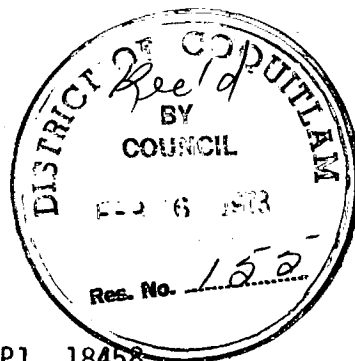


SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, January 17, 1978 at 9:30 a.m. with the following persons present:

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



8-2126B

L. DAWE & V.H. & P.R. BARTON
 834 & 836 COTTONWOOD AVENUE
Lots B & A, Lot 20, Blks. 12 & 13, D.L. 366, P1. 18458

This subdivision proposes primary access to the three lots to be created via Spruce Avenue. The only outlet to Cottonwood Avenue from Spruce Avenue is a 20 foot wide lane. In a normal situation the average number of lots in a block served with ancillary access from a lane is in the order of 20 single family homes. As this subdivision proposes primary access via a 20 foot lane from Cottonwood Avenue, as the only pedestrian access to this Spruce Avenue subdivision is from the subject lane which has no pedestrian walk on it, and as there are presently 20 single family residential lots existing along Spruce Avenue requiring access via a 20 foot lane system, the Committee will approve no further subdivision in this area which would place further demands on the already sub-standard lane system.

Declined as this subdivision would place unacceptable demands on the lane providing primary access to Spruce Avenue from Cottonwood Avenue.

8-1341

ZAGREB CONSTRUCTION
 2131 COMO LAKE AVENUE
Rem. 47, D.L. 2, Twp. 39, P1. 26164

The Committee has the following concerns with this application:

- a) Disturbance of the natural ground cover in view of past soils reports in this area.
- b) Possible instability created by any such disturbance or placement of fill would be detrimental to the general stability in this area.
- c) The existing road allowance does not provide a practical means of access to the site.

Declined as there is inadequate access into the body of the proposed northerly lot, and as the Committee is unaware that a building site exists on this proposed northerly lot.

8-3509

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

Approved subject to:

- 1) Rezoning of the property to RS-4 Compact One Family.
- 2) The requirements of Subdivision Control By-law No. 1930 including:

8-3509 cont'd

- 2) a) Physical construction of all services required by that by-law.
- b) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
- c) Payment of the estimated 1978 municipal taxes before final approval.
- d) Registration in the Land Registry Office of any necessary easements.
- 3) The applicant's consultant confirming that the existing water supply system in this area is adequate.
- 4) Removal of a portion of the existing westerly building to comply with setback requirements of the RS-4 zone, or a successful appeal being made to the Board of Variance to allow it to remain.

8-3513

ANDERSON & LYLE PROPERTIES LTD.
 S. 210' of Blk. C of S. 1/2 D.L. 383, Grp. 1, Pl. 6408, N.W.D.
1101 LANSDOWNE STREET

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by that By-law.
 - b) Payment of the estimated 1978 municipal taxes before final approval.
 - c) Registration in the Land Registry Office of any necessary easements.
 - d) Payment of watermain charge for existing watermain in Aberdeen Ave.
- 2) Water connections.
- 3) Signing of the subdivision plans by the Approving Officer of the Ministry of Highways.
- 4) The requirements of the Ministry of Environment as outlined in their letter dated December 22, 1977.
- 5) Removal of the existing easterly building on the proposed westerly lot to comply with the setback requirements from the creek outlined in the Ministry of Environment's letter.
- 6) Channelization of Scott Creek with four to one side slopes, a natural gravel base and 10 foot easements on each side for maintenance.

8-2358A

A. C. BROWN
 3435 GALLOWAY AVENUE
Lot 5, S. 1/2 S.E. 1/4 Sec. 18, Twp. 40, Plan 9457

Approved subject to:

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

SUBDIVISION COMMITTEE MINUTES OF JANUARY 17, 1978, CONT'D

8-2358A cont'd

- 1) a) Physical construction of storm sewer, pavement widening and curbs for the full frontage of the property on Galloway Avenue.
- b) Payment of the parkland acquisition fee of \$600.00 for the one potential new dwelling unit.
- c) Payment of the estimated 1978 municipal taxes before final approval.
- d) Watermain charges.
- e) Water connections.
- 2) Approval of the subdivision by the Simon Fraser Health Unit.

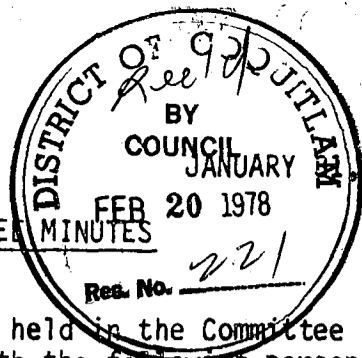
8-2333J

B.A.C.M. DEVELOPMENT CORPORATION LIMITED
EAGLE RIDGE STAGE II

Pt. of Lot 37, D.L. 238 & 346, N.W. 1/2 Sec. 10, Twp. 39 & Pt. of Lot 38, D.L. 238, 346 & 385 & N.E. 1/4 Sec. 10, Twp. 39, P1. 32594 & pt. of Lot B of Frac. N.W. 1/4 Sec. 10, Twp. 39, D.L. 238 & 346, P1. 22328

Approved subject to:

- 1) Registration in the Land Registry Office of Phase I to assure legal road access to this subdivision.
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision.
 - b) Payment of the estimated 1978 municipal taxes before final approval.
 - c) Registration in the Land Registry Office of any necessary easements.
- 3) Perimeter ruling being granted by the Approving Officer.
- 4) Approval in writing from B. C. Hydro of the proposed Hydro line crossings.
- 5) Extent of subdivision to correspond exactly with zoning boundary line in effect at the time final approval is applied for.
- 6) Rezoning to RS-1 Residential Single Family of the three areas of major discrepancy between the subdivision plan and Zoning Amendment By-law #809.



501

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, January 31, 1978 at 9:30 a.m., with the following persons present:

- D.M. Buchanan, Planning Director
- A. Phillips, Municipal Engineer
- L. Scott, Subdivision Co-ordinator
- K. McLaren, Development Control Technician
- N. Maxwell, Planning Assistant
- E. Tiessen, Deputy Planning Director (for item 8-1745B only)

8-1745B

H.C. & B. COBURN
430 HICKEY STREET
Lot 10, D.L. 112 & 113, Pt. 4888

Approved subject to:

- 1) Rezoning of the property to RS-3 One-Family Residential (6,000 sq. ft. lots).
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of sanitary sewer to existing facility.
 - b) Physical construction of all roads and municipal services within and bounding this subdivision.
 - c) Payment of the parkland acquisition fee of \$600.00 for each of the potential twenty new dwelling units.
 - d) Payment of the estimated 1978 municipal taxes before final approval.
 - e) Installation of water connections to the twenty new lots.
- 3) An easement over the watercourse for the area indicated for stream and bank protection on the plan prepared by V.C. Goudal & Associates, numbered C-2591-77, and received in the Planning Department December 2, 1977.
- 4) Registration of any required easements.
- 5) The applicants providing a paved turnaround on the municipal land to the west at the end of Leduc Avenue, if approved by Council.

The Committee notes that subdivision of the municipal land to the west is subject to further study after a detailed survey of the ravine location has been completed. The extent of the continuation of Shawna and Oranda would be firmly established at that time.

8-2773

DISTRICT OF COQUITLAM
SUBDIVISION OF MERRITT STREET SOUTH

The Committee reviewed a letter from Austin Developments Ltd. received in the Planning Department January 25, 1978 regarding access to the land - 800 block Merritt Street.

The Committee is willing to give further consideration to the applicant's proposal provided the following information is supplied to the Committee:

8-2773 con't

- 1) A formal application for subdivision.
- 2) Clarification from the applicant as to how he intends to tie the proposed 25 foot wide road dedication into the existing dedication.
- 3) What would the applicant's extent of development be if access to Merritt Street was made available from Porter Street?

8-1877

L. BELL & P. BATRYN
 1956 & 1966 HILLSIDE AVENUE
Lot 80, D.L. 62 & 63, P1. 29982

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

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

8-3517

D. LEFRANCE
 1260 THOMAS AVENUE
Lot A, Pt. of Lots 7 & 8, Blk. 4, D.L. 6, P1. 9573

Tabled for the following:

- 1) The Engineering Department to review the servicing requirements of Subdivision Control By-law No. 1930.
- 2) The Building Department to review drainage implications.

8-1206

R.G. & L.B. FAST
 1112 FOSTER AVENUE
Lot 17, D.L. 356 (see P1. 21613), P1. 10359

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

- 1) Cash payment for the future installation of the required services for the approximate 70 foot frontage of the new lot being created.
- 2) Cash payment for lane paving for the approximate 70 foot width of the new lot being created.

8-1206 con't

- 3) Payment of the estimated 1978 municipal taxes before final approval.
- 4) Payment of the parkland acquisition fee of \$600.00 for the potential one new dwelling unit being created.
- 5) Removal of the garage or the relocation to comply with municipal by-laws.

8-283

G. & E. PEPKE
 204 CAYER STREET
Lot 1 of Pct. D, D.L. 47, Pt. 14309

Tabled for consideration of servicing requirements by the Engineering Department.

8-1814A

A. & L.M. MOORE
 546 HILLCREST STREET
Lot 1, Blk. 4, D.L. 358 (S. & E. Pt. 27475), Pt. 6449

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for the future installation of storm sewer, sidewalk, streetlighting and pavement widening for the approximate 56 foot frontage of the new lot on Hillcrest Street,
 - b) Payment of the parkland acquisition fee of \$600.00 for the one potential new dwelling unit.
 - c) Payment of the 1978 municipal taxes before final approval.
- 2) Removal of the existing carport or its relocation to comply with municipal by-laws.
- 3) The basement floor level of the dwelling on the new lot may be restricted in relation to the elevation of the ditch on Hillcrest Street.

8-2364C

E.M. CANNELL & B. STOELZE
 830 IRVINE STREET
Lot 79, D.L. 378 (S. & E. Pt. 46046), Pt. 32866
 & Lot 302, D.L. 378, Pt. 52479

Approved subject to:

- 1) Rezoning of the property to RS-3 One-Family Residential (6,000 sq. ft. lots).
- 2) Registration of the subdivision to the north to provide access.
- 3) The requirements of the Ministry of the Environment, as outlined in the letter received January 30, 1978 in the Planning Department.

JANUARY 31, 1978

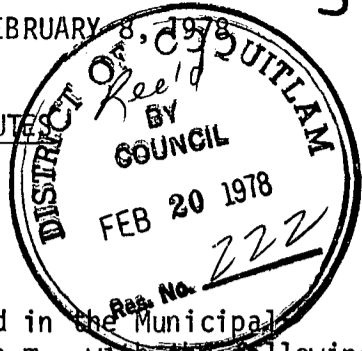
8-2364C con't

- 4) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 for all roads bounding and within the subdivision.
 - b) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
 - c) Payment of the estimated 1978 municipal taxes before final approval.
 - d) Registration in the Land Registry Office of any necessary easements.

502

FEBRUARY 8, 1978

SUBDIVISION COMMITTEE MINUTES



A Special Subdivision Committee meeting was held in the Municipal Engineer's office on February 8, 1978 at 10:00 a.m., with the following persons present:

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

8-3472K DISTRICT OF COQUITLAM
CHAPMAN AVENUE AT CLARKE ROAD
Lots 9 & 10, D.L. 106, Plan 6467

The Committee reviewed the legal survey plan presented to the Approving Officer for signature by the Assistant Municipal Solicitor.

The Committee reiterated their earlier concerns with this site consolidation as it creates a number of potential servicing and redevelopment problems.

APPROVED

It is noted, however, that this approval does not compromise the objectives of this Committee to achieve the proposed overall subdivision scheme found acceptable by the Committee on October 12, 1977 and as shown on subdivision sketch 8-3472H

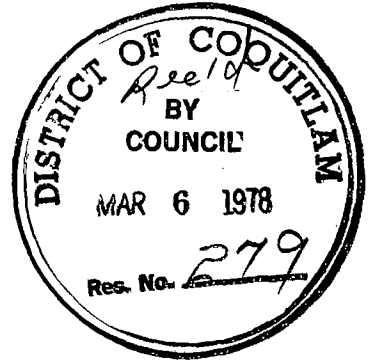
FEBRUARY 14, 1978

501

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, February 14, 1978 at 9:30 a.m., with the following persons present:

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



8-1776F

J. & J. BULL, G. & H. BULL
AUSTIN AVENUE
Lot 130, D.L. 109, Plan 42914

Approved subject to:

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

8-3519

DISTRICT OF COQUITLAM
CLOSING OF LANE AT SOUTH END OF FAIRWAY STREET

The Committee reviewed the request for closure of the walkway at the south end of Fairway Street. The Committee would not recommend the closure of this walkway as the Committee is desirous of leaving it open for the following reasons:

- 1) It is presently being utilized by the children of the area.
- 2) It would provide an outlet for the future dead end extension of Alma Avenue.
- 3) It provides a pedestrian access alternative connection to Lord Baden Powell School to the north.

8-3518

MARIE-ANNA TANGUAY
 569 THOMPSON AVENUE
Lot A, Lot 2, Blk. C, D.L. 55, Plan 17391

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

- 1) Physical construction of sanitary, storm and water connections.
- 2) Payment for one new driveway crossing.
- 3) Payment of the parkland acquisition fee of \$600.00 for the one potential new dwelling unit.
- 4) Payment of the estimated 1978 municipal taxes.

The Committee notes the following:

- a) The location of the new access should be on the eastern side of the new lot.
- b) The basement floor elevation may be restricted due to the elevations of the service connections.

8-2720A

M. & B. KRUNIC
 589 THOMPSON AVENUE
Lot E, 1/2 Pct. A (Ex. Pl. 11414) of Lot 2, Blk. C,
 D.L. 54 & 55, Grp. 1, Pl. 7216

Tabled for the Planning Department to review the development potential of this area.

8-3517

D. LEFRANCE
 1260 THOMAS AVENUE
Lot A, Pt. of Lots 7-8, Blk. 4, D.L. 46, Pl. 9573

Approved subject to:

- 1) An easement being obtained along the south property line of the neighbouring lot, Rem. 8, in favour of both proposed new lots and across the eastern end of the southerly lot in favour of the proposed new northerly lot.
- 2) Storm drainage pipes being constructed within the easements to drain both new lots through to Laval Street.

8-3517 con't

- 3) The requirements of Subdivision Control By-law No. 1930 including:
 - a) The physical construction of monolithic curb and sidewalk, pavement widening and road drainage for the full frontage of Tech Street and Thomas Avenue.
 - b) Cash deposit for the future installation of streetlighting.
 - c) Payment of the parkland acquisition fee for the potential two new dwelling units being created.
 - d) Payment of the 1978 municipal taxes.
 - e) Removal of all existing buildings prior to final approval.

The Committee notes that this preliminary subdivision approval in no way indicates approval of the proposed rezoning to RT-1 Two-Family Residential.

8-3415

CAREER HOLDINGS LTD.
 OXBOW VALLEY DEVELOPMENT
Pt. of Lot 12 of Sec. 12 & 13, Twp. 39

The Committee reviewed a letter from Mr. M. Wylie, Solicitor, received in the Planning Department February 8, 1978, and then tabled this application for the following:

- 1) The Engineering Department to review service implications.
- 2) The Planning Department to review the development agreement in relation to the proposed changes to the phasing plan.

8-1847D

A.R. & M. PEARSON
 875 BLUE MOUNTAIN STREET
Lot 12, Btk. 1 & 2, D.L. 368, Pl. 1374

The Committee notes that as final approval has been granted to this subdivision, there is no need for further consideration of this subdivision by the Committee.

8-2535F

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

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

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

8-283

G. & E. PEPKE
204 CAYER STREET
Lot 1 of Pct. D, D.L. 47, P1. 14309

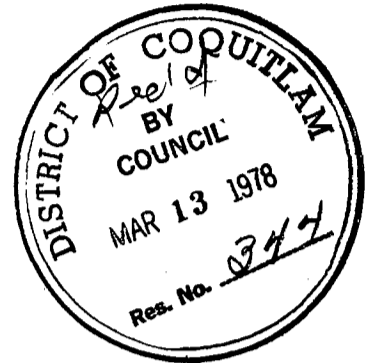
Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm sewer, curb, pavement widening, streetlighting, underground wiring on Cayer Street.
 - b) Physical construction of sanitary sewers and water connections.
 - c) Payment of the estimated 1978 municipal taxes.
 - d) Payment of water-main charges on Cayer Street.
- 2) Removal of any existing buildings prior to final approval.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, February 28, 1978 at 9:30 a.m., with the following persons present:

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



8-3073E

R. G. STEEVES CONSTRUCTION CO. LTD.
SOUTH-EAST CORNER OF AUSTIN AND HICKEY
Lot 351, D.L. 113, Grp. 1, Plan 44220, N.W.D.

Approved subject to:

- 1) The adoption of the land use contract by Council.
- 2) The requirements of Subdivision Control By-law No. 1930 including physical construction of:
 - a) Austin Avenue - road drainage, curb and gutter, sidewalks, pavement widening and streetlighting.
 - b) Hickey Street - road drainage, curb walk, pavement widening and streetlighting.
 - c) Internal roads - storm sewer, pavement, curb walk, streetlighting, underground wiring and watermain.
 - d) Perimeter road - storm sewer, pavement, streetlighting, underground wiring, watermain and curb walk on the north and west side only, curb only on the south and east side.
 - e) Sanitary sewers and water connections to service all lots.
- 3) Registration of any necessary easements.
- 4) Payment of the estimated 1978 Municipal taxes before final approval.
- 5) Commitment as to servicing of the future strata subdivision to the standards of Subdivision Control By-law No. 1930.

The Committee notes that the payment of the parkland acquisition fee of \$600.00 per lot and strata title units is to be paid as part of the land use contract.

8-3415

CAREER HOLDINGS LTD.
OXBOW VALLEY DEVELOPMENT
Pt. of Lot 12 of Sec. 12 & 13, Twp. 39

The Committee would have no objection to the proposed phasing plan amendment as outlined in the letter received in the Planning Department February 8, 1978 from Mr. M. Wylie, Solicitor. The Committee notes that Council approval of any amendment to the Phasing plan is required under Section 2.06(f) of the Development Agreement.

SUBDIVISION COMMITTEE MINUTES

8-3459C DISTRICT OF COQUITLAM
SUBDIVISION OF STARLIGHT PARK

Tabled for the Engineering Department to review the problems of servicing the new panhandle lot.

8-1059A UNITED CHURCH OF CANADA
GLENAYRE DRIVE
Lot 62, D.L. 367, Plan 28285, N.W.D.

Approved subject to:

- 1) The physical construction of the lane allowance to the standards of Subdivision Control By-law No. 1930.
- 2) Payment of the estimated 1978 Municipal taxes before final approval.
- 3) Payment of the parkland acquisition fee of \$600.00 for each of the 6 potential new dwelling units.

8-3253 JAMES WYCHERLEY
1563 MADORE AVENUE
Lot 25, Blks. 18 to 20, D.L. 110, Plan 2357, N.W.D.

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) A flat rate payment for storm sewer, pavement widening, curb, sidewalk and streetlighting for the 84 foot frontage of the lot being created.
 - b) Payment of the parkland acquisition fee of \$600.00 for the one potential new dwelling unit.
 - c) Payment of the estimated 1978 Municipal taxes before final approval.
 - d) Payment for a driveway culvert for the new lot being created.
 - e) Payment for one new water connection.
- 2) Watermain charges for the full frontage of the property on Decaire Street.

8-2677E KALEMA HOLDINGS LTD.
3140 DUNKIRK AVENUE
Lot 3, Blk. 21, Sec. 11, Twp. 39, Plan 16828, N.W.D.

Tabled for a report from a professional engineer hired by the applicant to show how the proposed subdivision is to be serviced with sanitary and storm sewers.

SUBDIVISION COMMITTEE MINUTES

8-2720B

M. & B. KRUNIC
589 THOMPSON AVENUE
Lot E. 1/2 Pct. A (Ex. Pl. 11414) of Lot 2,
Blk. C, D.L. 54 & 55, Grp. 1, Pl. 7216

Approved subject to:

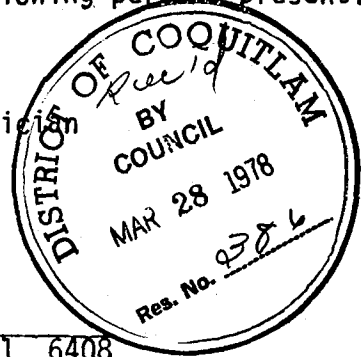
- 1) The requirements of Subdivision Control By-law No. 1930 by way of cash deposit for the updated balance of the servicing cost for the approximately 59 foot frontage of the new lot on Thompson Avenue, noting that the servicing was paid for in June 1975 and the servicing costs have increased since that time.
- 2) Cash payment for the future construction of the lane.
- 3) Payment of the estimated 1978 Municipal taxes before final approval.
- 4) Payment for one new driveway culvert as required.
- 5) Payment for one new water connection for the new lot being created.

MARCH 14, 1978

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, March 14, 1978 at 9:30 a.m., with the following persons present:

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



8-3495C

RICARD HOLDINGS LTD.
 2700 BARNET HIGHWAY
S. Ptn. Lot A, Blk. A, S $\frac{1}{2}$ D.L. 383, P1. 6408

The Committee reviewed the letters received from the Ministry of Highways, Simon Fraser Health Unit, and the comments from the Building Department.

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Bond Street - pavement widening, storm sewers, curb, streetlighting.
 - b) New road - pavement, curbs on both sides, storm sewers, streetlighting.
 - c) Barnet Highway - curb and gutter, storm sewer, streetlighting.
 - d) Sanitary sewers being provided to all lots within the subdivision and the sewer mains being connected to a constructed and usable municipal system.
- 2) The applicant constructing a fire-rated wall along the east side of the existing building as per the requirements of the Building Department.
- 3) The Ministry of Highways Regional Approving Officer's signature appearing on the subdivision plans.

The Subdivision Committee notes that the applicant shall retain responsibility for Chines Height Creek, including maintenance and the provision of crossing facilities between Aberdeen Avenue and the property to the north. Alternatively, the applicant should give consideration to the complete enclosure of the Creek within a suitable easement in accordance with the provisions of the Subdivision Control By-law, in which event the District would give consideration to assuming responsibility for this improved facility.

8-2963F

VLADISLAV DANISEK
 757A & 757B MILLER AVENUE
Lot 248, D.L. 367, P1. 40505, S & E 51297

Tabled for the following:

- 1) The Planning Department to review this application in relation to the strata title conversion guidelines upon receipt of the requested information in item 3 below.
- 2) A report from the Building Department.

MARCH 14, 1978

8-2963F con't

- 3) The applicant to submit:
 - a) A list of all present tenants and the names of all tenants whose tenancies terminated during the six months preceding the application.
 - b) A written statement of the provisions established, if any, for existing tenants to purchase, to relocate or to extend their tenancies.

8-2384A

S. & J. HRENCHUK
932 McINTOSH STREET
Lot 31, Blks. 3, 4 & 5, D.L. 368, Pl. 1374

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm sewers, water-mains, curbs and sidewalks, paving, and streetlighting for the frontages of the property on McIntosh Street and Kelvin Street.
 - b) Physical construction of water-main and underground wiring on Kelvin Street, noting that underground wiring is not required on McIntosh Street.
 - c) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
 - d) Payment of the estimated 1978 municipal taxes before final approval.
 - e) Registration of any necessary easements.
- 2) Removal of the existing dwelling or its relocation to comply with the Zoning and Building By-laws.

8-3306

W.A. & P. HAYNE
909 SHERIFF STREET
Lot 30, Blks. 3 & 4, D.L. 367, Pl. 24400

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm sewers to provide adequate drainage for the property.
 - b) Deposit for the future installation of pavement widening, curbside, and streetlighting.
 - c) Registration of any necessary easements.
 - d) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
 - e) Payment of the estimated 1978 municipal taxes before final approval.
- 2) Removal of the existing dwelling or its relocation to comply with the Zoning and Building By-laws.

MARCH 14, 1978

8-3516

J. & G. KROENING
402 MUNDY STREET
Lot 93, D.L. 111, Pt. 26895

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 by way of cash payment for the future installation of pavement widening, concrete curbwalk, road drainage, streetlighting, and lane paving for the full frontages of Mundy Street and the lane.
- 2) Payment for the two new water services.
- 3) Payment of the parkland acquisition fee for each potential new dwelling unit.
- 4) Payment of the estimated 1978 municipal taxes before final approval.

8-3056C

CAMLIN PROPERTIES LTD.
1100 LANSLOWNE STREET
Lot B, D.L. 383, Pt. 6408

Tabled for the Planning Department to:

- 1) Seek the comments of the Ministry of Highways and Public Works.
- 2) Review the existing building in relation to the requirements of the Zoning By-law No. 1928 to ascertain whether or not it would still comply after subdivision.

8-2119

H.V. & C. DAGG
905 McINTOSH STREET
Lot 54, D.L. 368, Pt. 1374

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

- 1) Physical construction of the services on Jarvis Street consisting of road drainage, pavement widening, curbwalk, and streetlighting.
- 2) Cash deposit for the following services on McIntosh Street: storm sewer, pavement widening, curbwalk, and streetlighting.
- 3) Construction of drainage facilities for the two lots on Jarvis Street through an easement to McIntosh Street.
- 4) Registration of an easement in the Land Registry Office for the drainage facilities mentioned in #3 above.
- 5) Payment of water connections and water-mains for the two new lots on Jarvis Street.
- 6) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
- 7) Payment of the estimated 1978 municipal taxes before final approval.

MARCH 14, 1978

8-1427

A. & E. DOWNIE
572 SCHOOLHOUSE STREET
Lot 5, Btk. 17, D.L. 357, Pt. 21582

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for the future installation of streetlighting, lot drainage, lane paving and future pavement on Schoolhouse Street.
 - b) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
 - c) Payment of the 1978 municipal taxes before final approval.
- 2) Removal of the existing dwelling or its relocation to comply with the Zoning and Building By-laws.

8-1059B

METROPOLITAN COUNCIL OF THE UNITED CHURCH
GLENAYRE DRIVE
Lot 62, D.L. 367, Pt. 28285

Approved subject to:

- 1) Physical construction of the lane allowance to the standards of Subdivision Control By-law No. 1930.
- 2) Payment of the estimated 1978 municipal taxes before final approval.
- 3) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit, noting that this application is for duplex development.

8-3481A

N. THIESEN
626-636 THOMPSON AVENUE
Lot 2 of Lot E, Pt. 19397 & E½ of Lot 16,
Pt. 5930, all of Btk. 5, D.L. 106

Approved subject to:

- 1) Physical construction of the portion of lane being dedicated to a gravel standard and cash payment for the future lane paving.
- 2) Payment of the 1978 municipal taxes before final approval.

The Committee notes that further servicing of Thompson Avenue will be a requirement when the property is subdivided further.

MARCH 14, 1978

8-3402

B.S. & P.K. SIDHU AND S.S. & S.K. TOOR
613-615 GIRARD AVENUE
Lot 54, D.L. 1, Pt. 45634

Tabled for the following:

- 1) Review of the proposed conversion by the Building and Planning Departments upon receipt of the information in 2) below.
- 2) Submission by the applicant of the following:
 - a) A list of all present tenants and the names of all tenants whose tenancies terminated during the six months preceding the application.
 - b) A written statement of the provisions established, if any, for existing tenants to purchase, relocate, or extend their tenancies.

8-3491C

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

The Committee gave consideration to the possible closure of Ozada Avenue along the south boundary of this proposed subdivision and its consolidation with the park to the south. As there would be fewer legal implications with cancellation of this road allowance at this time, the Committee instructs the Engineering Department to pursue the processing of this matter with our Legal Department.

The Committee recommends that Lot 702 on the legal survey plan be amended to be indicated as dedicated "park".

8-3253

J. WYCHERLEY
1563 MADORE AVENUE
Lot 25, Blks. 18-20, D.L. 110, Pt. 2357

The Committee reconsidered this application, noting that the owner does not reside on the subject property.

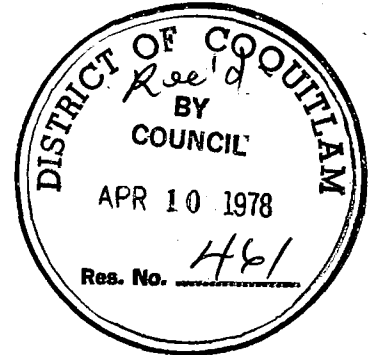
Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) A flat rate payment for storm sewer, pavement widening, curb, sidewalk and streetlighting for the full frontage of the property on Decaire Street and Madore Avenue.
 - b) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
 - c) Payment of the estimated 1978 municipal taxes before final approval.
 - d) Payment for a driveway culvert for the new lot being created.
 - e) Payment for the one new water connection.
- 2) Water-main charges for the full frontage of the property on Decaire Street.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, March 28, 1978 at 9:30 a.m., with the following persons present:

A. Phillips, Municipal Engineer
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant



8-3056C CAMLIN PROPERTIES LTD.
1100 LANSDOWNE STREET
Lot B, D.L. 383, Plan 6408

Tabled for:

- 1) The Planning Department to seek the comments of the Ministry of the Environment.
- 2) Comments from the applicants on how they propose to serve the subdivision with storm and sanitary sewers.
- 3) Comments from the applicant on how the existing building will be made to comply with the following Zoning By-law No. 1928 requirements:
 - a) The three loading bays must be relocated onto the proposed northern site.
 - b) The southern access for the proposed northerly lot must be widened to a minimum of 18 feet on the north side of the new property line.
- 4) Comments from the applicant on how he intends to comply with the following spatial separation requirements of the National Building Code:
 - a) The proposed 30 foot setback from the south property line must be increased to a minimum of 42.5 feet or,
 - b) the door and window opening in the south wall would have to be decreased from 22.8% of the wall area to 15.5%.
- 5) Comments from the applicant on how the surface drainage from the asphalt area along the south property line of the proposed northerly lot will be handled. The Committee notes that comments from the Ministry of Highways and Public Works has not as yet been received.

8-2687M DAON DEVELOPMENT CORPORATION
OZADA AVENUE AND NESTOR STREET
Pcl. E, (Ex. P1. 13789) of Lot 1, S.E. 1/4 Sec. 11,
Twp. 39, Plan 8385

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision. The Committee notes that the Ozada-Nestor connector must be constructed to an arterial standard.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 28, 1978

8-2687M cont'd

- 1) b) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
- c) Payment of the estimated 1978 municipal taxes before final approval.
- 2) Perimeter ruling being granted by the Approving Officer.

8-3225A MRS. IRENE MCDONALD
MONTGOMERY STREET
Pcl. "A", Block 9, D.L. 64 & 111,
Group 1, Ex. Plan 14743

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of pavement widening, curb walk, streetlighting and road drainage for the approximate 104' frontage of the two southerly lots.
 - b) Physical construction of storm sewers to provide adequate drainage for the property.
 - c) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
 - d) Payment of the estimated 1978 municipal taxes before final approval.
 - e) Registration in the Land Registry Office of any necessary easements.
- 2) Relocation of the existing dwelling onto the northerly lot to comply with the Zoning and Building By-law.

8-3229B MRS. IRENE MCDONALD
RANCH PARK WAY
Lots 587, 588 & 589, D.L. 373, Grp. 1, Plan 53106

Approved subject to:

- 1) Payment of the estimated 1978 municipal taxes before final approval.

8-3227D DAMKA LUMBER & DEVELOPMENT CO. LTD.
HOY STREET
Portion of Lot 101 of Pcl. "A" of W. 1/2
D.L. 381, Plan 48138

The Committee reviewed the letter from Mr. T. Goddard, Assistant Municipal Solicitor, received in the Planning Department March 21, 1978.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 28, 1978

8-3227D cont'd

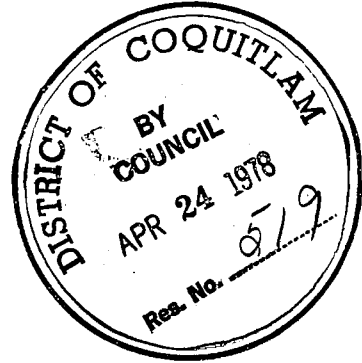
The Committee feels that approval of this consolidation would not be in the public interest since it would leave a locked out portion of land on Christmas Way which is unbuildable for the use for which it is designated on the Community Plan Map. Furthermore, all previous consideration of development of these lands were given on the understanding that the lands would be consolidated in accordance with Sketch 8-3227D which included the portion of land of concern being Rem. Lot 155.

Therefore, the Committee would refer the Legal Department to the 8-3227D approval of April 5, 1977.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, April 11, 1978 at 9:30 a.m., with the following persons present:

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

8-3520

ELIZABETH YOUNG & B. KING
602 & 606 GATENSBURY STREET
Rem. of Lot 22, D.L. 356, Plan 10359 &
Lot 5, Blk. 22, D.L. 356 (S. & E. Plan
42324), Plan 23608

Approved subject to:

- 1) Rezoning of the proposed 3 lots fronting Winslow Avenue to RS-3 One-Family Residential 6,000 sq. ft. lots.
- 2) Removal of the existing home at 602 Gatensbury Street due to its non-conformity with the setback requirements of Zoning By-law No. 1928, and also the possible requirements of the National Building Code.
- 3) Physical construction of all services required by Subdivision Control By-law No. 1930 for the full frontage of the property along Winslow Avenue and the approximate 103 foot frontage on Gatensbury Street.

The Committee notes that subdivision potential exists for 4 lots under the present RS-1 One-Family Residential zoning category.

8-1633

DIOCESE OF NEW WESTMINSTER
825 ST. LAURENCE STREET
Lot 24, Sec. 2, Twp. 39, Pl. 25104, D.L. 370

Approved subject to:

- 1) Rezoning of the proposed southerly lot to RS-1 One-Family Residential, or the relocation of the existing dwelling to the proposed northerly lot.
- 2) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of curb walk and street lighting for the full frontage of the property along Bowman Avenue and St. Laurence Street.
 - b) Payment of the estimated 1978 Municipal taxes and local improvement charges before final approval.

8-2963F

VLADISLAV DANISER
757A & 757B MILLER AVENUE
Lot 248, D.L. 367, Pl. 40505
s. & exc. Pl. 51297

The Committee recommends that Council and the Strata Title Approving Officer approve this application for Strata Title subdivision subject to:

8-2963F VLADISLAV DANISER
 757A & 757B MILLER AVENUE
 Lot 248, D.L. 367, Pl. 40505
 save & exc. Pl. 51297

- 1) Receiving the necessary occupancy certificate from the Building Department.
- 2) Payment of the parkland acquisition fee of \$600 for each potential dwelling unit, noting that this application is for duplex development.
- 3) Payment of the estimated 1978 municipal taxes before final approval.

8-2677E KALEMA HOLDINGS LTD.
 3140 DUNKIRK AVENUE
 Ptn. of Lot 3, Blk. 21, Sec. 11,
 Twp. 39, Pl. 16828, N.W.D.

Approved subject to:

- 1) Rezoning of the property to RS-4 One-Family Compact Residential.
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision.
 - b) Registration of any necessary easements.
 - c) Payment of the parkland acquisition fee of \$600 for each potential new dwelling unit.
 - d) Payment of the estimated 1978 taxes before final approval.
- 3) Removal of all existing structures.
- 4) Renewal of the existing watermain on Dunkirk Avenue if required by the Municipal Engineer.

The Committee notes that Pipeline Road is to be constructed to a major arterial standard and Dunkirk Avenue to a collector standard.

8-3077 AUSTIN AVENUE CHAPEL
 1393 AUSTIN AVENUE
 Lot A, Pl. 38465, Lot 4, Pl. 21982
 both S. 1/2 D.L. 357

Approved subject to the removal of the existing dwelling.

8-2155A WILLIAM H. BRADLEY
 930 SMITH AVENUE
Lot B of 8, Blks. 10-13, D.L. 366, Plan 19904

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

- 1) Cash payment for the future installation of storm sewers, pavement widening, curb walk and street-lighting for the frontage of the new lot on Runnymede Avenue.
- 2) Physical construction of the lane to a paved standard.
- 3) Registration in the Land Registry Office of any necessary easements.
- 4) Payment of the parkland acquisition fee of \$600 for each potential new dwelling unit.
- 5) Payment of the estimated 1978 municipal taxes before final approval.
- 6) Payment for one new water connection.
- 7) Payment for one additional driveway crossing if required by the Municipal Engineer.

8-2687N DAON DEVELOPMENT CORPORATION &
 M.V. & M.L. DOUGHERTY
 OZADA AVENUE & NESTOR STREET
Pct. E of Lot 1 of S.E. 1/3 Sec. 11, Twp. 39, Ex.
 Pl. 13789, Lot 2, Blk. 1, Sec. 11, Twp. 39, Pl. 9604

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

- 1) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision. The Committee notes that the Ozada-Nestor connector must be constructed to an arterial standard.
- 2) Physical construction of road paving, curbs and drainage within the 33' road right-of-way at the rear of Lot 2.
- 3) Payment of the parkland acquisition fee of \$600 for each potential new dwelling unit.
- 4) Payment of the estimated 1978 Municipal taxes before final approval.

8-2687O DAON DEVELOPMENT CORPORATION &
 M.V. & M.L. DOUGHERTY
 OZADA AVENUE AND NESTOR STREET
Pct. E of Lot 1 of S.E. 1/3 Sec. 11, Twp. 39, Ex.
 Pl. 13789, Lot 2, Blk. 1, Sec. 11, Twp. 39, Pl. 9604

Approved subject to:

- 1) Registration in the Land Registry Office of the subdivision to the north and east to provide adequate physical and legal access.

8-26870 cont'd

- 2) The requirements of Subdivision Control By-law No. 1930 by way of physical construction.

8-3522

WALTER LORIMER, DRUSCILLA EVANS
1939 & 1943 DAWES HILL ROAD
Lot C, Blks. 7 & 8, D.L. 64, & 111, Plan
4552, Lot B, Blk. 8, D.L. 64, Plan 4552

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

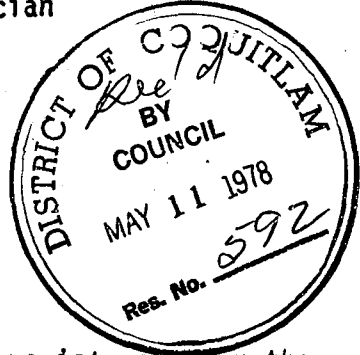
- 1) Cash payment for the future installation of pavement widening, curb walk and streetlighting for the 65 foot frontage of the new lot on Chester Court.
- 2) Payment for the one new driveway culvert.
- 3) Payment for the one new water connection.
- 4) Payment for one new storm sewer connection.
- 5) Payment of the parkland acquisition fee of \$600 for each potential new dwelling unit.
- 6) Payment of the estimated 1978 municipal taxes before final approval.

APRIL 25, 1978

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, Apr. 25, 1978 at 9:30 a.m. with the following persons present:

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



8-3265A

ENGINEERED HOMES LIMITED
MARINER WAY & COMO LAKE AVENUE
Lot 260, D.L. 361, Pt. 40139

Approved subject to:

- 1) A road reservation agreement being registered over the area required for road widening to facilitate the future realignment of the Mariner Way/Como Lake Avenue intersection.
- 2) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of sidewalk and streetlighting for the full frontage of the property along Spuraway Avenue.
 - b) Storm sewer and sanitary sewer connections being provided.
 - c) Payment of the estimated 1978 municipal taxes before final approval.
 - d) Payment of the parkland acquisition fee of \$600 for each potential new dwelling unit.
- 3) No accesses being provided to Mariner Way.

8-3523

R.E. STEWART
3033 SPURAWAY AVENUE
Lot 17, Btk. 1, D.L. 374, Pt. 15657

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

- 1) Physical construction of pavement, curb sidewalk, streetlighting and storm sewer and water connections.
- 2) A storm sewer connection being provided to the westerly lot on Spuraway Avenue.
- 3) The relocation of the existing sanitary sewer connection if required by the Municipal Engineer.
- 4) Payment for the outstanding water-main charges on the road being dedicated.
- 5) Registration in the Land Registry Office of any necessary easements.
- 6) Payment of the parkland acquisition fee of \$600 for each potential new dwelling unit.

SUBDIVISION COMMITTEE MINUTES

8-2333J

GENSTAR DEVELOPMENT CO.
SOUTHERN SLOPE HOLDINGS (1959) LTD.
EAGLE RIDGE STAGE II

Pt. of Lot 37, D.L. 238 & 346, NW $\frac{1}{2}$ Sec. 10, Twp. 39 &
Pt. Lot 38, D.L. 238, 346 & 385 & NE $\frac{1}{4}$ Sec. 10, Twp. 39,
Pl. 32594 & Pt. Lot B of Frac. NW $\frac{1}{4}$ Sec. 10, Twp. 39,
D.L. 238 & 346, Pl. 22328

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision.
 - b) Payment of the estimated 1978 municipal taxes before final approval.
 - c) Registration in the Land Registry Office of any necessary easement.
- 2) Perimeter ruling being granted by the Approving Officer.
- 3) Approval in writing from B.C. Hydro of the proposed Hydro line crossing.
- 4) Extent of subdivision to correspond exactly with zoning boundary line in effect at the time final approval is applied for.

The Committee notes that the Planning Department has received correspondence from the Ministry of Highways and Public Works with regard to the David-Pathan connector which is proposed to run east and west at the northern perimeter of the applicant's property. The Ministry of Highways have indicated a location which would infringe on the applicant's property, and is proposed to intersect with the future extension of Lansdowne Street. As the Ministry of Highways indicates that there may be various topographical and geometric difficulties with the future intersection of Lansdowne Street and the David-Pathan connector as proposed, the Committee would suggest that it may be in the applicant's best interest to be in contact with the Ministry of Highways to discuss the matter. It is further noted that a modification to the Community Plan would be in order to reflect the proposed location of the David-Pathan east-west arterial.

8-3031E

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

The Committee notes that they have received further detailed information from the Planning Department on the location of the proposed extension of Warrick Avenue. If a new application for subdivision was received, the Planning Department would utilize this latest information as the basis for a new approval.

Sketch 8-3031E indicates the updated location of Warrick Avenue and the resulting changes in lot dimensions.

3/
SUBDIVISION COMMITTEE MINUTES

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

The Committee notes that they have received further detailed information from the Planning Department on the location of the proposed extension of Warrick Avenue. If a new application for subdivision was received, the Planning Department would utilize this latest information as the basis for a new approval.

Sketch 8-~~2355C~~ indicates the updated location of Warrick Avenue and the resulting changes in lot dimensions.

8-3091G FARWEST DEVELOPMENTS LTD.
CAPE HORN AVENUE
E. Pt. Lot 7 (Ref. Pt. 7486), D.L. 65 & 66, Pt. Sk. 52168C

The Committee notes that they have received further detailed information from the Planning Department on the location of the proposed extension of Warrick Avenue. If a new application for subdivision was received, the Planning Department would utilize this latest information as the basis for a new approval.

Sketch 8-3091G indicates the updated location of Warrick Avenue and the resulting changes in lot dimensions.

8-2963F V. DANISEK
757A & 757B MILLER AVENUE
Lot 248, D.L. 367, Pt. 40505, S&E Pt. 51297

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for strata title subdivision subject to payment of the parkland acquisition fee of \$600 for the one additional dwelling unit.

8-3524 TECHRAM SECURITIES LTD.
CREATIVE PROJECTS LTD.
CORNWALL STREET TO LANSDOWNE STREET ON NORTH SIDE OF
BARNET HIGHWAY
Lot 160, D.L. 238 & 383 & Lot 165, D.L. 238, Pt. 53820

Tabled for the applicant to supply information on the intended uses on the proposed lots.

8-3520 E. YOUNG, B. KING
602 & 606 GATENSBURY STREET
Rem. Lot 22, D.L. 356, Pt. 10359 & Lot 5, Blk. 22,
D.L. 356, (S&E Pt. 42324), Pt. 23608

Approved subject to:

- 1) Rezoning of the proposed three lots fronting Winslow Avenue to RS-3 One-Family Residential 6,000 sq. ft. lots.
- 2) Removal of the existing home at 602 Gatensbury Street due to the proposed front yard setback from Winslow Avenue being less than the required minimum of 25 feet. Alternatively, the applicant could make an appeal to the Board of Variance to allow the building to remain.

8-3520 con't

- 3) Physical construction of all services required by Subdivision Control By-law No. 1930 for the full frontage of the property along Winslow Avenue and the approximate 103 foot frontage on Gatensbury Street. The Committee notes that a servicing exemption is being granted for the 84 foot frontage of the remaining lot with the existing dwelling on Gatensbury Street. Furthermore, there would be no service exemption on Winslow Avenue as the existing lot has no subdivision potential on its own.

8-3459C DISTRICT OF COQUITLAM
STARLIGHT PARK

Approved subject to:

- 1) Physical construction of storm and sanitary sewer service connections.
- 2) The applicant obtaining an easement along the east property line of Lot 4, Pl. 16613 to facilitate the above connections.
- 3) Cash payment for the future installation of streetlighting, sidewalks and pavement widening for the approximate 20 ft. frontage on Starlight Way.
- 4) Cash payment for one new water connection.

8-1513G D. MUNRO
2664 MATHEWSON AVENUE
Rem. Lot 13, D.L. 67 & 113, Pl. 1002

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

- 1) Cash payment for the future installation of services for the frontage of the property on Mathewson Avenue.
- 2) Physical construction of services for the full frontage of the property on Cape Horn Avenue.
- 3) Payment of the estimated 1978 municipal taxes before final approval.
- 4) Registration in the Land Registry Office of any necessary easements, including those required by the Ministry of Highways and Public Works for possible future road widenings, etc.
- 5) Approval of the sewage disposal system for the existing dwelling by the Simon Fraser Health Unit.

The Committee notes:

- a) That as part of the Land Use Contract for development of the remainder, the Engineering Department will be requiring a sewer connection to be provided to the proposed new lot with the existing dwelling located on it.
- b) That payment of the parkland acquisition fee of \$600 for each of the 84 potential new dwelling units will be included in the Land Use Contract.

MAY 9, 1978

#435
501

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, May 9, 1978 at 9:30 a.m., with the following persons present:

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



8-2364D E. M. CANNELL, B. STOELZE
830 IRVINE STREET
Lot 79, D.L. 378, S & E Pl. 46046, Pl.
32866 & Lot 302, D.L. 378, Pl. 52479

Approved subject to:

- 1) Rezoning of the property to RS-3 One-Family Residential (6,000 sq. ft. lots).
- 2) Registration of the subdivision to the north to provide access.
- 3) The requirements of the Ministry of Environment as outlined in the letter received January 30, 1978 in the Planning Department.
- 4) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision.
 - b) Payment of the parkland acquisition fee for each potential new dwelling unit.
 - c) Payment of the estimated 1978 municipal taxes before final approval.
 - d) Registration in the Land Registry Office of any necessary easements.

8-1206 ROBERT & LOLA B. FAST
1112 FOSTER AVENUE
Lot 17, D.L. 356, (See Pl. 21613), Pl. 10359

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

- 1) Cash payment for the future installation of the required services for the approximate 70 foot frontage of the new lot being created.
- 2) Cash payment for lane paving for the approximate 70 foot width of the new lot being created.
- 3) Payment of the estimated 1978 municipal taxes before final approval.
- 4) Payment of the parkland acquisition fee of \$600.00 for the one potential new dwelling unit being created.
- 5) Removal of the garage or its relocation to comply with the zoning and building by-laws.

SUBDIVISION COMMITTEE
MINUTES OF MAY 9, 1978

8-3510

BARSOL ENTERPRISES LTD.
LAURAND HOLDINGS LTD., ARMA HOLDINGS
590 WHITING WAY
Lot 79, D.L. 5, Grp. 1, Pl. 36595, N.W.D.

The Committee recommends that Council and the Strata Titles Approving Officer refuse to approve the strata plan until terms and conditions listed below are met:

Fire Department

- 1) Exit lights.
- 2) Stairwell doors.
- 3) Underground sprinkler system.

Building Department

- 1) Emergency lighting in all corridors, stairwells and underground parking.
- 2) Exit lights over exit doors, at the base of stairwells in the corridor to laundry and storage areas and two exit lights are to be visible from any point in the underground parking area.
- 3) Heat detectors at the top of stairwells.
- 4) Ventilation in the corridor to the laundry and storage areas.
- 5) Fire dampers in corridor ventilation ducts.
- 6) The ventilation fan in the basement washroom being put in working order.
- 7) Corridor ventilation does not appear to be working.
- 8) There is more than the 1/4" maximum permitted space under most of the fire doors.
- 9) The underground parking area ceiling slab is cracked and leaking on the east side.

Planning Department

- 1) Six visitor parking spaces must be designated on site, whereas only 3 have been.
- 2) Curb stops on all non-parallel peripheral accessory off-street parking spaces are to be installed.
- 3) The loading bay has not been clearly indicated on site.
- 4) The painted lines for the parking spaces have faded badly and in a number of instances are non-existent. The lines for the parking spaces should be re-painted wherever necessary.

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

SUBDIVISION COMMITTEE
MINUTES OF MAY 9, 1978

8-3402 BALDEV SINGH SIDHU, PARKASH KAUR SIDHU,
SUKHDEV SINGH TOOR & SUKHMINDER KAUR TOOR
613/615 GIRARD AVENUE
Lot 54, D.L. 1, Grp. 1, Pl. 45634, N.W.D.

Tabled for the applicants to demonstrate to the satisfaction of the Building Inspector that the suites or potential for suites in the basement has been removed. The Committee notes that this situation will be called to the attention of the By-law Enforcement Officer.

8-3525 DR. MIKKELSEN, DR. MCKENZIE
1108 AUSTIN AVENUE
Lot 3 of Lot 1, D.L. 109, Pl. 7872

Tabled for reports from the Building and Fire Departments in relation to safety, fire hazards and building status.

8-2365E MR. & MRS. D. V. RATCLIFFE
3655 CROUCH AVENUE
Sec. 17, Twp. 40, Rem. LS6

The Committee lifted this item from the table to seek comments from the applicants to determine if it is their intention to proceed with the proposed subdivision in light of the Sub-division Control By-law No. 1930 requirement for full servicing by way of physical construction of the full frontage of the property on Crouch Avenue.

The Committee notes that if the subdivision does proceed, it may be required to be reviewed by the Habitat Protection Division of Environment Canada as a creek flows through the eastern portion of the property.

8-3499 DISTRICT OF COQUITLAM
NESTOR STREET AREA

The Deputy Planning Director presented a plan covering the proposed replotting area on the west side of Nestor Street between Ozada Avenue and Pathan Avenue and east of Pipeline Road. The Committee finds the proposed road layout generally acceptable.

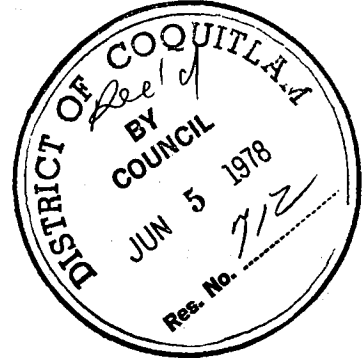
MAY 23, 1978

#502

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, May 23, 1978 at 9:30 a.m., with the following persons present:

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



8-1427 A & E DOWNIE
572 SCHOOLHOUSE STREET
Lot 5, Blk. 17, D.L. 357, Plan 21582

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for the future installation of the street lighting, lot drainage, lane paving and future paving on Schoolhouse Street.
 - b) Payment of the parkland acquisition fee of \$600 for each potential new dwelling unit.
 - c) Payment of the 1978 municipal taxes before final approval.
- 2) Removal of the existing dwelling or its relocation to comply with the Zoning and Building By-laws.

8-1776F G. BULL
AUSTIN AVENUE
Lot 130, D.L. 109, Plan 42914

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm sewers, sidewalk, curb, pavement widening and streetlighting for the frontage of the property on Charland Avenue.
 - b) The paving and curbing of the lane for its length fronting the subdivision.
 - c) Provision of a storm drainage facility to serve the lane and the abutting properties.
 - d) Payment of the parkland acquisition fee of \$600 for each of the four potential new dwelling units.
 - e) Payment of the estimated 1978 municipal taxes before final approval.
 - f) Stabilizing the ravine slopes below the existing culvert, thereby retaining the existing natural ravine at the south end of the property.
 - g) Registration in the Land Registry Office of any necessary easements.

SUBDIVISION COMMITTEE
MINUTES OF MAY 23, 1978

8-1776F cont'd

- 2) Minimal filling of the site to create building sites and to facilitate construction of the lane, all to be carried out in accordance with an approved plan prepared by the applicant's professional engineer and professional soils consultant.
- 3) Foundations in fill areas being designed by a professional engineer (soils consultant) will be required prior to building permit issuance.
- 4) The applicants obtaining the necessary authorization from the owners of the abutting properties for encroachment or fill as may be required for filling the property in the creation of building sites.
- 5) The Committee notes that this subdivision will retain the open watercourse without provision of additional enclosure.
- 6) Access to all new dwellings to be from the proposed lane or Charland Avenue only.
- 7) The Approving Officer waiving the frontage requirements for any frontage less than 10% of the perimeter of the lot."

8-2141C G & D URBANI
905 COTTONWOOD AVENUE
Lot 252, D.L. 366, Plan 37582

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

- 1) Cash deposit for the future installation of storm sewers, pavement widening, curb walk and streetlighting for the approximate 13.72 metre frontage of the new lot being created.
- 2) Cash payment for lane paving for the approximate 13.72 metre width of the new lot being created.
- 3) Cash payment for one new driveway culvert.
- 4) Cash payment for one new water connection.
- 5) Payment of the 1978 municipal taxes before final approval.
- 6) Payment of the parkland acquisition fee of \$600 for the one potential new dwelling unit being created.
- 7) Removal of the existing garage to provide a 3.922^{metre} setback to the new property line.

8-1818B SEMICO ENTERPRISES LTD.
1271 PIPELINE ROAD
Lot 23, Sec. 2, Twp. 39, Plan 3022, N.W.D.

Tabled pending consideration of the rezoning application by Council. The Committee, however, notes the following concerns in regard to this application:

SUBDIVISION COMMITTEE
MINUTES OF MAY 23, 1978.

8-18188 cont'd

- 1) The design proposed by the applicant is not compatible with the advance road and lot layout prepared for this area by the Planning Department.
- 2) The applicant's proposal does not provide necessary and reasonable access to and therefore makes impracticable the future subdivision of adjacent properties.
- 3) The northern portion of the site is being considered for a school site by School District No. 43.

8-247A MR. & MRS. G. SMITH, DISTRICT OF COQUITLAM
752 CLARKE
Pcl. 1, Pt. 18, D. L. 106, Sk. 9249, Pcl. A,
Lot 18, D.L. 106 (S & E Ex. Pl. 9249) Ex. Pl. 8537

Approved.

8-3402 B. S. SIDHU & P. K. SIDHU: S. S. TOOR & S. K. TOOR
613/615 GIRARD AVENUE
Lot 54, D. L. 1, Grp. 1, Pl. 45634, N. W. D.

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for strata title subdivision subject to payment of the parkland acquisition fee of \$600 for the one dwelling unit, noting that one dwelling unit was paid for at the time the lot was subdivided.

8-3524A TECHRAM SECURITIES LTD., CREATIVE PROJECTS LTD.
CORNWALL STREET TO LANSDOWNE STREET
Lot 160, D. L.s 238, 383, Lot 165 of D. L. 238
both of Grp. 1, Plan 53820, N.W.D.

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

- 1) Physical construction of service connections consisting of water, sanitary sewer and storm sewer.
- 2) Driveway crossings being provided from the service road.
- 3) Payment of the 1978 municipal taxes before final approval.
- 4) Approval of the subdivision by the Ministry of Highways.

The Committee notes that there are two restrictive covenants over the subject lands that relate to the following:

- 1) A minimum building floor elevation as required by the Ministry of the Environment.
- 2) Requirements for submission of preliminary building plans, Design Committee approval and posting of a bond to assure the construction of approved landscaping.

SUBDIVISION COMMITTEE
MINUTES OF MAY 23, 1978

8-2436 C. VAN PARIDON
621 BLUE MOUNTAIN STREET
Lot 321, D. L. 356, Plan 32716, N.W.D.

The Committee reviewed a letter from Mr. R. D. Insley of Alley Estates Ltd., received in the Planning Department May 11, 1978, regarding subdivision of the above-described land.

If a formal application for subdivision, as outlined in the applicant's letter was received, the Committee's approval would contain amongst other things, the following requirements:

- 1) The rear property line of the lots fronting Colinet Street would be the east property line of the future lane allowance.
- 2) All accesses to Blue Mountain Street being removed.
- 3) Removal of all existing buildings which are not accessory to the one family residential use which is the only allowable use in the RS-1 residential zone. It was noted by the Committee that double access arrangements would not be acceptable as an alternate means of access to the future lots along Blue Mountain Street would be available from the lane allowance.

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

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

- 1) Physical construction of the required services on Merritt Street.
- 2) Provision of storm sewer connections to all lots.
- 3) Registration in the Land Registry Office of all necessary easements.
- 4) Payment of the parkland acquisition fee of \$600 for each potential new dwelling unit.
- 5) Payment of the 1978 municipal taxes on both existing lots prior to final approval.

8-3056C CAMLIN PROPERTIES LTD.
1100 LANSDOWNE STREET
Lot B, D.L. 383, Plan 6408

Approved subject to:

- 1) The requirements of the Ministry of Environment, as outlined in their letter dated May 16, 1978.
- 2) Approval of the subdivision by the Regional Approving Officer of the Ministry of Highways.
- 3) Registration in the Land Registry Office of a restrictive covenant to the satisfaction of the Building Department to ensure compliance with the spial separation requirements of the National Building Code.

SUBDIVISION COMMITTEE
MINUTES OF MAY 23, 1978

8-3056C cont'd

- 4) Submission of a plan showing the relocation of the three loading bays onto the proposed northerly lot in compliance with the requirements of Zoning By-Law No. 1928.
- 5) All new accesses to Lansdowne Street and the new road must be to the requirements of the District of Coquitlam.
- 6) The requirements of Subdivision Control By-Law No. 1930 including:
 - a) Physical construction of sanitary and storm sewers, pavement widening, streetlighting, curbs and watermain.
 - b) Physical construction of sidewalks on Barnet Highway.
 - c) Payment of the 1978 municipal taxes before final approval.
 - d) Registration of any necessary easements.

8-3506 N & C THOMPSON
CORNER HAZEL DRIVE & COY AVENUE
W. 1/2 Lot 1, N. 1/2 L.S. 16, Sec. 13, Twp. 39

The Committee reviewed further information on this proposed subdivision from the Engineering Department and Simon Fraser Health Unit. As a result of this latest information, this subdivision is approved subject to:

- 1) Demonstration to the satisfaction of the Simon Fraser Health Unit that the soil conditions are suitable for a sewage disposal system.
- 2) The requirements of Subdivision Control By-Law No. 1930 including:
 - a) The physical construction of storm sewer, pavement widening and curbs for Hazel Drive and Martin Street.
 - b) Payment of watermain charges and connection fees.
 - c) Payment of the parkland acquisition fee of \$600 for each potential new dwelling unit.
 - d) Payment of the 1978 municipal taxes before final approval.

JUNE 6, 1978

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, June 6, 1978 at 9:30 a.m., with the following persons present:

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



8-2750A

D. WILSON, C. CONLEY, E.E. BRADFORD, D. & D. HIGGINS,
 AUSTIN DEVELOPMENTS LTD., D.L. RICHMOND, P. COLE, M. KOSTIHA
 900 BLOCK PORTER, LILLIAN ST. & MERRITT AVE.
Lot 3, Ex. Pl. 26069, Lots 4 N & S½ of Lot 2, Pl. 12390;
Lot 3, Lot 4 of Lot 1, Pl. 18937; Lot 96, Pl. 29046; all
of Blk. 14; Rem. A, Blk. 13, Pl. 8923, all in D.L. 368

Declined, as the alignment of the proposed road dedication is unacceptable.

8-2750B

D. WILSON, C. CONLEY, E.E. BRADFORD, D. & D. HIGGINS,
 AUSTIN DEVELOPMENTS LTD., D.L. RICHMOND, P. COLE, M. KOSTIHA
 900 BLOCK PORTER, LILLIAN ST. & MERRITT AVE.
Lot 3, Ex. Pl. 26069, Lots 4 N & S½ of Lot 2, Pl. 12390;
Lot 3, Lot 4 of Lot 1, Pl. 18937; Lot 96, Pl. 29046; all
of Blk. 14; Rem. A, Blk. 13, Pl. 8923, all in D.L. 368

Tabled pending registration of the proposed subdivision to the north which would provide the required road access.

8-3526

D. & G. HIGGINSON
 3150 DUNKIRK AVENUE
Lot 38 of NE¼ Sec. 11, Twp. 39, Pl. 31461

Declined as two of the proposed cul-de-sac lots would have less than the required minimum width of 41.013' at the building line setback.

8-3526A

D. & G. HIGGINSON
 3150 DUNKIRK AVENUE
Lot 38 of NE¼ Sec. 11, Twp. 39, Pl. 31461

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

- 1) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision.
- 2) Payment of the 1978 municipal taxes before final approval.
- 3) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
- 4) Registration in the Land Registry Office of any necessary easements.

SUBDIVISION COMMITTEE
MINUTES

JUNE 6, 1978

8-3526A con't

- 5) Removal of the roof overhang on the western side of the existing carport to comply with the requirements of Zoning By-law No. 1928, or alternatively a successful appeal being made to the Board of Variance to allow the projection to remain.

8-1948A

P. BARTEL & J. MARTIN
 1871 AUSTIN AVENUE
Lot 111, Blk. Sub. 4, D.L. 358, Pt. S.E. 37786 & 28635

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

- 1) Completion of the required roadwork on Ascot Street.
- 2) Construction of storm sewer and sanitary sewer connections to the property line.
- 3) Physical construction of the walkway, including lighting.
- 4) Registration of any necessary easements.
- 5) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
- 6) Payment of the 1978 municipal taxes before final approval.
- 7) Payment for the two additional water connections.

8-3300

R. & L.V. BYERS
 839 GROVER AVENUE
Lot 7, Blk. 5, D.L. 366, Pt. 20732

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

- 1) Physical construction of sidewalk, storm sewers, streetlighting, pavement, and water-mains on Grover Avenue.
- 2) Paving of the lane north and south of Grover Avenue.
- 3) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
- 4) Payment of the 1978 municipal taxes before final approval.
- 5) The approval of B.C. Hydro & Power Authority if required for the removal of the existing easement on Grover Avenue.

JUNE 20, 1978

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, June 20, 1978 at 9:30 a.m. with the following persons present:

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



8-2918B M. DUJMOVIC
 920 COTTONWOOD AVENUE
Lot 26, Blks. 10-13, D.L. 366, Pl. 6908

Tabled for the Planning Department to seek the comments of the owners of the twelve properties directly to the west of the subject site in regard to the Subdivision Committee's intention to discontinue requiring the 20 foot lane allowance originally proposed between Cottonwood Avenue and Spruce Avenue.

8-3529 PEROSA REALTY & INSURANCE AGENCIES LTD.
 986 HOY STREET
Lots 6, 7 & 8, Blk. 1, D.L. 381, Pl. 1523

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

- 1) Rezoning of the property to RS-3 One-Family Residential (6,000 sq. ft. lots).
- 2) Physical construction of all services required by Subdivision Control By-law No. 1930 for Hoy Street and Reece Avenue.
- 3) Physical construction of the lane allowance to a paved standard.
- 4) Payment of the parkland acquisition fee of \$600.00 for the one additional dwelling unit being proposed, noting that there presently exists a potential for three dwelling units.
- 5) Payment of the 1978 municipal taxes before final approval.
- 6) Payment of the outstanding water-main charges for Hoy Street.
- 7) Payment for one additional water connection.

8-2119 H.V. & C. DAGG
905 MCINTOSH STREET
Lot 54, Blk. 5, D.L. 368, Pl. 1374

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

- 1) Physical construction of the services on Jarvis Street, consisting of road drainage, pavement widening, curbwalk and streetlighting.
- 2) Cash payment for the future installation of storm sewer, pavement widening, curbwalk and streetlighting on McIntosh Street.
- 3) Construction of drainage facilities for the two lots on Jarvis Street through an easement to McIntosh Street.
- 4) Registration of an easement in the Land Registry Office for the drainage facilities mentioned in #3 above.
- 5) Payment of water connections and water-mains for the two new lots on Jarvis Street.
- 6) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
- 7) Payment of the 1978 municipal taxes before final approval.

8-2384A S. & J. HRENCHUK
932 MCINTOSH STREET
Lot 31, Blks. 3, 4 & 5, D.L. 368, Pl. 1374

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm sewers, water-mains, curbs and sidewalks, paving and streetlighting for the frontages of the property on McIntosh Street and Kelvin Street.
 - b) Physical construction of water-main and underground wiring on Kelvin Street, noting that underground wiring is not required on McIntosh Street.
 - c) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
 - d) Payment of the 1978 municipal taxes before final approval.
 - e) Registration of any necessary easements.
- 2) Removal of the existing dwelling or its relocation to comply with the Zoning and Building By-laws.

8-2436

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

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 for the frontage of the property on Colinet Street.
 - b) Physical construction of the required water-main on Colinet Street.
 - c) Payment of the parkland acquisition fee of \$600.00 for each potential new dwelling unit.
 - d) Payment of the 1978 municipal taxes before final approval.
 - e) Registration in the Land Registry Office of any necessary easements.
- 2) Removal of one of the existing single-family dwellings on the remaining parcel fronting Blue Mountain Street, or alternatively subdivision of this parcel into two lots to allow both existing dwellings to remain. In the latter case, such subdivision would require physical construction of the lane allowance to the standards of Subdivision Control By-law No. 1930.
- 3) All accessory buildings remaining on the proposed westerly lot complying with the Building and Zoning By-laws.
- 4) All existing accesses to Blue Mountain Street being removed.
- 5) The submission of a surveyor's plot plan on all existing buildings which are to remain.

8-3528

K. & D. FLOYD
1550 WINSLOW AVENUE
Lot 1 of N $\frac{1}{2}$ Lot 14, D.L. 357 (S&E Pt. 20145), Pt. 9825

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

- 1) Cash payment for the future installation of streetlighting for the frontage of the one new lot on Winslow Avenue.
- 2) Physical construction of a storm drain from the south-west corner of the proposed new lot to Berry Street.
- 3) Payment of the parkland acquisition fee of \$600.00 for the one potential new dwelling unit.
- 4) Payment of the 1978 municipal taxes before final approval.
- 5) Registration of an easement across the southern portion of the westerly lot in favour of the easterly lot for drainage purposes.
- 6) Physical construction of one new driveway crossing over the existing sidewalk on Winslow Avenue to the proposed new lot.
- 7) Payment for one additional water connection.