 1974, at 10:00 a.m., with the following persons present:

Mr. H.F. Hockey, Deputy Engineer
Mr. S. Jackson, Current Planner
Mr. L.T. Scott, Subdivision Co-ordinator
Mr. K. McLaren, Planning Assistant



8-3343A CORVELLE HOLDINGS LTD., OWNERS
606-608 GODWIN COURT
Lot 52, D.L. 1, Pl. 45634

Approved subject to:

- 1) Payment of 1975 municipal taxes before final approval.
- 2) Payment of the parkland acquisition fee for the one new lot being created.
- 3) Payment for the additional water, storm, and sanitary sewer connections required for the new lot.
- 4) Certification by a B.C. Land Surveyor, hired by the applicant, that the area of the lots will be in excess of the minimum 4,000 square feet required.

The Committee notes that the easement document for this lot must be signed, sealed, and registered in the Land Registry Office prior to final approval.

8-3337 D.J. AND L.M. GAUCHER, OWNERS
607-609 GIRARD AVENUE
Lot 53, D.L. 1, Pl. 45634

Declined, as the Subdivision Committee wishes to encourage subdivision of duplex lots under our Subdivision Control By-law rather than by Strata Title.

8-3337A D.J. AND L.M. GAUCHER, OWNERS
607-609 GIRARD AVENUE
Lot 53, D.L. 1, Pl. 45634

Approved subject to:

- 1) Payment of 1975 municipal taxes before final approval.
- 2) Payment of the parkland acquisition fee for the one new lot being created.
- 3) Payment for the additional water, storm, and sanitary sewer connections required for the new lot.
- 4) Certification by a B.C. Land Surveyor, hired by the applicant, that the area of the lots will be in excess of the 4,000 square feet minimum required.

The Committee notes that the easement document for this lot must be signed, sealed, and registered in the Land Registry Office prior to final approval.

OCTOBER 1, 1974

8-3078C INGRAM PROPERTIES LTD., OWNERS
EAST OF MARMONT STREET OFF MADORE AVENUE
Lots 145 & 146, D.L. 109, Pl. 46930

Approved subject to:

- 1) Payment of 1975 municipal taxes before final approval.
- 2) Confirmation by V.C. Goudal and Associates that the smaller lot will be over 7,000 square feet in area.

8-3226A J.A. AND B. WALLACE, OWNERS
274 MUNDY STREET
Lot 64, Blks. 33 & 34, D.L. 64, Pl. 25560

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Storm sewer, pavement widening, curb, sidewalk, underground wiring, and street lighting for the new lot being created.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1975 municipal taxes before final approval.
- 2) The applicant providing a plan to the satisfaction of the Building Inspector showing how this subdivision is to be drained.
- 3) Removal or relocation of the existing house to comply with the siting requirements of the Zoning By-law; and the upgrading of the structure to comply with the requirements of other municipal regulations, including the Building and Plumbing By-laws, if relocated on this property.

8-2925C SYLVA INVESTMENTS LTD., MAYFAIR INDUSTRIAL PARK, OWNERS
VACANT LAND UNDER PORT MANN BRIDGE AND ADJACENT TO
COLONY FARM
Lots 6 & 7 of Lots 21,23,65,66,67, Pl. 8502, except
Pt. of Lot 7, shown on Pl. 25983

Tabled for reports from the Engineering and Parks and Recreation Departments in regard to:

- 1) The proposed location of the access road to the park,
- 2) Approval in writing of the park site by the Parks and Recreation Director,

and the Planning Department to draft a composite plan of the proposed subdivision.

OCTOBER 1, 1974

8-966C H. ESCOTT, OWNER
146 MONTGOMERY STREET
Lot A, Blk. 5, D.L. 64, Pl. 5466

Declined, since it does not comply with the future road and lot patterns proposed for the area.

8-966D H. ESCOTT, OWNER
146 MONTGOMERY STREET
Lot A, Blk. 5, D.L. 64, Pl. 5466

Tabled at the request of the Planning Director for review of the servicing requirements with the Engineering Department.

8-2752A E.T. WILLIAMS, OWNER
1380 HOCKADAY STREET
Lot B, L.S. 5, Sec. 13, Twp. 39, Pl. 14093

The Committee recommends that the Approving Officer decline this subdivision on the basis of Section 6(c) of the Subdivision Control By-law No. 1930, as the Committee feels this subdivision contains land which is subject to flooding, so as to render it unsuitable for the use to which it is intended.

8-3355 D. & A.M. MAURO, P.M. & A.C. LEVIS, OWNERS
PARK CRESCENT
Lots 516 & 517, D.L. 371, Pl. 40715

Tabled for a report from the Engineering Department.

8-3091A FARWEST DEVELOPMENTS LTD., OWNERS
CAPE HORN AVENUE
Pct. A of Lot 7, D.L. 65 & 66 (S. & E. R.P. 7486), Pl. 52168C

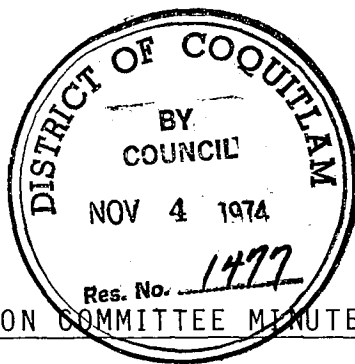
Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:

OCTOBER 1, 1974

8-3091A cont'd

- a) The physical construction of storm sewer, sanitary sewer, pavement widening, curbs, sidewalks, underground wiring and street lighting for the full frontage of the property on Dawes Hill Road and Cape Horn Avenue.
 - b) Water-main charges.
 - c) Payment of the parkland acquisition fee for the new lots being created.
 - d) Payment of 1975 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of easements for the existing watercourse, and any necessary easements for services to be installed by the developer.
 - 3) Perimeter ruling by the Approving Officer.
 - 4) Final approval not being granted until the Zoning By-law has been changed, reducing the classification of Cape Horn Avenue to a collector status.
 - 5) Certification by a B.C. Land Surveyor hired by the applicant that all lots within this subdivision exceed 7,000 square feet.



501
OCTOBER 16, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Wednesday, October 16, 1974, at 10:00 a.m., with the following persons present:

Mr. D.M. Buchanan, Planning Director
Mr. H.F. Hockey, Deputy Engineer
Mr. S. Jackson, Community Planner
Mr. L.T. Scott, Subdivision Co-ordinator

8-966D

H. ESCOTT, OWNER
146 MONTGOMERY STREET
Lot A, Blk. 5, D.L. 64, Pl. 5466

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

- 1) The physical construction of storm sewers, pavement widening, sidewalks, curbs, underground wiring and street lighting for Montgomery Street and Wiltshire Avenue.
- 2) Payment of the parkland acquisition fee of \$100.00 per lot being created.
- 3) Payment of 1975 municipal taxes before final approval.

8-1802A

NU-WEST DEVELOPMENT CORPORATION LTD., OWNERS
CAPE HORN AVENUE
Pct. C, Pl. 8029F; Pct. A, Ref. Pl. 9928 and
Ptn. of Lot 10, Pl. 1002, all in D.L. 65,66,67

Tabled for comments from the Department of Highways, Greater Vancouver Sewerage and Drainage District, and B.C. Hydro on the proposed layout shown on sketch 8-1802B.

8-1802B

NU-WEST DEVELOPMENT CORPORATION LTD., OWNERS
CAPE HORN AVENUE
Pct. C, Pl. 8029F; Pct. A, Ref. Pl. 9928 and
Ptn. of Lot 10, Pl. 1002, all in D.L. 65,66,67

Tabled for comments from the Department of Highways, Greater Vancouver Sewerage and Drainage District, and B.C. Hydro on the proposed layout.

OCTOBER 16, 1974

8-3331

W.G. AND J. M. MCBETH, OWNERS
2315 CAPE HORN AVENUE
Lot 57, Btk. 8, D.L. 65, Pt. 28646

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including a cash payment for the future installation of storm sewer, sidewalk, pavement widening, underground wiring, and street lighting for the approximately 87 foot frontage of the new lot being created.
- 2) Registration by the Municipality of the sanitary sewer easement crossing the frontage of the existing property prior to final approval of this subdivision.
- 3) Payment of the parkland acquisition fee of \$100.00 for the new lot being created.
- 4) Payment of 1975 municipal taxes before final approval.
- 5) Removal or relocation of the existing dwelling to comply with municipal by-laws, or alternatively a successful appeal by the applicant to the Board of Variance permitting the 13 foot rear yard setback, instead of the required 20 feet.

The Committee notes that the Municipal Roads Review Committee has recommended that Cape Horn Avenue be de-classified from an arterial. By policy of Council, accesses to major arterial roads are discouraged, however, in view of the recommendation of the Roads Review Committee, the Committee recommends that the Approving Officer give consideration to granting an access to Cape Horn Avenue.

8-3355

D. & A.M. MAURO, P.M. & A.C. LEVIS, OWNERS
PARK CRESCENT
Lots 516 & 517, D.L. 371, Pt. 40715

Approved subject to:

- 1) The applicant registering in the Land Registry Office an easement for the storm sewer connection for the westerly lot over the easterly lot.
- 2) Payment of 1975 municipal taxes before final approval.

8-3210A

WILDWOOD MOBILEHOME PARK LTD., OWNERS
LOUGHEED HIGHWAY AND BRUNETTE AVENUE
Rem. Lot D, Pt. 13498; Pt. 2, Pt. 11942 North of Hwy.; and Lot 3, Sk. 12772 in D.L. 47, 62 & 64

Tabled for:

- 1) A report from the Engineering Department regarding the infiltration of the sanitary sewer system on the applicant's property.

OCTOBER 16, 1974

8-3210A cont'd

- 2) A Council decision on the rezoning application.
- 3) Comments from the Department of Highways and Trans Mountain Pipeline regarding this proposal.

8-3240B

NORM SOLOMON, OWNER
2500 DEWDNEY TRUNK ROAD
Rem. Lot M. D.L. 238, Pl. 11171

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm and sanitary sewers, pavement, curb, sidewalk, underground wiring, and street lighting for all roads abutting the property, noting that the south half of Dewdney Trunk Road is to be constructed to a major arterial standard.
 - b) Paving, curb, and storm sewer for the lane allowance.
 - c) Water-main charges.
 - d) Payment of the parkland acquisition fee of \$100.00 for each lot being created.
 - e) Payment of 1975 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements.
- 3) Removal of the existing house, or its relocation so that it complies with the requirements of municipal by-laws, including the Building, Zoning, and Plumbing By-laws.
- 4) Receipt by the Approving Officer of a letter from the City of Port Moody stating that its requirements have been met, before final approval of this subdivision.

The Committee notes that:

- a) No vehicular accesses will be granted for Lots 1, 5, 6, and 7 to Dewdney Trunk Road; and
- b) It would appreciate written information on the progress made in discussions between the applicant's Engineer and the Port Moody City Engineer, as required by the City Engineer and stated in Item #2 of his May 11, 1974 letter sent to the owner.

OCTOBER 16, 1974

8-2687G

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

The Committee notes that the preliminary road centre line designs which were submitted are acceptable.

The Committee is concerned with the severe constriction in the road width at the easterly end of Lot 2, Pl. 9604, which is presently the only access to the subdivision, and suggests that the owner take steps to overcome this problem.

Further consideration of this application awaits Department of Highways approval, and the approval of Council on the rezoning of this property.

8-2600D

NU-WEST DEVELOPMENT CORPORATION LTD., OWNERS
DUNKIRK AVENUE
Lot 41 of NE $\frac{1}{4}$, Sec. 11, Twp. 39, Pl. 31461

The Committee lifted this application from the table to receive a letter from the applicant's engineer regarding the storm drainage proposal. The Committee finds this proposal acceptable and notes that it would be advisable for the applicant to keep the City Engineer of Port Coquitlam advised of the plans for the drainage of the subdivision on an ongoing basis.

The Committee notes that the question of the status of Ozada Street remains unresolved, but when Council gives approval to the rezoning of the property, the applicant may wish to proceed with the subdivision of that portion of the property which is not affected by the status of Ozada - that is, from Dunkirk Avenue south to the east-west lane.

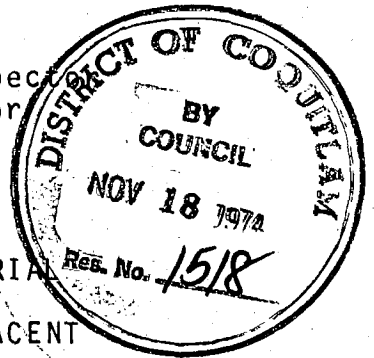
When the rezoning is approved, the Subdivision Committee will approve that portion of the subdivision lying north of the east-west lane north of Ozada Avenue, subject to the conditions of By-law No. 1930, including the storm sewer through to the Maple Creek watercourse, as proposed by the applicant's consultant in his letter dated September 18, 1974.

OCTOBER 30, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Chambers on Wednesday, October 30, 1974 at 10:00 a.m., with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. H.F. Hockey, Deputy Engineer
- Mr. S. Jackson, Community Planner
- Mr. T. Moore, Senior Public Health Inspector
- Mr. L.T. Scott, Subdivision Co-ordinator



8-2925D

SYLVA INVESTMENTS LTD., MAYFAIR INDUSTRIAL PARK LTD., OWNERS
VACANT LAND UNDER PORT MANN BRIDGE ADJACENT TO COLONY FARM

Lots 6 & 7, D.L. 21,23,65,66,67, P1. 8502, Except Pt. of 7 on P1. 25983

The Committee received a verbal report from the Planning Director stating that the applicants would like to obtain approval for that portion of the subdivision lying south of the Trans Canada Highway. After some discussion, the Committee tabled this application for:

- 1) The Engineering Department to consider the implications of this request.
- 2) The Planning Department to:
 - a) clearly identify, in consultation with the Director of Parks and Recreation, the construction requirements for the park area;
 - b) add to sketch 8-2925D, the dyke easement area;
 - c) review the advisability of requiring the registration in the Land Registry Office of a covenant, under Section 24A of the Land Registry Act, assuring that the Municipality will not be responsible for any damages in case of flooding.

8-3361

CORVELLE HOLDINGS LTD., OWNERS
642-644 GODWIN COURT
Lot 46, D.L. 1, P1. 45634

Approved subject to the payment of the parkland acquisition fee of \$100.00 for the one new lot being created.

Mr. Buchanan left the meeting at this point.

OCTOBER 30, 1974

8-3344A

CORVELLE HOLDINGS LTD., OWNERS
612-614 GODWIN COURT
Lot 51, D.L. 1, Pl. 45634

Approved subject to:

- 1) The payment of the 1975 municipal taxes before final approval.
- 2) Payment of the parkland acquisition fee of \$100.00 for the new lot being created.
- 3) Payment for the additional storm and sanitary sewer connections required for the new lot.

The Committee notes that the easement document for this lot must be signed, sealed, and registered in the Land Registry Office prior to final approval.

8-3356

CORVELLE HOLDINGS LTD., OWNERS
643-645 GIRARD AVENUE
Lot 59, D.L. 1, Pl. 45634

Approved subject to the payment of the parkland acquisition fee of \$100.00 for the new lot being created.

8-3358

CORVELLE HOLDINGS LTD., OWNERS
627-629 GIRARD AVENUE
Lot 58, D.L. 1, Pl. 45634

Approved subject to the payment of the parkland acquisition fee of \$100.00 for the new lot being created.

8-3360

P.A. & H.H. GODIDEK, R. ALAIN, M.C. SWANSON,
W.H. HANNAFORD, G. BRITTEN, B. & C.A. MARDYN,
VIOLET H. JENSEN, D.C. & I. MCMILLAN, OWNERS
RANCH PARK WAY AND DEWDNEY TRUNK ROAD
Rem. 2, Pl. 6175; Lot 1, Pl. 19655; Rem. 2, Pl. 19655;
N $\frac{1}{2}$ 3, Pl. 19655; S $\frac{1}{2}$ 3, Pl. 19655; Lot 32, Pl. 26301;
Lots 49 & 50, Pl. 28759, all in D.L. 373 & 381

Tabled for:

- 1) The applicants to provide:
 - a) preliminary engineering design showing how the subdivision can be provided with sanitary and storm sewer facilities;
 - b) road centre line design for the new road being created.
- 2) The Planning Department to write to the Department of Highways for preliminary approval of this subdivision.

The Committee notes that if this subdivision is approved, Dewdney Trunk Road would have to be constructed to an arterial standard.

OCTOBER 30, 1974

8-2265A

SEMICO ENTERPRISES LTD., OWNERS
951 DELESTRE AVENUE
Lot C, Blk. 103 of Lot 45, Pl. 16595

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

- 1) A flat rate payment for storm sewer, pavement widening, curb, sidewalk, underground wiring and street lighting for the 124 feet on Delestre Avenue.
- 2) A flat rate payment for lane paving.
- 3) Payment of the parkland acquisition fee for the two lots being created.
- 4) Payment of 1975 municipal taxes before final approval.
- 5) Payment for any required driveway culverts.
- 6) Execution of the easement document by the property owner, and its subsequent registration in the Land Registry Office by the Municipality prior to final approval of the subdivision.

8-3363

DISTRICT OF COQUITLAM (PINE TREE WAY AREA)
PROPOSED ROAD AND LANE CANCELLATIONS INVOLVING
MUNICIPAL LAND EAST AND WEST OF PINE TREE WAY

Tabled for a report from the Planning Department.

8-2963A

C.L. KING, R. TIMEWELL, A CATHERS, OWNERS
MILLER AVENUE
Rem. Lot 5, Pl. 7153 & Lots J & K,
Pl. 24153, all in Blk. 1, D.L. 367

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

- 1) Physical construction of storm sewers, paving, sidewalks, curbs, underground wiring and street lighting on those lots within the subdivision on Sproule Avenue, and for the approximately 93 feet on Grant Street.
- 2) Physical construction of sanitary sewers to the lot on Sproule Avenue.
- 3) Construction of paving in the lane allowance.
- 4) Water-main charges.
- 5) Payment of the parkland acquisition fee for the new lot being created on Sproule Avenue.
- 6) Payment of 1975 municipal taxes before final approval.
- 7) Registration in the Land Registry Office of any necessary easements.

OCTOBER 30, 1974

8-3134A

WESTWOOD REALTY LTD., OWNERS
ORANDA AVENUE
Lot 298, D.L. 112

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

- 1) The physical construction of storm sewer, pavement, curb, sidewalk, underground wiring and street lighting for Shawna Way and Oranda Avenue.
- 2) Payment of the parkland acquisition fee for the four new lots being created.
- 3) Payment of 1975 municipal taxes before final approval.
- 4) Registration in the Land Registry Office of any necessary easements.

The Committee notes that the sanitary sewer connection to the most southerly lot will be limited in depth, and therefore it appears unlikely that basement plumbing can be installed in a building on this lot.

8-3359
8-3359A
8-3359B
8-3359C

ALLEY ESTATES LTD., OWNERS
CLARKE ROAD AND CHAPMAN AVENUE
Lots 9 & 10, Bk. 3, D.L. 106 and of Bk. 1
of D.L. 367, Pl. 6467

Tabled for a report from the Engineering Department regarding the location of intersections in the vicinity of Clarke Road, Glenayre, Chapman and Thompson Avenues and Robinson Street.

8-3362

R. & E. KLEIN, OWNERS
1967-1969 COMO LAKE AVENUE
Lot 75, Sec. 2, Twp. 39, Pl. 43726

The Committee recommends to Council that it approve this application for strata plan subject to:

- 1) The qualification that there be no accesses to Como Lake Avenue.
- 2) The applicant being required to pay \$100.00 in parkland acquisition fee for the one additional lot being created.

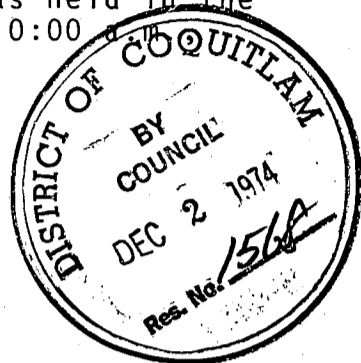
501

NOVEMBER 19, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Chambers on Tuesday, November 19, 1974, at 10:00 with the following persons present:

- Mr. D.M. Buchanan, Planning Director
- Mr. H.F. Hockey, Deputy Engineer
- Mr. S. Jackson, Community Planner
- Mr. L. Scott, Subdivision Co-ordinator
- Mr. K. McLaren, Planning Assistant



8-3254

O. LISETH, OWNER
 964 DELESTRE AVENUE
Lot 9, Blk. 102, D.L. 3,108,45, Pl. 1648

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Payment of a flat rate fee for storm sewer, pavement widening, sidewalk and curb, underground wiring and street lighting for Quadling Avenue and Delestre Avenue.
 - b) Payment of the parkland acquisition fee of \$100.00 per lot for the three lots being created.
 - c) Payment of 1975 municipal taxes before final approval.
 - d) Payment for any driveway culverts required.
 - e) The construction of storm sewer pipes for the existing home through to the Quadling Avenue ditch.
 - f) Water-main charges if required.
- 2) Registration in the Land Registry Office of any necessary easements.

8-3369

J. & K. JOHNSTONE, OWNERS
 1225 FOSTER AVENUE
Lot A of Lots 11,12,13, Blk. 4, D.L. 365, Pl. 16455

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) Payment of a flat rate fee for storm sewer, pavement widening, sidewalk and curb, underground wiring and street lighting for the approximately 50 foot frontage of the new lot being created.
 - b) Payment of the parkland acquisition fee of \$100.00 for the new lot being created.
 - c) Payment of 1975 municipal taxes before final approval.
 - d) Payment for any driveway culverts required.

8-3369 cont'd

- 2) Reconstruction of the existing dwelling to comply with all municipal by-laws prior to final approval, as per the applicant's submission, and the provision of a new plot plan when this reconstruction is completed.
- 3) Access to both lots being restricted to the lane, thereby keeping open the option for the future closure of Lakeshore Drive.

8-3365

L.E. GOWER, OWNER
985 GATENSBUY STREET
Lot 5, Btk. B, D.L. 369, Pl. 16348

The Committee recommends to Council that it approve this application for strata plan, subject to:

- 1) Payment of 1975 municipal taxes before final approval.
- 2) Payment of the parkland acquisition fee for the one new lot being created.

8-3367

KOFFMAR CONSTRUCTION LTD., OWNERS
625-627 GIRARD STREET
Lot 56, D.L. 1, Pl. 45634

The Committee recommends to the Approving Officer that he approve this application for strata plan subject to:

- 1) Payment of 1975 municipal taxes before final approval.
- 2) Payment of the parkland acquisition fee for the one new lot being created.

8-3366

KOFFMAR CONSTRUCTION LTD., OWNERS
619-621 GIRARD STREET
Lot 55, D.L. 1, Pl. 45634

The Committee recommends to the Approving Officer that he approve this application for strata plan subject to:

- 1) Payment of 1975 municipal taxes before final approval.
- 2) Payment of the parkland acquisition fee for the new lot being created.

8-3244C

ENGINEERED HOMES LTD., OWNERS
HARBOUR VILLAGE - STAGE 6
Ptn. of Lot 317, D.L. 372 & 373, Pl. 44332

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm and sanitary sewers, pavement, curbs, sidewalks, underground

8-3244C cont'd

wiring and street lighting for all roads within the subdivision, and for the full width of Hull Court through to Dewdney Trunk Road.

- b) The applicant providing the survey plan showing dedication of the west half of Hull Court on the municipally owned property.
 - c) Water-main charges.
 - d) Payment of 1975 municipal taxes before final approval.
- 2) Dedication of Lot 319, D.L. 372 to the Municipality in lieu of the parkland acquisition fee of \$100.00 per lot being created.
 - 3) A surveyor's certificate stating that all lots being created have adequate areas and dimensions to meet municipal by-laws.
 - 4) The Approving Officer exempting, under Section 712 of the Municipal Act, any lots requiring perimeter and frontage rulings.
 - 5) The paving, fencing and lighting of the walkway from Dolphin Street to the east property line.

The Committee notes that in view of the steep hillsides in this subdivision, the Committee emphasizes the importance for the applicant to retain as much of the natural growth in the area as possible.

8-2091A

L. WEATHERBEE, OWNER
2975 COMO LAKE AVENUE
Lot G, Blk. 2, D.L. 378, Pl. 23765

This project was lifted from the table to receive information regarding the progress of the search at the Land Registry Office in relation to Como Lake Avenue. This application was then tabled for comments from the B.C. Hydro, as it would appear that the land commonly known as Como Lake Avenue may well be a B.C. Hydro right-of-way.

8-3370

VOLKOMMER CONSTRUCTION LTD., OWNERS
635-637 GODWIN COURT
Lot 66, D.L. 1, Pl. 47193

The Committee recommends to the Approving Officer that he approve this application for strata plan subject to:

- 1) Payment of the parkland acquisition fee for the new lot being created.
- 2) Payment of 1975 municipal taxes before final approval.

NOVEMBER 19, 1974

8-3371 VOLKOMMER CONSTRUCTION LTD., OWNERS
639-641 GODWIN COURT
Lot 67, D.L. 1, Pl. 47193

The Committee recommends to the Approving Officer that he approve this application for strata plan subject to:

- 1) Payment of 1975 municipal taxes before final approval.
- 2) Payment of the parkland acquisition fee for the new lot being created.

8-1935 LICINIAN HOLDINGS LTD., F. & M. GAUDIN, OWNERS
COAST MERIDIAN ROAD
Lot 3, N $\frac{1}{2}$ L.S. 9, Sec. 13, Twp. 39, Pl. 14121 & Lot 3, NE $\frac{1}{4}$, Sec. 13, Twp. 39, Pl. 28952

Declined, since this subdivision does not comply with the existing or proposed future road and lot patterns proposed for the area.

8-1935A LICINIAN HOLDINGS LTD., F. & M. GAUDIN, OWNERS
COAST MERIDIAN ROAD
Lot 3, N $\frac{1}{2}$ L.S. 9, Sec. 13, Twp. 39, Pl. 14121 & Lot 3, NE $\frac{1}{4}$ Sec. 13, Twp. 39, Pl. 28952

Tabled for the Planning Department to contact the owner of the property to the north to get his comments in relation to the proposed change to the road and lot patterns previously indicated to this owner.

8-2925D SYLVA INVESTMENTS LTD., MAYFAIR INDUSTRIAL PARK LTD., OWNERS
Lots 6 & 7, D.L. 21,23,65,66,67, Pl. 8502 except Pt. of 7 on Pl. 25983

Tabled since the Department of Highways and the Department of Water Resources have not concluded their reviews of this proposed subdivision. The Committee notes that the Engineering and Planning Departments have been in continuing communications with these Departments on this matter.

8-3359
8-3359A
8-3359B ALLEY ESTATES LTD., OWNERS
CLARKE ROAD AND CHAPMAN AVENUE
Lots 9 & 10, Blks. 1 & 3, D.L. 106 & 367, Pl. 6467

Declined, as these alternatives do not comply with the road configuration for this area, approved by Council September 16, 1974.

NOVEMBER 19, 1974

8-3359C

ALLEY ESTATES LTD., OWNERS
CLARKE ROAD AND CHAPMAN AVENUE
Lots 9 & 10, Blks. 1 & 3, D.L. 106 & 367, Pl. 6467

Declined, as no access is available from Clarke Road, and therefore this subdivision would leave Chapman Avenue as an approximately 2,800 foot dead-end street from Gilroy Street.

The Committee notes that this alternative does comply with the road configuration approved by Council on September 16, 1974.

8-3219C

O. MACIJAUSKAS, RIC-MAC HOLDINGS LTD., OWNERS
DEWDNEY TRUNK ROAD
Lot K, Pl. 12179 & Lot Q, Pl. 19932, both of
D.L. 373 & 381

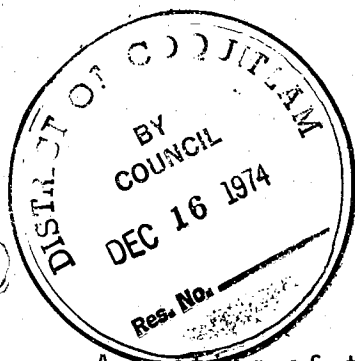
Tabled for the applicant to re-draw the layout of the lots numbered 141-145 and 146-149 inclusive, so that the public open space areas are a minimum of 50 feet in width, as shown on sketch 8-3219B, given preliminary approval September 20, 1974.

8-3355

D. & A.M. MAURO, P.M. & A.C. LEVIS, OWNERS
PARK CRESCENT
Lots 516 & 517, D.L. 371, Pl. 40715

Approved subject to:

- 1) The applicant registering in the Land Registry Office an easement for the storm sewer connection for the westerly lot over the easterly lot.
- 2) Payment of 1975 municipal taxes before final approval.



*Sub's
File
Rec'd*

501
DECEMBER 3, 1974

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, December 3, 1974 at 10:00 a.m., with the following persons present:

- Mr. T. Moore, Senior Public Health Inspector
- Mr. S. Jackson, Community Planner
- Mr. L. Scott, Subdivision Co-ordinator
- Mr. K. McLaren, Planning Assistant

8-1859A

E.W. & P.D. SCOTT, OWNERS
815 BLUE MOUNTAIN STREET
Lot B of 18, Blks. 1 & 2, D.L. 368, Pt. 17694

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) A flat rate payment for storm sewer, pavement, curb, sidewalk, underground wiring, and street lighting for the frontage of the property on Kelvin Street.
 - b) Payment of the parkland acquisition fee for the new lot being created.
 - c) Payment of 1975 municipal taxes before final approval.
 - d) Water-main charges.
- 2) Registration in the Land Registry Office of an easement, and the installation of a pipe enclosure along the south side of the westerly lot in favour of the easterly lot for drainage purposes.

The Committee notes that there has been an increase in the rate per foot charged for water-mains.

8-1842H

W.F. & M.E. JOBB, OWNERS
568 CHAPMAN AVENUE
Lot A of 3, Blk. 1, D.L. 54 & 55, Pt. 21796

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by cash payment for Chapman Avenue, including storm sewer, pavement widening, sidewalk and curb, underground wiring, and street lighting.
- 2) Water-main charges.
- 3) Payment of the parkland acquisition fee for the two lots being created on Chapman Avenue.
- 4) Payment of 1975 municipal taxes before final approval.

The Committee notes that the depth of the sanitary sewer connection will be limited on Chapman Avenue.

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8-3363

DISTRICT OF COQUITLAM
PROPOSED ROAD AND LANE CANCELLATIONS INVOLVING
MUNICIPAL LAND EAST AND WEST OF PINE TREE WAY

This item was lifted from the table to receive a report from the Planning Director. The Committee then approved this application for consolidation and road and lane cancellation.

8-2742A

WHITE SPOT LIMITED, OWNERS
801 BRUNETTE AVENUE
Lot 97, Pl. 36306

Tabled for:

- 1) Reports from the Planning and Engineering Departments.
- 2) Submission of a plot plan prepared by a B.C. Land Surveyor hired by the applicant showing the location of the existing building on the proposed westerly lot.

The Committee notes that if the existing westerly access to Brunette Avenue is retained after subdivision, customers of the store on the easterly lot may use this access, and consequently also use the parking spaces on the westerly lot.

PETITION REGARDING THE DISPOSITION OF PARKLAND AT THE REAR OF
2957 AND 2959 STARLIGHT WAY

The Committee received a letter from Mr. F.L. Pobst, Municipal Clerk, to a Mr. K. Soros at 2952 Spuraway Drive, regarding this matter.

The Committee then referred this letter to the Director of Parks and Recreation for his disposition.

The Committee notes that the Planning and Engineering Departments have no objections to this park being cancelled and a parcel being created in District of Coquitlam ownership.

8-3219D

O. MACIJAUSKAS, RIC-MAC HOLDINGS LTD., OWNERS
DEWDNEY TRUNK ROAD
Lot K, Pl. 12179 & Lot Q, Pl. 19932, both of
D.L. 373 & 381

- Approved subject to:
- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, sanitary sewers, pavement, curbs, sidewalks, underground wiring, and street lighting for all roads abutting and within the subdivision, noting, however:
 - i) Dewdney Trunk Road is to be to an arterial standard.

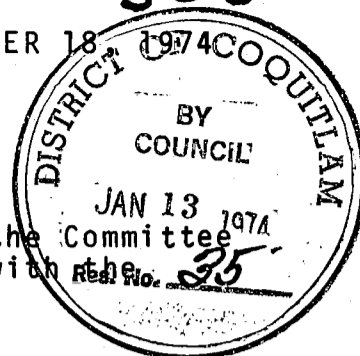
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8-3219D cont'd

- ii) Dacre Avenue is to be physically constructed to an interim standard, including pavement and drainage facilities.
 - iii) The road running north towards Scott Creek is to be constructed to a gravel standard, with a cash deposit to cover the remaining services.
- b) The physical construction of the lane including paving and storm sewer.
 - c) Water-main charges.
 - d) Payment of the parkland acquisition fee for the lots being created.
 - e) Payment of 1975 municipal taxes before final approval.
 - f) Submission of a surveyor's certificate showing the location of any structures which are to remain on the property, or alternatively assurance from the applicant that these buildings will be removed.
- 2) Registration in the Land Registry Office of any necessary easements.
 - 3) Fill being placed on all lots lying below the flood level of 122 feet at the north boundary of existing Lot K, and 120 feet at the north boundary of existing Lot Rem. E $\frac{1}{2}$ of SW $\frac{1}{4}$ of D.L. 381, Pl. 2682, lying easterly of this subject property, to a point higher than this flood level. This fill must be confined to the lots only, so as not to interfere with the watercourse.
 - 4) The construction of the proposed sanitary sewer interceptor from the north to the south property line of this subdivision.

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SUBDIVISION COMMITTEE MINUTES



A meeting of the Subdivision Committee was held in the Committee Room on Wednesday, December 18, 1974 at 2:00 p.m., with the following persons present:

Mr. E. Tiessen, Deputy Planning Director
Mr. S. Jackson, Community Planner
Mr. L. Scott, Subdivision Co-ordinator
Mr. K. McLaren, Planning Assistant

8-2600D

NU-WEST DEVELOPMENT CORPORATION LTD., OWNERS
3174 DUNKIRK AVENUE
Lot 41 of NE $\frac{1}{4}$, Sec. 11, Twp. 39, Pt. 31461

The Committee received a verbal report from the Deputy Planning Director on the progress of the arterial road planning for this area, and indicated the subdivision design would not conflict with either of two alternatives, but minor road reconstruction would be involved.

The Committee reviewed that portion of the subdivision lying south of the east-west lane north of Ozada Avenue and indicated that, subject to the servicing requirements of By-law No. 1930, preliminary approval could be granted upon rezoning to RS-1 and RT-1.

8-3243

P.R. & J.M. HOWARD, OWNERS
3013 DEWDNEY TRUNK ROAD
Pct. N of E $\frac{1}{2}$, D.L. 381, Pt. 9195 (S&E Ex. Pt. 9628)

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

- 1) The physical construction of storm sewers, pavement, sidewalks, underground wiring, and street lighting on Dewdney Trunk Road, and the new road being dedicated, noting that a sidewalk will not be required on the east side of the new road.
- 2) Construction of the lane to the standard required by By-law No. 1930 including pavement.
- 3) An extension of the sanitary sewer, constructed by the developer, to serve these new lots.
- 4) Payment of the parkland acquisition fee for the five lots being created.
- 5) Payment of 1975 municipal taxes before final approval.
- 6) Water-main charges. (The Committee notes that there has been an increase in the rate per foot charged for water-mains since the September 9, 1974 approval.)

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8-2338B

W. LENCOE, OWNER
1838 LEMAX AVENUE
Lot A, Blk. 6, W $\frac{1}{2}$ D.L. 358, Pl. 13465

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) The physical construction of storm sewers, pavement, curb, sidewalk, underground wiring and street lighting for the full length of the property on Lemax Avenue and Laurentian Crescent.
 - b) The physical construction of sanitary sewers.
 - c) Water-main charges. (The Committee notes that there has been an increase in the rate per foot charged for water-mains since the September 9, 1974 approval.)
 - d) Payment of the parkland acquisition fee for the five lots being created.
 - e) Payment of 1975 municipal taxes before final approval.
- 2) Registration in the Land Registry Office of any necessary easements.
- 3) Registration in the Land Registry Office of a covenant restricting any construction on the westerly two lots abutting Laurentian Crescent to a setback of two feet more than required normally by municipal by-laws. This requirement is a result of the 14 foot possible future widening of Laurentian Crescent. The purpose of this covenant is to prevent a future non-conforming setback for buildings on these lots, and the problems associated with non-conforming setbacks.

8-2540B

T.B.A. HOLDINGS LTD., OWNERS
976 ADAIR AVENUE
Lot 9, Pl. 1531 & Lot 60, Pl. 33516, both in D.L. 16

Approved subject to the payment of 1975 municipal taxes.

8-3373

MR. & MRS. JOHN AUVINEN, OWNERS
3168 DUNKIRK AVENUE
Lot 40 of NE $\frac{1}{4}$, Sec. 11, Twp. 39, Pl. 31461

Tabled:

- 1) Since no access is presently available to the rear of the property.
- 2) Since rezoning of the property to RS-1 Residential Single-Family is required before subdivision can take place.
- 3) For the Engineering Department to prepare a report regarding services.

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8-3374

A. BEST, E. BEST, J. ROBINSON LTD., OWNERS
3028 FLEET STREET
Lot 10, D.L. 47, Pl. 22491

The Committee recommends that Council give approval to this strata title subdivision, which was found acceptable by Council on December 17, 1973, by Resolution No. 1784.

Mr. Buchanan joined the meeting at this point.

8-2748A

QUADRANT DEVELOPMENT LIMITED, OWNERS
NORTH ROAD AND EBERT AVENUE
Rem. W $\frac{1}{2}$, Lot 1 & E $\frac{1}{2}$ Lot 1, Pl. 6422 & Lot A,
Pl. 10172, all in D.L. 7

The Committee recommends that the Approving Officer approve this application for strata title subdivision.

The Committee notes that the applicant verbally requested approval of Form 10, as permitted in the Strata Titles Act, the same day as he received the building permit.

The Committee further notes that a formal application was received December 17, 1974.

8-3220G

HAROLD MOORE, OWNER
AUSTIN AVENUE
Lots 232 & 233, D.L. 359, Pl. 46678

Approved subject to:

- 1) Payment of the parkland acquisition fee for the two new lots being created.
- 2) Payment of 1975 municipal taxes before final approval.