

SUBDIVISION COMMITTEE

JANUARY 7, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on January 7, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-1326E

G. & A. PROPERTIES
1241-1259 JOHNSON STREET
LOT 2, PL. 5038 (S&E PL. 36976); LOT 3, PL. 5038; PCL. G, REF.
PL. 6021, ALL IN D.L. 386

Reapproved subject to:

- 1) Council approval of the necessary rezoning;
- 2) resolution, to the satisfaction of Council, of the compensation associated with the dedication of the proposed PARK along Hoy Creek, and related development cost charges for open space
- 3) payment of the development cost charge for drainage as required by By-law No. 988, consisting of \$27,420 per gross hectare of land for the approximate 5.3 hectares of the proposed new lots;
- 4) physical construction of all roads, lanes and walkways, bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control By-law No. 1023, noting that Johnson Street would be to arterial standards;
- 5) no accesses being granted to Johnson Street;
- 6) registration in the Land Titles Office of any necessary easements;
- 7) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 8) registration in the Land Titles Office of a restrictive covenant to prevent construction on the proposed lot in the extreme southeast corner of the development until access is available from a constructed and usable street, and until Council approves issuance of a development permit;
- 9) registration in the Land Titles Office of a restrictive covenant, in keeping with the Water Management Branch of the Ministry of Environment letter dated September 13, 1984.

In relation to the proposed development, the Committee notes the following:

- a) proposed Lot 53 should be adjusted to read "PARK";

SUBDIVISION COMMITTEE MINUTES
OF JANUARY 7, 1986

8-1326E cont'd

- b) proposed Lots 25 and 26, while meeting the minimum width provisions of the Subdivision Control By-law, will have limited building envelopes, and therefore care must be taken in choosing house plans which would be suited to the lot constraints;
- c) payment of a development cost charge for public open space will be required pursuant to the issuance of any building permit for the contemplated construction on the proposed townhousing and multiple-family lots;
- d) a second walkway has been indicated to provide access to the proposed linear park along Hoy Creek. In relation to the two walkways indicated on sketch 8-1326E, the Committee commented that they would have no objection to the combining of the two walkways into one more central one which would provide access to the park strip as well as the schoolgrounds. Any plans of an adjustment in the walkways should be submitted for the Committee's review.
- e) the Committee notes that the new development cost charge rate for public open space at \$955 per lot to be created would be applicable upon expiry of the previous preliminary approval granted on July 9, 1985.

8-3887

JAMES MCDONOUGH
610 HILLCREST STREET
REM. LOT 201 (S&E PL. 37801), D.L. 358, PL. 30547

Approved subject to:

- 1) relocation of the existing home onto the proposed southerly lot and confirmation from the Chief Building Inspector that the relocated home meets the siting requirements of the Building and Zoning By-laws;
- 2) cash payment for the future construction of Hillcrest Street to the standards required by Subdivision Control By-law No. 1023 for the approximate 14.3-metre frontage of the proposed northerly lot;
- 3) payment for one new water connection;
- 4) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 5) payment of the development cost charge, as required by By-law No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) payment for one new driveway culvert if required.

SUBDIVISION COMMITTEE MINUTES
OF JANUARY 7, 1986

8-3775F

PARK LANE VENTURES
EAST OF SHERMAN, NORTH OF WALTON
PCL. C, REF. PL. 6071; PTN. OF LOT 2, PL. 5039, BOTH OF THE
NW 1/4, SEC. 11, TWP. 39

The Committee heard a report from the Planning Department wherein the Committee has again been requested to reconsider their requirement for the provision of a geotechnical report covering the portion of the site to be recontoured and filled.

The Committee notes receipt of a letter dated April 16, 1984, which states in part, "we propose to regrade the site in accordance with the recommendations of our soils engineer". It is the recommendation of your Engineer which the Committee is requesting be supplied in its preliminary approval conditions dated September 24, 1985.

8-3888

E. BLANCHETTE
655 LOUGHEED HIGHWAY
LOT 6, BLK. 36, D.L. 1 & 3, PL. 6643, EX. PL. 61371

Tabled for:

- 1) the Engineering Department to review the availability of services to the proposed new lot;
- 2) the Planning Department to make an on-site inspection.

In relation to this application, the Committee notes that the land is currently designated Service Commercial, and the creation of a two-family residential lot would be contrary to that designation on the Community Plan Map. In addition, the Committee notes that if a preliminary approval is granted to this proposal, one of the conditions would be for the submission of a surveyor's plot plan verifying the locations of any buildings which are to remain on the southerly parcel meet or exceed the Building and Zoning By-laws.

8-3889

W.D. LATHAM
1287 & 1289 HACHEY AVENUE
LOT B OF LOT 9, BLK. 4, D.L. 46, PL. 17455

Tabled for the finalization of the inspection report by the Building Department, and the applicant to submit the letter from the second tenant.

8-3827

H. DOIG, J. DOIG
UNNAMED ROAD WEST OF HAWSER AVENUE
LOT 7, D.L. 372, PL. 1306

The Committee commented that this subdivision appears impractical, given the length of road to be constructed to provide the necessary access, and the extension of required services. The Committee also noted that the access road and hydro and telephone utilities are not proposed to be at Subdivision Control By-law standards. It was also observed

SUBDIVISION COMMITTEE MINUTES
OF JANUARY 7, 1986

8-3827 cont'd

that the access road does not follow existing dedicated road allowances, and a good portion of the access road lies within the B.C. Hydro right-of-way, and its configuration is contrary to Hydro's policy calling for close to 90° crossings of rights-of-way.

The Committee stated further that they have not identified all areas of concern with this particular application, nor have they requested additional technical information to prove out the subdivision in view of the difficulties mentioned above.

8-3863B

SCHROEDER PROPERTIES LTD.
WESTWOOD, ANSON AND CRABBE AVENUE
LOTS 276, 277 & 278, PL. 63461; LOT 2, PL. 70374; LOT F, PL. 7666; REM. 2, PL. 3976; LOT L, EX. PL. 16631; REM. K, PL. 14738; LOTS 1 & 2, PL. 22316; ALL IN D.L. 384A

The Committee, after reviewing the adjustments in the Ponderosa Street alignment suggested by the applicant's traffic consultant, found sketch 8-3863B technically feasible.

The Committee noted a sidewalk along the east side of Ponderosa Street south of Anson Avenue must be provided, either on public land (road allowance) or on private property.

The Committee noted further that if preliminary approval is granted to the proposed subdivision, one of the requirements would be for Council approval of a Road Exchange By-law to effect the proposed adjustments in road dedications and cancellations around the site.

8-3863C

SCHROEDER PROPERTIES LTD.
WESTWOOD, ANSON AND CRABBE AVENUE
LOTS 276, 277 & 278, PL. 63461; LOT 2, PL. 70374; LOT F, PL. 7666; REM. 2, PL. 3976; LOT L, EX. PL. 16631; REM. K, PL. 14738; LOTS 1 & 2, PL. 22316; LOT 134, PL. 64010, ALL IN D.L. 384A

The Committee reviewed a revised proposal which expands the site boundaries to include Lot 134 and the existing Crabbe Avenue road allowance between Ponderosa Street and Barnet Highway. After reviewing the proposed adjustments in the site configuration, the Committee found sketch 8-3863C technically feasible, with the notation that an easement to protect the existing GVWD watermain on Crabbe Avenue and Council approval of a Road Exchange By-law would be included in any preliminary approval conditions.

STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached maps, which form part of the minutes. The Committee recommends that Council approve the following names, subject to acceptance by the Post Office of:

- | | | |
|---------------------|----------------|-----------------|
| Shiloh Place | Clearwater Way | Seton Place |
| Shiloh Court | Westlake Drive | Tabor Place |
| Lost Lake Drive | Westlake Place | Whitesail Place |
| Goldstream Crescent | Mara Drive | |

JANUARY 21, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on January 7, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-1326F

G. & A. PROPERTIES
1241-1259 JOHNSON STREET
LOT 2, PL. 5038 (S&E PL. 36976); LOT 3, PL. 5038; PCL. G, REF.
PL. 6021, ALL IN D.L. 386

The Committee reviewed the plans from the applicant's engineering consultants, received January 15, 1986, which adjusts the location of the walkway. The Committee, after reviewing the proposal, approved subdivision sketch 8-1326F, subject to:

- 1) Council approval of the necessary rezoning;
- 2) resolution, to the satisfaction of Council, of the compensation associated with the dedication of the proposed PARK along Hoy Creek, and related development cost charges for open space, now at \$955 per potential dwelling unit;
- 3) payment of the development cost charge for drainage as required by By-law No. 988, consisting of \$27,420 per gross hectare of land for the approximate 5.3 hectares of the proposed new lots;
- 4) physical construction of all roads, lanes and walkways, bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control By-law No. 1023, noting that Johnson Street would be to arterial standards;
- 5) no accesses being granted to Johnson Street;
- 6) registration in the Land Titles Office of any necessary easements;
- 7) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 8) registration in the Land Titles Office of a restrictive covenant to prevent construction on the proposed lot in the extreme southeast corner of the development until access is available from a constructed and usable street, and until Council approves issuance of a development permit;
- 9) registration in the Land Titles Office of a restrictive covenant, in keeping with the Water Management Branch of the Ministry of Environment letter dated September 13, 1984.

In relation to the proposed development, the Committee notes the following:

SUBDIVISION COMMITTEE MINUTES
OF JANUARY 21, 1986

8-1326F cont'd.

- a) proposed Lot 53 should be adjusted to read "PARK";
- b) proposed Lots 25 and 26, while meeting the minimum width provisions of the Subdivision Control Bylaw, will have limited building envelopes, and therefore care must be taken in choosing house plans which would be suited to the lot constraints;
- c) payment of a development cost charge for public open space will be required pursuant to the issuance of any building permit for the contemplated construction on the proposed townhousing and multiple-family lots;
- d) a second walkway has been indicated to provide access to the proposed linear park along Hoy Creek. In relation to the two walkways indicated on sketch 8-1326E, the Committee commented that they would have no objection to the combining of the two walkways into one more central one which would provide access to the park strip as well as the schoolgrounds. Any plans of an adjustment in the walkways should be submitted for the Committee's review.
- e) the Committee notes that the new development cost charge rate for public open space at \$955 per lot to be created would be applicable upon expiry of the previous preliminary approval granted on July 9, 1985.

8-3852B

L. & E. ABRAMS
321 DECAIRE STREET
LOT 103, D.L. 47, PL. 26298

Tabled for the Planning Department to contact adjacent property owners, to obtain their comments on how the proposed subdivision may affect their neighbourhood.

The Committee noted that if an approval is recommended, one of the conditions would be for the registration of a restrictive covenant to ensure that any building or structure to be constructed on the proposed new lot would be limited in height so as to respect the view of the owners of property to the north.

8-3632B

DISTRICT OF COQUITLAM
EAST OF EAGLE RIDGE, WEST OF JOHNSON, SOUTH OF WALTON, NORTH OF GUILDFORD
LOT L, SK. 2144; REM. 37.7 ACRES OF D.L. 385; & CONSOLIDATION ROAD EXCHANGE OF LOTS 1-20, BLK. 3; LOTS 1-20, BLK. 6, REM. 1 TO REM. 6, BLK. 9; D.L. 385, PL. 149 & ROAD ALLOWANCES

Approved with full servicing to be considered for 1987 or a subsequent year.

8-3493J

FARWEST DEVELOPMENTS, A.B. IFE
JUDD COURT AND DEWDNEY TRUNK ROAD
PCL. 1, EX. PL. 10182; & LOT 1, PL. 68662, BOTH IN D.L. 381

Approved subject to:

- 1) the completion of Judd Court to the standards required by Subdivision Control By-law No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
OF JANUARY 21, 1986

8-3493J cont'd.

- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval on both lots;
- 4) payment of the development cost charge, as required by By-law No. 988, consisting of \$955 for each of the five additional dwelling units permitted to be constructed.

8-3889

W.D. LATHAM
1287-1289 HACHEY AVENUE
LOT B OF LOT 9, BLK. 4, D.L. 46, PL. 17455

The Committee lifted this application from the table to note that they have received the inspection report from the Building Department, which indicates the presence of an illegal suite. If the Committee recommends approval of the proposed conversion to Council, one of the approval conditions would be for the removal of the illegal suite, to the satisfaction of the Chief Building Inspector.

The Committee also notes that they still await the letter from the second tenant.

8-1776

G. BULL
1334 CHARLAND AVENUE
LOT 130, D.L. 109, PL. 42914

The Committee reviewed a letter and accompanying plan from the applicant's consultant, received January 8, 1986, which requests consideration of the elimination of the lane connection to Charland Avenue. Conceptually, the Committee finds the proposal acceptable, however, awaits a formal application for subdivision.

The Committee notes that if an application is received, it should be accompanied with adequate survey information to provide information on the location of the crest of slope, the degree of slope below the crest, the elevation of the natural boundary, and a geotechnical report which provides information on the suitability of building on the proposed northerly lot. It was also noted that the applicant would be required to finalize the necessary permits for the construction of the carport with the Building Department.

8-3120

A. & A. DI CICCO
721 BLUE MOUNTAIN STREET
LOT 247, D.L. 365, PL. 34534

Approved subject to:

- 1) cash payment for the future construction of Colinet Street to the standards required by Subdivision Control By-law No. 1023;
- 2) physical construction of the lane allowance to a gravel standard, with cash payment for future lane paving;

SUBDIVISION COMMITTEE MINUTES
OF JANUARY 21, 1986

8-3120 cont'd.

- 3) paving for one driveway culvert if required;
- 4) cash payment for one new water connection;
- 5) payment of the development cost charge, as required by By-law No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes, before final approval.
- 7) removal of the garage from the new lot prior to final approval;
- 8) confirmation from the Building Dept. that the carport at the rear of the Blue Mountain St. lot meets the siting requirements of the Building and Zoning Bylaws. This may require an updating of the survey certificate to verify the setbacks from the new property line.

8-2546A

M. & T. DEATON
3108 STARLIGHT WAY
LOT 22, D.L. 373 & 374, PL. 20521

Tabled for review and comments by the Approving Officer.

8-3475F

H. & H. NIEMANN
2931 FLEMING AVENUE
LOT 3 OF BLK. 2, D.L. 381, PL. 19971

Approved subject to:

- 1) physical construction of the full frontage of the property along Fleming Avenue to the standards required by Sub-division Control By-law No. 1023;
- 2) payment of any current, delinquent or outstanding municipal taxes, and the estimated 1986 municipal taxes, before final approval;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$955 for each of the four additional dwelling units permitted to be constructed;
- 5) enclosure of Hanno Creek, noting that a cost-sharing arrangement with the District may be possible for this closure.

SUBDIVISION COMMITTEE MINUTES
OF JANUARY 21, 1986

8-3890

GREAT PACIFIC EQUITIES INC., DISTRICT OF COQUITLAM
2773 BARNET HIGHWAY AND 1131 LANSDOWNE STREET
CONSOLIDATION OF BLK. C, PL. 6408 (EXCEPT S. 210'); PCL. A OF
LOT 5, PL. 148, PT. OF LOT 2, PL. 70728, ALL OF D.L. 383

Tabled for:

- 1) the applicants to clarify their intentions with regard to the proposed encroachment into the normal leavestrip along Hoy Creek in the northeast corner of the subdivision. In addition, the Committee requests confirmation in writing from the Water Management and Fish and Wildlife Branches of the Ministry of Environment in regard to the said adjustment in the development line.
- 2) the Planning Department to seek comments from the Ministry of Transportation and Highways in regards to dedication requirements along Barnet Highway and Lansdowne Street.

The Committee would draw to the applicants' attention the proposed dedication of the small, triangular portion of land across Hoy Creek as PARK. The Committee proposes dedicating this area as PARK in light of it being landlocked, and the probable requirement from the Fish and Wildlife Branch of the Ministry of Environment to covenant this area to prevent possible destruction to aquatic habitat.

8-3891

EVERGREEN TRAILER PARK LTD., DISTRICT OF COQUITLAM
2881 BARNET HIGHWAY
LOTS J & I, BLK. 18, PL. 21911 & PL. 147, PT. OF LOT 2,
PL. 70728; PT. OF DUFFERIN STREET, ALL OF D.L. 383

Tabled for:

- 1) the Planning Department to seek the comments of the Ministry of Transportation and Highways in regards to possible dedication requirements along Barnet Highway;
- 2) the Traffic Section of the Engineering Department to comment on possible widening requirements along Johnson Street;
- 3) the applicants to respond in regards to the possible acquisition of Lot 11, Plan 147, and the resulting possibility in acquiring the balance of the unopened Dufferin Street road allowance.

8-1544C

G. SMITH
THOMPSON AVENUE
LOT 1, D.L. 55, PL. 70755

Declined, as the proposed new lot does not have legal frontage on a constructed and usable street.

SUBDIVISION COMMITTEE MINUTES
OF JANUARY 21, 1986

8-3644F DANCORP DEVELOPMENTS LTD.
555 CLARKE ROAD AND 736 FARROW STREET
LOTS 1 & 2, D.L. 9, PL. 69437

Approved subject to:

- 1) Council approval of the necessary rezoning to C-2, General Commercial;
- 2) payment of any current, delinquent or outstanding municipal taxes prior to final approval, and the estimated 1986 municipal taxes on both properties prior to final approval.

The Committee notes the applicant's responsibility to make appropriate revisions to the apartment plans proposed for Farrow Street in regards to lot setbacks, underground parking, fire access, etc.

It was noted further that the proposed adjustment in the commercial lot boundaries will likely necessitate revisions to the drainage and service connection plans approved previously.

8-3888 E. BLANCHETTE
655 LOUGHEED HIGHWAY
LOT 6, BLK. 36, D.L. 1 & 3, PL. 6643, EX. PL. 61371

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of a sidewalk, curb, pavement widening and streetlighting on Edgar Avenue;
 - b) cash payment for a future storm sewer connection;
 - c) cash payment for one new water connection.
- 2) payment of any current, delinquent or outstanding municipal taxes and the estimated 1986 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed.

In relation to this application, the Committee would note the following:

- a) Due to the lack of an available storm sewer system, the storm water for the new lot will have to be directed into a seepage trench during construction on the proposed lot.
- b) The sanitary sewerage from the proposed building may have to be pumped towards Edgar Ave.

STREET NAMES

The Committee reviewed a proposed street name and its location is as indicated on the attached map, which forms part of the minutes. The Committee recommends that Council approve the following name, subject to acceptance by the Post Office of: La Salle Place.

3

56	55	54	53	52	51	50	49	48	47	46
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7	5	4	3
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WALTON AVE

425147

EM. 1

2

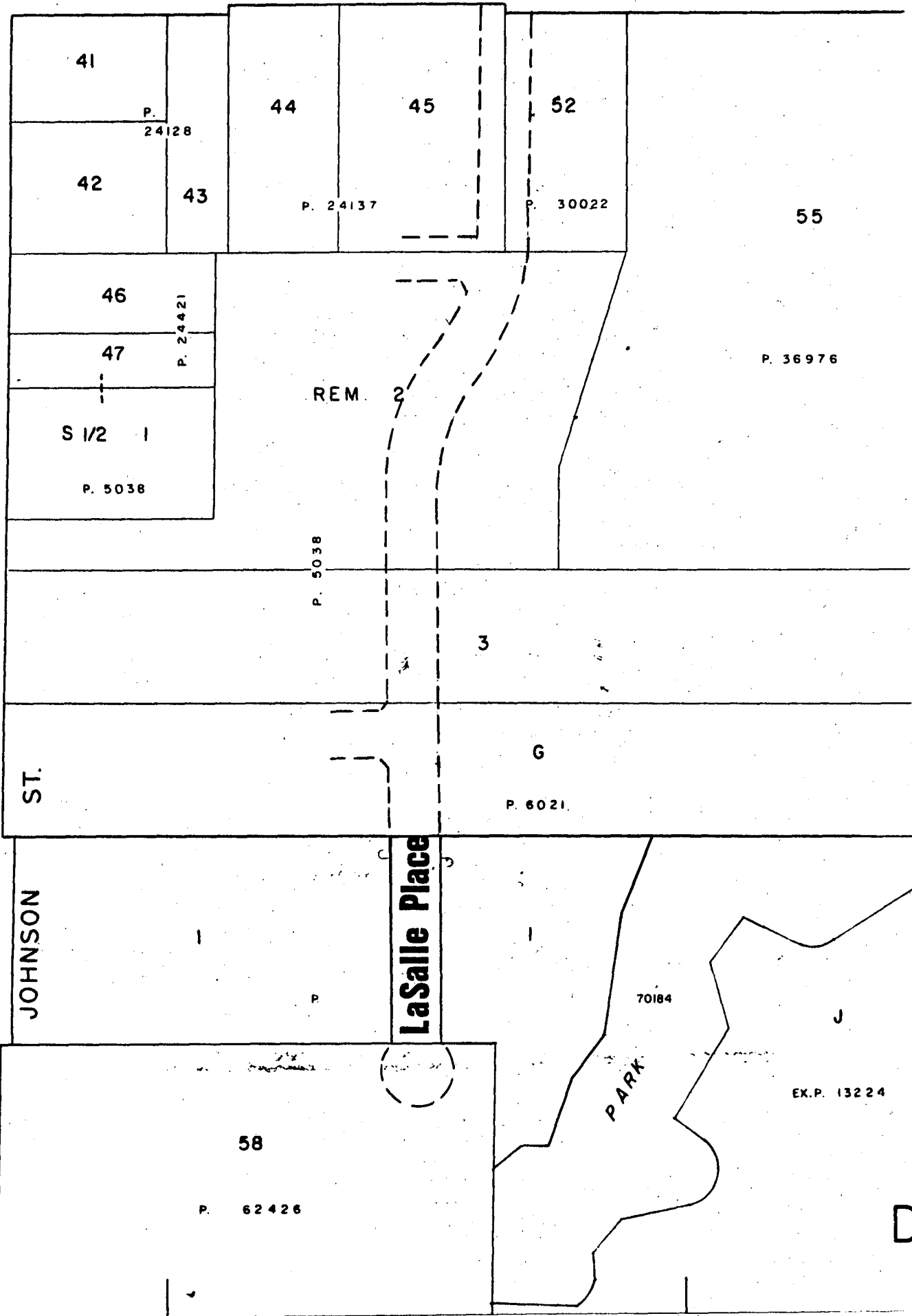
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AVO

35

481

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41

P. 24128

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REM. 2

P. 36976

S 1/2 1

P. 5038

P. 5038

3

ST.

G

P. 6021

JOHNSON

LaSalle Place

70184

PARK

EX.P. 13224

58

P. 62426

D

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on February 4, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-3848D

I. & M. EVENSON
2850 BANBURY AVENUE
LOT 48, D.L. 385, PLAN 35515

Approved subject to:

- 1) the servicing requirements of Subdivision Control By-law No. 1023, including:
 - a) physical construction of Banbury Avenue and Erskine Street to the standards required by Subdivision Control By-law No. 1023;
 - b) cash payment for the future construction of the walkway;
 - c) provision of an easement across the lands to the south, sufficient to provide drainage for the subdivision;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$955 for each of the six potential new dwelling units permitted to be constructed;
- 3) payment of the development cost charge for drainage as required by By-law No. 988;
- 4) relocation of the existing dwelling onto one of the proposed lots in compliance with the Building and Zoning By-laws, and submission of a survey plan proving out the location of the relocated building;
- 5) payment of any current, delinquent or outstanding municipal taxes, and the estimated 1986 municipal taxes before final approval;
- 6) compliance with the requirements of the Fish and Wildlife Branch of the Ministry of Environment letter dated June 5, 1985, and the letter from Fisheries and Oceans Canada dated June 18, 1985.

The Committee recommends that the Approving Officer approve the subdivision, with the knowledge that the cul-de-sac lots do not meet the required minimum width at the building line.

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OF FEBRUARY 4, 1986

8-3863D

SCHROEDER PROPERTIES LTD.
WESTWOOD, ANSON AND CRABBE
LOTS 276, 277 & 278, PL.63461; LOT 2, PL.70374; LOT F, PL.7666;
REM.2, PL.3976; LOT L, EX. PL.16631; REM.K, PL. 14738; LOTS 1
& 2, PL. 22316; LOT 134, PL. 64010; ALL IN D.L. 384A

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) Council approval of a Road Exchange By-law;
- 3) physical construction of Crabbe Avenue, Anson Avenue, Ponderosa Street, Westwood Street and the Loughheed Highway, to the standards required by Subdivision Control By-law No. 1023, noting that Westwood Street would be to arterial standards;
- 4) payment of the development cost charge for drainage as required by By-law No. 988;
- 5) registration in the Land Titles Office of any necessary rights-of-way;
- 6) payment of any current, delinquent or outstanding municipal taxes, and the estimated 1986 municipal taxes on all parcels prior to final approval;
- 7) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the plans by the Municipal Approving Officer.

The Committee notes that in relation to the reference to the rights-of-way above, it should be clearly understood that the rights-of-way for the utility strip along the eastern side of Ponderosa Street is to be kept free of all buildings, structures and footings.

8-2546A

M. & T. DEATON
3108 STARLIGHT WAY
LOT 22, D.L. 373 & 374, PLAN 20521

The Committee, after discussing this proposed subdivision with the Approving Officer, instructed the Planning Department to again write to the adjacent property owners to obtain their views on the proposed subdivision.

8-3737B

D. & M. GRANT
767 ROCHESTER AVENUE
LOT 14, BLKS. 13 & 14, D.L. 1 & 16, PLAN 2030

Declined, as the proposed subdivision does not provide for the necessary and reasonable access to a potential subdivision of the lot to the east. It was also noted by the Committee that the proposed lot is not consistent with the preplan established for the area in 1984.

It was brought to the Committee's attention the willingness of the owners of Lot 15 to the east to co-operate in any possible subdivision, and therefore the Committee suggests that the two parties make a joint subdivision application.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 4, 1986

8-3365A S. GOWER, G. GOWER, L. PARSONS
985-987 GATENSBURY STREET
STRATA PLAN OF LOT 5, D.L. 369, PLAN 16348

Tabled for the inspection report from the Building Department.

8-2979D E. STEPHENS
3459 GALLOWAY AVENUE
LOT 40, SEC. 18, TWP. 40, PLAN 42994

The Committee commented that they have no objection to the proposed lot configuration, however, the application was tabled for:

- 1) comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment and Fisheries and Oceans Canada;
- 2) the Engineering Department to review water supply implications and particularly "fire flows";
- 3) comments from the Simon Fraser Health District.

8-2333Z GENSTAR DEVELOPMENT, SOUTHERN SLOPE HOLDINGS, DIST.OF COQUITLAM
EAGLE RIDGE - STAGE 8
REM.38 OF D.L.238, 346, 383 & 385, PLAN 32594; PCL. M, D.L.385,
PLAN 53584; PORTION OF REM. NW 37.7 AC. OF D.L. 385

Approved subject to:

- 1) physical construction of all roads, bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control By-law No. 1023, noting that Guildford Way will be to an arterial standard;
- 2) physical construction of the walkway outlet to Guildford Way;
- 3) provision for the future sanitary sewer trunk siphon to Lansdowne Drive;
- 4) payment of any current, delinquent or outstanding municipal taxes, and the estimated 1986 municipal taxes before final approval;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) registration in the Land Titles Office of a restrictive covenant on all lots adjacent to the Scott Creek ravine which would make potential purchasers aware of the requirement for a specific setback from the crest of slope for all buildings and structures. The plan submitted by the Land Surveyor indicating the specific setbacks should be attached as a schedule to that restrictive covenant. The restrictive covenant should be registered against the lots affected by the setback from the crest of slope, and a specific "rider" should be added that, notwithstanding this setback, a minimum 6.0-metre setback from the rear property line is required.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 4, 1986

8-2333Z cont'd

- 7) registration in the Land Titles Office of a restrictive covenant which would prevent the placement of fill in excess of one metre in depth within 25 metres of the crest of slope of Scott Creek;
- 8) dedication of the remainder of the site adjacent to the watercourse as PARK, in keeping with Clause 9 of the agreement between Southern Slope Holdings and the District of Coquitlam;
- 9) registration in the Land Titles Office of a covenant to ensure that driveway grades do not exceed 20%;
- 10) registration in the Land Titles Office of a design control covenant over the portion of land zoned RM-1, Two-Storey, Low-Density Apartment.

8-3474B

ROADRUNNER MOTEL, DISTRICT OF COQUITLAM
CONSOLIDATION OF PCL. A, D.L. 1, REF. PL. 59120 AND A PORTION
OF JACKSON STREET

Declined, as the Ministry of Transportation and Highways, by letter dated 1986 01 20, have refused to approve the proposed road cancellation, as indicated on sketch 8-3474B as their long-term needs for this area have not as yet been established.

8-3728

GOODLAND DEVELOPMENTS LTD.
1392 PIPELINE ROAD
REM. D.L. 4838; D.L. 4839; LOT 29, PL. 3022; LOT 1, PL. 24751;
LOTS 1, 2 & 3, D.L. 4838, PL. 16168; ALL IN SEC. 14, TWP. 39,
AND PCL. C OF N. 1/2 L.S. 5, SEC. 13, TWP. 39

The Committee acknowledged a letter dated 1986 01 24 from the applicant wherein the Committee has been requested to consider an adjustment in the contemplated road grade for the collector road.

The Committee commented that they are concerned that work has commenced on the site without the applicant first receiving all the necessary approvals, as stated in the Subdivision Committee letter dated 1985 04 01. Moreover, material has evidently been removed from the site which conflicts with the basis upon which the earlier proposal was prepared. Therefore, as a result, the Committee tabled any comments on the proposed adjustment in the road grade, pending submission of a comprehensive geotechnical report based on current site conditions. The geotechnical report should provide detailed information and plans, including cross sections covering the status of the present earthworks, and it should also relate to the now projected final site configuration and the revised road grade.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 4, 1986

8-2607

BERK'S INTERTRUCK LTD.
960 LOUGHEED HIGHWAY
REM. LOT 61, D.L. 16, PLAN 63067

The Committee reviewed a plan presented by the Supervisor of Subdivision and Development, which indicates the proponents wish to have the Committee consider approving a lease with a term exceeding 3 years. As the term of the lease exceeds 3 years, it must therefore be treated as a subdivision. The information regarding the length of the lease appears to contradict earlier information provided to staff that the District's approval would not be required.

The Committee notes that if a formal application for subdivision is received and preliminary approval is ultimately granted, one of the approval conditions would be the physical construction of the entire frontage of the existing and proposed parcel to the standards required by Subdivision Control By-law No. 1023.

8-3732A

GENSTAR CORPORATION & FIRST NATIONAL PROPERTIES LTD.
EAGLE RIDGE SUBDIVISION - STAGE 4
REM. LOT 584, D.L. 346, PLAN 63079

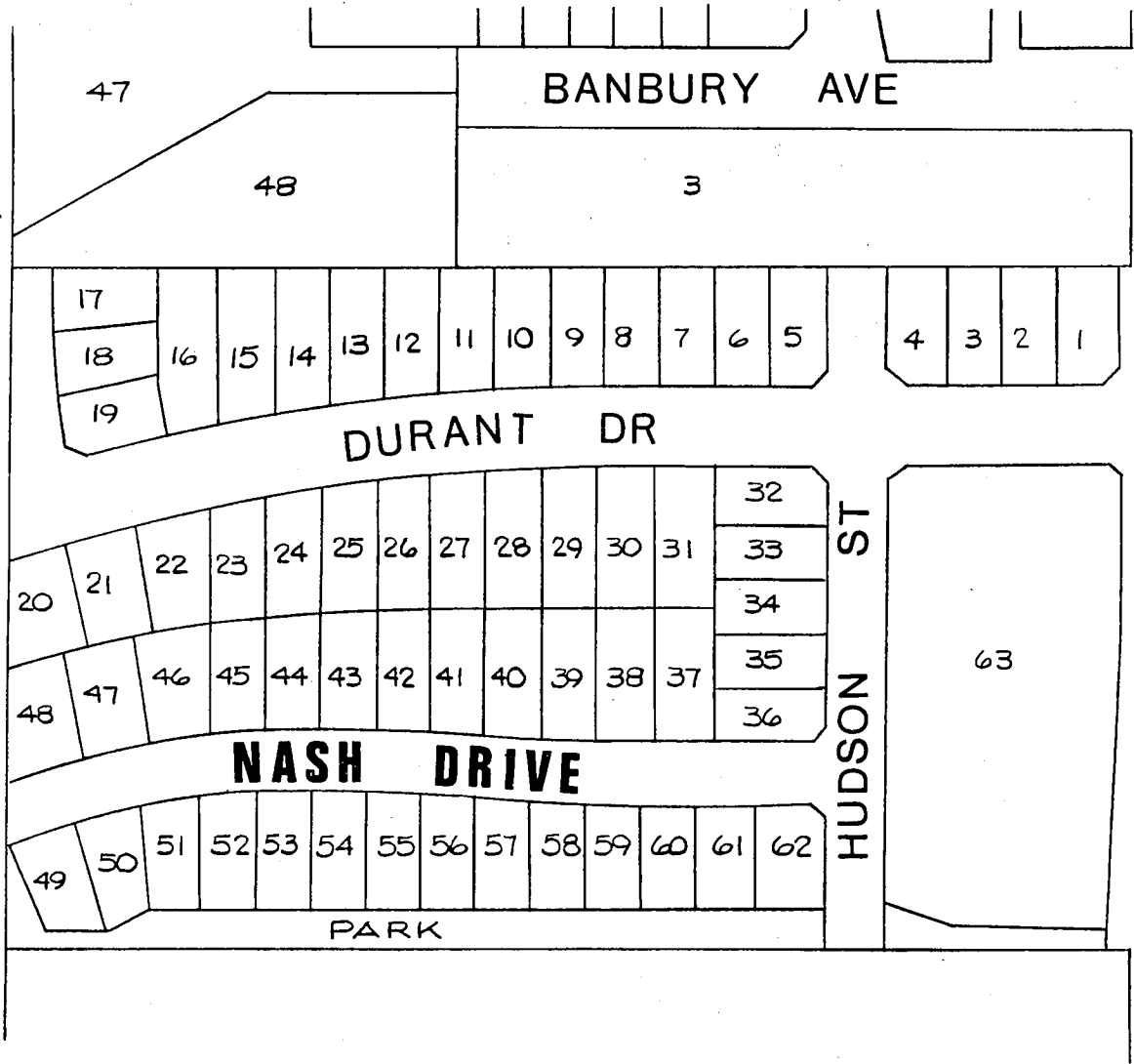
Approved subject to:

- 1) the requirements of Subdivision Control By-law No. 1023, including physical construction of necessary service connections;
- 2) payment of any current, delinquent or outstanding municipal taxes, and the estimated 1986 municipal taxes before final approval.

The Committee notes that the existing services on Falcon Drive have not been accepted as being constructed to Subdivision Control By-law standards. The Committee therefore requires that any necessary upgrading of the existing facilities along the western side of Falcon Drive be included in the above-noted preliminary approval conditions.

STREET NAMES

The Committee reviewed a proposed street name and its location is as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following name, subject to its acceptance by the Post Office: Nash Drive.



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on February 18, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-3894

R. & M. BROOKS
1329 REGAN AVENUE
LOT 167, D.L. 364, PLAN 31490

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the full frontage of Regan Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for one driveway culvert if required;
 - c) payment for one additional water connection;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding municipal taxes and the estimated 1986 municipal taxes before final approval;
- 4) removal of all buildings and structures prior to final approval.

8-3895

C. ROBERTS & G. BRADFORD
773 & 775 CLARKE ROAD
LOT 172, D.L. 106 & 367, PLAN 60132

The Committee recommends that Council and the Strata Titles Approving Officer approve the proposed conversion.

8-2246D

J. CLARK
1520 SMITH AVENUE
LOT 3, BLK. 6, D.L. 364, PLAN 1613 (S&E PL. 38675)

Tabled for the Planning Department to contact the adjacent owners, with a view to obtaining their opinions on the proposed subdivision.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 18, 1986

8-3893

L. JOHNSON
2310 DAWES HILL ROAD
LOT 60, D.L. 65, PLAN 30174, S&E PL. 60973, REF. PL. 61308

The Committee finds sketch 8-3893 technically feasible, noting that consideration of preliminary approval will be given subsequent to Council consideration of this matter after a possible required Public Hearing, if Council refers a rezoning thereto.

The Committee notes further that should this matter proceed, the applicant will be required to provide sufficient contour information to satisfy concerns of the Building Department in terms of slopes and possible retaining walls.

8-3758B

GENSTAR CORPORATION
EAGLE RIDGE
REM. 581, D.L. 238, PLAN 63079, S&E PL. 66861

Tabled for an on-site inspection by staff to investigate the possible need for a walkway connection to the school on adjacent lands to the west.

8-3852B

L. & E. ABRAMS
321 DECAIRE STREET
LOT 103, D.L. 47, PLAN 26298

Declined.

The Committee notes that an earlier proposal for this property was granted a preliminary approval. If the applicant were to reapply for the earlier layout, the applicant's suggestion of a building height restriction on the proposed new lot would be considered.

8-3812A

K.T. LOCK
WINDWARD DRIVE
LOT 562, D.L. 373, PLAN 53845

Tabled for an updated, independent geotechnical report on the possible effect the proposed earthworks associated with the proposed sixth lot would have on slope stability and the now existing retaining wall on lands to the east.

8-30910

FARWEST DEVELOPMENTS LTD.
WARRICK STREET
LOT 181 & REM. LOT 177, BOTH OF D.L. 65 & 66, PLAN 66260

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) the physical construction of Warrick Street to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 18, 1986

8-30910 cont'd

- b) registration in the Land Titles Office of any necessary easements;
- 2) physical construction of the proposed walkway;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$95~~8~~ for each of the thirteen potential dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding municipal taxes and the estimated 1986 municipal taxes before final approval.

The Committee recommends that the Approving Officer waive the "perimeter ruling" requirements of the Subdivision Control Bylaw in relation to the creation of the proposed large remainder at the end of Kaptey Avenue.

8-2225

CENTAUR GROUP
1404-1408 BRUNETTE AVENUE
LOTS 1 & 2, BLK. 12, D.L. 46, PLAN 2624; PTN. OF CASEY STREET
AND PTN. OF LANE ALLOWANCE SOUTH OF BRUNETTE AVENUE

Tabled for:

- 1) the applicant to provide the required "proof of ownership" to the satisfaction of the Planning Department;
- 2) the applicant to submit a plan which clearly indicates the portions of road and lane allowances proposed for acquisition;
- 3) the Planning Department to seek the comments of the property owners across Casey Street to the west in regards to the proposed road closure once the configuration has been confirmed;
- 4) the Planning Department to seek the comments of School District No. 43 in regards to their long-term plans for Lot 3 and the portion of lane allowance adjacent thereto.

The Committee notes that should this matter proceed, the applicant would be required to pay market value for the lands being acquired, as well as all associated costs such as appraisals, land registry fees, survey drawings, etc.

8-1240D

SOCIETE BICULTURELLE DE MAILLARDVILLE, CAISSE POPULAIRE DE
MAILLARDVILLE
LEBLEU STREET AND BRUNETTE AVENUE
REM. LOT 127 (S&E PLAN 41245), PL. 33268; LOT 12, BLK. 89,
PLAN 4371; BOTH OF D.L. 45

The Committee finds sketch 8-1240D technically feasible, noting that the Committee will be seeking comments and input from the Traffic Section of the Engineering Department in regards to the proposed lane access.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 18, 1986

8-3419C DISTRICT OF COQUITLAM
LOUGHEED HIGHWAY AT SCHOOLHOUSE STREET
LOT 1, D.L. 61, PLAN 69596

Approved.

The Committee notes that the initial construction of the possible new east-west road has been undertaken by the Ministry of Transportation and Highways but later upgrading of that and the other frontages would likely be a condition of building permit under bylaws being drafted pursuant to new Municipal Act provisions.

The Committee notes the probable requirement for a road exchange/park exchange bylaw, as well as the necessity of establishing the natural boundary of the watercourse and the resulting park boundary therefrom to protect the habitat adjacent to the watercourse.

8-3881 MOLNAR CONSTRUCTION LTD.
RIVERVIEW HEIGHTS - PHASE II

The Committee reviewed a plan and accompanying letter received in the Planning Department 1986 01 24 in regards to a proposed adjustment to the advance road and street plan adjacent to the northern boundary of the lands. After considerable discussion, the Committee tabled the matter for:

- 1) the Planning Department to contact property owners adjacent to the southern end of Pinnacle Street, with a view to obtaining their comments on the proposed road and lot modifications;
- 2) the Engineering Department to review the construction requirements for Pinnacle Street if a "dead-end" is found to be acceptable;
- 3) the applicant to submit preliminary road centre line designs of the roads within the area proposed for revision, along with a comprehensive geotechnical report for the area proposed to be regraded;
- 4) the applicant to clarify the reference to gravel extraction on the plan submitted.

The Committee would note that any proposal in regard to a reduction in the front yard setbacks on any lands should be directed to the Planning Department since this matter does not come within the jurisdiction of the Subdivision Committee.

It should also be noted that the Committee will only consider applications where the lots conform to existing bylaws without the necessity of securing approvals for reduced setbacks.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 18, 1986

8-3881E MOLNAR CONSTRUCTION LTD.
8-3881F MARA DRIVE
8-3881G PART OF LOT 6, (S&E PL. 71138), LOT 3 (S&E PL. 70890A & 71138),
D.L. 305, PLAN 70847

The Committee notes that subdivision sketches 8-3881E, 8-3881F and 8-3881G lie within the area where the Committee has been requested to consider an adjustment in the advance road and lot plan. In light of the tabling motion^a by the Committee in regard to the advance plan change, sketches 8-3881E, 8-3881F and 8-3881G are tabled pending the results of the Committee's review.

8-3881A MOLNAR CONSTRUCTION LTD.
CHILKO DRIVE
PART OF LOT 4 & LOT 6, D.L. 305, PLAN 70847

Approved.

8-3881B MOLNAR CONSTRUCTION LTD.
PART OF LOT 1, D.L. 305, PL. _____ EXCEPT PART SUBDIVIDED BY
PL. _____, AND PART OF LOT 1, D.L. 305, PL. _____

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding municipal taxes and the estimated 1986 municipal taxes before final approval;
- 3) no accesses being granted to Chilko Drive;
- 4) registration in the Land Titles Office of a restrictive covenant on all "double frontage lots", which states that all dwellings must "face" towards the interior local residential street.

The Committee notes that they will require the submission of an updated geotechnical report, which addresses the suitability of building adjacent to the steep-sloping lands along the school/park site property line east of Mara Drive when subdivision of that area is applied for.

8-3881C MOLNAR CONSTRUCTION LTD.
CHILKO DRIVE AND MARINER WAY
PART OF LOT 3, D.L. 305, (S&E PL. 70890A & PL. 71138), PL. 70847

Approved.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 18, 1986

8-3881D MOLNAR CONSTRUCTION LTD.
LOTS 1 & 2, D.L. 305, PL.

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1986 municipal taxes before final approval;
- 3) no accesses being granted to Mariner Way;
- 4) registration in the Land Titles Office of a restrictive covenant on all "double frontage lots", which states that all dwellings must "face" towards the interior local residential street.

8-3863E SCHROEDER PROPERTIES LTD.
LOUGHEED HIGHWAY AND WESTWOOD STREET
LOTS 276, 277 & 278, PL.63461; LOT 2, PL.70374; LOT F, PL.7666;
REM. 2, PL.3976; LOT L, EX. PL.16631; REM. K, PL.14738; LOTS 1
AND 2, PL. 22316; LOT 134, PL. 64010; REM. E. 225' OF LOT 2,
PL. 3976, ALL IN D.L. 384A

The Committee reviewed a revised plan, being sketch 8-3863E, which updates the road widening requirements along the Lougheed Highway. The Committee approved sketch 8-3863E, with the notation that the approval conditions would be identical to those adopted by the Subdivision Committee at their previous meeting of February 4, 1986.

8-3365A S. GOWER, G. GOWER, L. PARSONS
985-987 GATENSBURY STREET
LOT 5, D.L. 369, PLAN 16348

The Committee recommends that Council and the Strata Titles Approving Officer approve the proposed conversion, subject to the applicant first installing smoke alarms to the satisfaction of the Building Department.

MARCH 4, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room, on Tuesday, March 4, 1986 at 9:30 a.m., with the following persons present:

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

8-1544

G. SMITH
THOMPSON AVENUE
LOT 1, D.L. 55, Plan 70755

The Committee reviewed a letter and accompanying plan from the applicant received in the Planning Department, February 19, 1986, wherein the Committee was requested to consider a revised lot layout in regard to the creation of a possible "fourth lot". After considerable discussion, the Committee declined the proposal as in the Committee's opinion, the creation of the additional lot would not be suitable for its intended use. In addition, the Committee notes that they would not recommend that the Approving Officer exempt the subdivision from the "perimeter requirements" of Sec. 7.07 of Subdivision Control Bylaw No. 1023.

8-2546A

M. & T. DEATON
3108 STARLIGHT WAY
Lot 22, D.L. 373 & 374, Plan 20521

The Committee, after careful consideration of the responses from adjacent property owners, recommends to the Approving Officer that the proposed subdivision be declined, as in their opinion, the creation of the proposed lot would be against the public interest.

8-3520B

B. IVERS
602 GATENSBURY STREET
Lot 400, D.L. 356, Plan 63247

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of Gatensbury Street and Winslow Avenue to the standards required by the Subdivision Control Bylaw No. 1023;
 - b) payment for one new driveway culvert, if required;
 - c) payment for one additional water connection.
- 2) payment of the Development Cost Charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding municipal taxes and the estimated 1986 municipal taxes before final approval;
- 4) relocation of any existing service connections if required;

SUBDIVISION COMMITTEE MINUTES
OF MARCH 4, 1986

8-3520B continued

- 5) registration in the Land Titles Office of any outstanding or necessary easements.

8-3758C

GENSTAR CORPORATION; FIRST NATIONAL PROPERTIES LTD.
EAGLE RIDGE SUBDIVISION
REM. 581, D.L. 238, PL. 63079, S&E PL. 66861

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the extension of Runnel Drive and the completion of the Barnet Highway frontage to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of a paved turn-around within the existing road allowance at the eastern end of Palmer Avenue.
- 2) physical construction of the walkway connection between Palmer Avenue and Barnet Highway;
- 3) payment of any current, delinquent or outstanding municipal taxes and the estimated 1986 municipal taxes before final approval;
- 4) registration in the Land Titles Office of any necessary easements.

8-3898

PRIMROSE PROJECTS
1140 FALCON DRIVE
LOT 582, D.L. 238 & 346, PL. 63079

The Committee recommends that the Strata Titles Approving Officer sign the Form E and the subsequent plans for the two phases.

8-3889

W.D. LATHAM
1287 & 1289 HACHEY AVENUE
LOT B OF LOT 9, BLK. 4, D.L. 46, PL. 17455

The Committee recommends that Council and the Strata Titles Approving Officer approve the proposed conversion subject to the applicant first installing smoke alarms and repairing the balcony railing and removing the cooking facilities from the lower level of the eastern unit, all to the satisfaction of the Building Department.

8-3886

A. & L. SCHINDELL
2856-2860 GLEN DRIVE
LOT A, EX. PL. 9468 & REM. 3 (S&E PL. 15374), PL. 8771, ALL OF D.L. 383

The Committee, after reviewing the information from the applicants' consultant received in the Planning Department 1986 02 24, finds the proposed subdivision technically feasible, subject to the Fish and Wildlife Branch of the Ministry of Environment and Fisheries and Oceans Canada finding the relaxation of the fisheries leavestrip guidelines acceptable.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 4, 1986

8-3706E

S., B. & N. SAYANI
2990 WALTON AVENUE
PCL. J (S&E PL. 70184), D.L. 386, PL. 13224 & A PTN. OF
WALTON AVENUE

Tabled for:

- 1) the applicant to submit a plan prepared and certified correct by a B.C. Land Surveyor which provides information on the location and the elevation of the natural boundary of Hoy and Mars Creeks. The information on Hoy Creek should be extended through Lot 50 to Walton Avenue. The plan should also provide the bearings and dimensions of a line 15.0 metres from the natural boundary or 18.0 metres from the creek centreline, whichever is the greater.
- 2) the Planning Department to obtain comments from the Parks and Recreation Department in regard to the configuration of the proposed access connection to the Hoy Creek greenbelt from Walton Avenue.

MARCH 18, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on March 18, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-3775F

PARK LANE VENTURES, DISTRICT OF COQUITLAM
EAST OF SHERMAN STREET NORTH OF WALTON AVENUE
PCL. C, REF. PL. 6071; PTN. OF LOT 2, PL. 5039, BOTH OF THE
NW 1/4, SEC. 11, TWP. 39

Reapproved subject to:

- 1) Council approval of the proposed road exchange;
- 2) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
- 3) payment of any current, delinquent or outstanding municipal taxes, and the estimated 1986 municipal taxes before final approval;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 6) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 31 dwelling units permitted to be constructed, noting that this amount is to be reduced by the value to be agreed upon by Council for the lands being dedicated as PARK;
- 7) submission of a geotechnical report which proves out the adequacy of the foundation conditions in the area proposed for filling north and west of the Walton Avenue extension.

8-2970B

I. HELDT
1917 PIPELINE ROAD
LOT 6, PL. 32434; LOT B, PL. 46960; BOTH IN D.L. 5882

Reapproved subject to:

- 1) payment of any current, delinquent or outstanding municipal taxes, and the estimated 1986 municipal taxes before final approval;
- 2) registration in the Land Titles Office of a covenant, in keeping with the requirements of the Fish and Wildlife Branch of the Ministry of Environment letter dated March 2, 1982;

SUBDIVISION COMMITTEE MINUTES
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8-2970B cont'd

- 3) confirmation in writing from the owner of Lot 6 that he is in agreement with this application.

In relation to this proposed subdivision, the Committee would recommend the following to the Approving Officer:

- a) that no servicing be made a specific condition of this subdivision as the number of parcels remains at two in number;
- b) that the Municipal Engineer (also the Municipal Approving Officer) give his written permission to allow the existing home to encroach onto the road allowance.

8-3603C

MARATHON REALTY CO. LTD.
AREA BORDERED BY NORTH BEND STREET AND GOLDEN DRIVE
LOT 45 (S&E PL.59281, 60783, 71075), D.L.22, 66, 67, PL.53659

Approved subject to:

- 1) physical construction of service connections;
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes prior to final approval.

8-2225

CENTAUR GROUP
1404-1408 BRUNETTE AVENUE
LOTS 1 & 2, BLK. 12, D.L. 46, PL. 2624; A PORTION OF CASEY STREET AND A PORTION OF LANE ALLOWANCE SOUTH OF BRUNETTE AVENUE

Declined, as one of the abutting and affected property owners has expressed written opposition to the proposed road and lane closure.

8-2225A

CENTAUR GROUP
1404-1048 BRUNETTE AVENUE
LOTS 1 & 2, BLK. 12, D.L. 46, PL. 2624; A PORTION OF CASEY STREET AND A PORTION OF LANE ALLOWANCE SOUTH OF BRUNETTE AVENUE

Approved, noting that servicing of the site to the standards required by Subdivision Control Bylaw No. 1023 will be made either a condition of the development permit, or will be required prior to issuance of any building permit.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 18, 1986

8-2246D

J. CLARK
1520 SMITH AVENUE
LOT 3, BLK. 6, D.L. 364, PL. 1613 (S&E PL. 38675)

The Committee, after reviewing several responses from adjoining and adjacent property owners, tabled the application for:

- 1) the applicant to discuss with the Chief Building Inspector the feasibility of removing the carport and the portion of the dwelling beyond;
- 2) the applicant to put forward a suggestion as to how they would see the siting of a proposed building on the new lot in this section of Smith Avenue responding to the neighbouring homes.

8-3852A

L. & E. ABRAMS
321 DECAIRE STREET
LOT 103, D.L. 47, PL. 26298

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 20.1-metre frontage of the new lot on Decaire Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) cash payment for one additional water connection;
 - c) cash payment for one additional driveway crossing if required;
 - d) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes prior to final approval;
- 4) removal of all or a sufficient portion of the front covered patio to ensure that the existing dwelling meets the 7.6-metre setback from the new front property line;
- 5) registration in the Land Titles Office of a covenant under Section 729 of the Municipal Act to prevent the removal of the existing vegetation within 1.0 metres of the south property line of the proposed new lot;
- 6) registration of a restrictive covenant over the new lot to ensure that any proposed construction would not exceed a maximum building height of six metres from the average finished grade to the highest point on the proposed structure.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 18, 1986

8-3881

MOLNAR CONSTRUCTION LTD.
RIVERVIEW HEIGHTS - PHASE II (Request for Advance Plan Change)
REM. 3, PL. : LOTS 1 & 2, PL. , ALL IN D.L. 305

The Committee reviewed responses from property owners adjacent to the southern end of Pinnacle Street. After reviewing their replies, the Committee recommends that the applicants revise the proposed road and lot configuration in this portion of the overall development to reflect the previously established road and lot pattern. The application, however, remains tabled for:

- 1) the applicant to submit preliminary road centre line designs of the roads within the other portion of this section of "River Heights", which is proposed for adjustment along with a comprehensive geotechnical report for the area proposed to be regraded;
- 2) the applicant to clarify the reference to gravel extraction on the plans submitted previously.

8-3881E
8-3881F
8-3881G

MOLNAR CONSTRUCTION LTD.
RIVERVIEW HEIGHTS - PHASE II
REM. 3, PL. ; LOTS 1 & 2, PL. , ALL IN D.L. 305

The Committee lifted these applications from the table to suggest that the applicant modify the proposed superblock and ultimate lotting plans to reflect the previous advance plan accepted for this area in terms of the cul-de-sac extension at the end of Pinnacle Street.

8-3290B

L. & G. BOERNER
737 CLARKE ROAD
LOT 12 (S&E BYLAW PL. 54040), BLK. 4, D.L. 106, PL. 5930

Approved subject to:

- 1) the physical construction of Thompson Avenue and Clarke Road to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes prior to final approval;
- 3) payment for one new water connection;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) access to the new lot being restricted to Thompson Avenue;
- 7) physical construction of any service connections being from Thompson Avenue.

SUBDIVISION COMMITTEE MINUTES
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8-3290B cont'd

The Committee notes that both lots would only be suitable for a one-family dwelling unit as there is less than the 740 m² within the zoned area in order for the lots to qualify as a duplex site.

The Committee notes further that the requirements in item 1) above may be adjusted at the time of final approval if the homeowner is residing in the home on the corner lot at the time of final approval.

8-2540C

TBA HOLDINGS LTD., DISTRICT OF COQUITLAM, CROWN PROVINCIAL
SHERWOOD AVENUE
LOT A (S&E PL. 8027), BLK. 6, PL. 1531; LOT 13, BLK. 5,
PL. 1531; LOT 57, PL. 28077; ALL OF D.L. 16 AND A PORTION
OF SHERWOOD AVENUE AND LANE ALLOWANCE WEST OF NELSON STREET

Tabled for:

- 1) comments from the Ministry of Transportation and Highways in regards to the disposition of the small triangular portions of land along Lougheed Highway and also the isolated portion of land on the north side of Sherwood Avenue;
- 2) the Planning Department to seek the comments of the owner of Lot 58 to the north on the proposed closure;
- 3) the Planning Department to review the possibility of creating a turnaround at the southern end of Nelson Street.

The Committee notes that should this proposal proceed, the benefitting property owner would be required to pay market value for any land area being acquired.

8-3837D

A. & B. BURIC, J. & J. STEPHENSON
837 AND 841 FOSTER AVENUE
LOT 32 & W. 1/2 LOT 31, BOTH IN D.L. 366, PLAN 6908

Declined, noting that the Committee had rejected a similar proposal in March of 1985 wherein they stated that they would only be prepared to recommend in favour of narrower lots along Spruce Avenue but not on Foster Avenue in this general area.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 18, 1986

8-3785B

LANCASTER PROPERTIES, DISTRICT OF COQUITLAM
820 AND 830 HENDERSON AVENUE
LOT 56, BLKS. 51 & 52; LOTS 60 & 61, (S&E R.W. PL. 61371),
BLKS. 49 & 50, PL. 2716; AND LOT A, PL. 32593, ALL OF D.L. 1

Approved subject to:

- 1) Council approval of the proposed rezoning to CS-1, Service Commercial;
- 2) payment of any current, delinquent or outstanding municipal taxes, and the estimated 1986 municipal taxes prior to final approval;
- 3) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the plans by the Municipal Approving Officer.

The Committee notes that servicing of the ultimate site frontages will be made a condition of the necessary development permit, or be provided for prior to the issuance of any building permit. It should be noted further that the servicing requirements would include a ditch enclosure for the full frontage of the site on the north side of Henderson Avenue.

8-3590J

WESBILD ENTERPRISES LTD., DISTRICT OF COQUITLAM
2991 LOUGHEED HIGHWAY
LOT 1, D.L. 384A, Pl. 70374; and Lot 109, D.L. 384A, Pl. 60860

Approved subject to:

- 1) payment of any current, delinquent or outstanding municipal taxes, and the estimated 1986 municipal taxes before final approval;
- 2) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the survey plans by the Municipal Approving Officer;
- 3) payment of the development cost charge for drainage, as required by Bylaw No. 988.

The Committee notes that a financial contribution for servicing of the frontage has been provided for in the sales agreement for the subject lands. The agreement also includes a requirement to register an "aerial easement" to protect the possible future ALRT facility.

8-3091P

FARWEST DEVELOPMENTS LTD.
WARRICK STREET
LOT 181 & REM. LOT 177, BOTH OF D.L. 65 & 66, PL. 66260

The Committee notes that sketch 8-3091P has been prepared to reflect a change to the layout requested by the applicant and to include more accurate lot dimensions. The Committee then approved sketch 8-3091P subject to:

SUBDIVISION COMMITTEE MINUTES
OF MARCH 18, 1986

8-3091P cont'd

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) the physical construction of Warrick Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) physical construction of the proposed walkway;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the thirteen potential dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding municipal taxes and the estimated 1986 municipal taxes before final approval.

The Committee recommends that the Approving Officer waive the "perimeter ruling" requirements of the Subdivision Control Bylaw in relation to the creation of the proposed large remainder at the end of Kaptey Avenue.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on April 01, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-3901

VERA VAIL
659 PORTER STREET
LOT 45, BLK. 4, D.L. 365, PL. 25261

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 17.0-metre frontage of the proposed new lot to the standards required by Subdivision Control Bylaw No. 1023;
 - b) cash payment for future lane paving;
 - c) payment for one additional water connection;
 - d) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval.

8-1770C

KATHARINE E. VINCE
727 ROBINSON STREET
LOT 4, BLK. 1, D.L. 366, PL. 5881

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Gultner Street and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
 - b) cash payment for the future construction of Robinson Street;
- 2) relocation of any existing service connections if required;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 1, 1986

8-1770C cont'd

- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the three additional dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval.

8-1033A

BRIZAC HOLDINGS LIMITED
3231 DAVID AVENUE
PCL. A OF W.1/2 L.S. 3, SEC. 13, REF. PL. 16324, TWP. 39

Tabled for:

- 1) the Planning Department to establish the road dedication requirements along Shaughnessy Street;
- 2) the Planning Department to review the internal lotting arrangement once the dedication requirements in item 1 have been established;
- 3) the Planning Department to extend the proposed northerly road onto Rem. S.1/2 of L.S. 4 to the west in order to establish the development potential of the adjacent lands.
- 4) the submission of a preliminary geotechnical report. The report should include information on the water table of the site;
- 5) comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, as well as Fisheries and Oceans Canada.

8-3787A

P. & S. RUETZ
915 LILLIAN STREET
LOT 269, D.L. 368, PL. 41693

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 13.78-metre frontage of the proposed new lot to the standards required by Subdivision Control Bylaw No. 1023;
 - b) cash payment for one additional water connection;
 - c) relocation of any existing service connections if required;
 - d) fencing of the northern side of the walkway;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 1, 1986

8-3787A cont'd

- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 4) removal of the carport and relocation of the existing accessory building onto the proposed northerly lot, in compliance with the siting requirements of the Building and Zoning Bylaws.

8-3900

A. & M. WIRCH
2201 HILLSIDE AVENUE
LOT 65, D.L. 65, PL. 34031

Tabled for the applicant to supply grade information, to the satisfaction of the Chief Building Inspector, to verify that the lots on Kaptey Avenue will be suitable for their intended use.

8-3812A

K.T. LOCK
WINDWARD DRIVE
LOT 562, D.L. 373, PL. 53845

Approved subject to:

- 1) registration of the subdivision to the west to provide access to the proposed new lots;
- 2) physical construction of the new road to the standards required by Subdivision Control Bylaw No. 1023;
- 3) completion of the earthworks prior to final approval of the subdivision;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 6) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the five additional dwelling units permitted to be constructed.

The Committee notes that prior to the issuance of any building permits for the proposed new lots, the applicant would be required to first secure conservation permits from Council.

8-3902

M.E. DOTTO
1521 REGAN AVENUE
LOT 31, BLK. 2, D.L. 364, PL. 24375

Declined in the public interest as the proposed new lot is not consistent with the established lot widths for this area.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 1, 1986

8-3902A

M.E. DOTTO
1521 REGAN AVENUE
LOT 31, BLK. 2, D.L. 364, PL. 24375

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 18.0-metre frontage of the proposed new lot to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for one additional water connection;
 - c) payment for one driveway culvert if required;
 - d) relocation of any existing service connections if required;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 4) removal of the carport and storage area prior to final approval.

8-3903

E. & A. ANDREW
1940 JASPER COURT
LOT A, D.L. 358, PL. 28922

Tabled for:

- 1) inspection reports from the Building and Engineering Departments;
- 2) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment, and Fisheries and Oceans Canada.

8-3567C

MARATHON REALTY CO. LTD.
GLACIER STREET NORTH OF GOLDEN DRIVE
LOT 61, D.L. 67, PL. 60998

Approved subject to:

- 1) physical construction of service connections;
- 2) physical construction of sidewalk crossings;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 1, 1986

8-3890

GREAT PACIFIC EQUITIES INC., DISTRICT OF COQUITLAM
2773 BARNET HIGHWAY AND 1131 LANSDOWNE STREET
BLK. C, PL. 6408 (EXCEPT S.210'), PCL. A OF LOT 5, PL. 148, PT.
OF LOT 2, PL. 70728, ALL OF D.L. 383

The Committee reviewed letters from the Fish and Wildlife and Water Management Branches of the Ministry of Environment dated 1986 02 12 and 1986 02 14 respectively, which indicates their general acceptance of the overall site configuration, including the leavestrip along Hoy and Scott Creeks. However, as the comments from the Ministry of Transportation and Highways in regards to dedication requirements along the Barnet Highway and Lansdowne Street have not as yet been received, the application remains tabled.

APRIL 15, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on April 15, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-3874

F. & M. DOUCETTE
3415 GALLOWAY AVENUE
LOT 3, SEC. 18, TWP. 40, PLAN 9457

Reapproved subject to:

- 1) physical construction of Galloway Avenue to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment for one additional water connection;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1986 municipal taxes before final approval;
- 5) approval of the proposed subdivision by the Simon Fraser Health District.

8-3880

CORONATION CONSTRUCTION LTD:
1875 COLEMAN AVENUE
LOT 16, D.L. 62, PLAN 13049

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the lane allowance to a gravel standard;
 - b) cash payment for the future construction of the full frontage of Coleman Avenue;
 - c) cash payment for one-half the costs associated with future lane paving;
 - d) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1986 municipal taxes before final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 15, 1986

8-3880 cont'd

- 4) relocation of the existing power pole if required;
- 5) relocation of the existing service connections;
- 6) removal of the garage or, alternatively, its relocation to conform to the setback requirements of the Building and Zoning Bylaws;
- 7) removal of the existing retaining walls from the "panhandle" portion of the new lot and the relocation of the existing driveway;
- 8) payment for one additional driveway culvert.

8-1240D

SOCIETE BICULTURELLE DE MAILLARDVILLE, CAISSE POPULAIRE DE
MAILLARDVILLE
NORTH OF CAISSE POPULAIRE BUILDING
REM. LOT 127 (S&E PL. 41245), PL. 33268; LOT 12, BLK. 89,
PL. 4371; BOTH OF D.L. 45

The Committee heard a report from the Planning Department where the applicants are giving consideration to the development of the large parcel, and excluding the small lot fronting Lebleu Street. After discussing the suggested revision, the Committee tabled this item pending receipt of written comments from the Traffic and Fire Departments and the Municipal Approving Officer on the possible effect the adjustment will have on the area, particularly in terms of traffic circulation and overflow of parking. It was noted that possible joint supplementary parking along the north property line abutting the Caisse Populaire building might provide a quantity of parking spaces comparable to parallel spaces on normal street frontage.

8-1033B

BRIZAC HOLDINGS LIMITED
3231 DAVID AVENUE
PCL. A OF W.1/2 L.S. 3, SEC. 13, TWP. 39, REF. PL. 16324

The Committee finds sketch 8-1033B technically feasible to enable consideration of referral to Public Hearing, noting that comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment and Fisheries and Oceans Canada have not as yet been received. It was noted further that a number of the proposed lots will have limited building envelopes, and therefore special care in choosing house designs will be required.

On another matter, the Committee observes that there may be some excessive slopes along the northern boundary of the site. As a result, if regrading is required in this area to make the lots buildable, the Committee would require the submission of existing and proposed contour information to accurately establish the ultimate grades in this area.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 15, 1986

8-3698C

DISTRICT OF COQUITLAM
MARINER WAY AND AUSTIN AVENUE
REM. 350, D.L. 113, PL. 43736, S&E PL. 44220, 43915, 47212,
59946, 60240, 60495

The Committee finds sketch 8-3698C technically feasible, noting that storm and sanitary sewer extensions will be required to service the site.

The Committee notes that the various development proposals for this site are still under review by Council.

8-2540E

TBA HOLDINGS, DISTRICT OF COQUITLAM, CROWN PROVINCIAL, M.KOSTUR
SHERWOOD AVENUE WEST OF NELSON STREET
LOT 59, (S&E PL. 63087), PL. 33516; LOT 58, PL. 32377; PCL. B,
PL. 63067; LOT 68, PL. 48189; LOT 64, PL. 39647; LOT 13,
BLK. 5, PL. 1531; LOTS 13, 14, 15, 28 & LOT A (S&E PL. 8027),
BLK. 6, PL. 1531; LOT 57, PL. 28077; ALL OF D.L. 16 & PORTIONS
OF SHERWOOD AVENUE, NELSON STREET AND LANE ALLOWANCE

Approved subject to:

- 1) the applicants being successful in acquiring the various Crown lands along Lougheed Highway and north of Sherwood Avenue;
- 2) Council approval of a Road Exchange Bylaw;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes on all parcels prior to final approval;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) the owner of the mobile home park making application for adjustment in the zoning boundaries to reflect the intended and existing use of the said lands.
- 6) registration in the Land Titles Office of an easement over the entire width of Nelson Street proposed for acquisition, to provide access for maintenance purposes along the western side of Nelson Creek. It was noted that the easement may be reduced if the storm water from the ditch on the west side of Nelson Street was diverted to Nelson Creek in the vicinity of Sherwood Avenue.

The Committee notes that prior to construction of any new buildings on the resulting industrial lots, the applicant would be required to first secure a development permit from Council and provide for the upgrading of contiguous road frontages.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 15, 1986

8-3776B PARK LANE VENTURES, DISTRICT OF COQUITLAM
WALTON AVENUE
LOT 2, PL.5039; LOT 1, PL.70145; BOTH OF NW 1/4 SEC.11, TWP.39

This item was reactivated at the request of the applicants and then tabled for the Planning Department to review the proposed lotting design, based on recent input from the Parks and Recreation Department relative to the location of the proposed walkway connection from the Hoy Creek trail system to the Town Centre Park.

8-3890A GREAT PACIFIC EQUITIES INC., DISTRICT OF COQUITLAM
2773 BARNET HIGHWAY AND 1131 LANSDOWNE STREET
BLK. C, PL. 6408 (EXCEPT S.210'), PCL. A OF LOT 5, PL. 148,
PT. OF LOT 2, PL. 70728, ALL OF D.L. 383

The Committee reviewed sketch 8-3890A, which reflects the road widening along Lansdowne Street being recommended by the Engineering Department. However, as the comments from the Ministry of Transportation and Highways in regards to possible dedication requirements along the Barnet Highway and Lansdowne Street have not as yet been received, the application remains tabled.

8-1340C VANGUARD PROPERTIES LTD., PARK GEORGIA GROUP, DISTRICT OF
COQUITLAM
LOTS 53 & 54, PL. 33749; PCL. 1 OF PCL. B, EX. PL. 16858;
LOT 57, PL. 61545; REM. LOT 48, PL. 24503; ALL OF D.L. 386

The Committee finds sketch 8-1340C technically feasible.

8-3881E
(Rev.#1) MOLNAR CONSTRUCTION LTD.
MARINER WAY & MARA DRIVE
LOT 6 (S&E PL. 71138); LOT 3 (S&E PL. 70890A & 71138); BOTH OF
D.L. 305, PLAN 70847

Approved.

8-3881F
(Rev.#1) MOLNAR CONSTRUCTION LTD.
MARA DRIVE & PINNACLE STREET
LOT 1, D.L. 305, GROUP 1, PLAN

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the walkway to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 15, 1986

8-3881F cont'd
(Rev.#1)

- 1) c) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding municipal taxes and the estimated 1986 municipal taxes before final approval.

The Committee trusts the applicants will follow through with their proposed mandatory tree retention area and recommended minimum setback to provide for usable rear yards by the registration of the appropriate restrictive covenant.

8-3881G
(Rev.#1)

MOLNAR CONSTRUCTION LTD.
MARA DRIVE
LOT 2, D.L. 305, GROUP 1, PLAN

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding municipal taxes and the estimated 1986 municipal taxes before final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

APRIL 29, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on April 29, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-3904
8-3905
8-3906

B.C. PLACE
PT. OF SW 1/4 SEC. 15, TWP. 39 (N. EXTENSION OF NOON'S CREEK)
PART OF SE 1/4 SEC. 15, TWP. 39 (N. EXTENSION OF JOHNSON ST.)
PART OF SE 1/4 SEC. 15, TWP. 39 & PART OF L.S. 4, SEC. 14,
TWP. 39 (N. EXTENSION OF SHERMAN STREET)

The Committee stated that it would be inappropriate to offer detailed comments on the proposed lotting at this point in time, given the fact that significantly more information is required in order to properly analyze the layout. The Committee then tabled the proposed subdivision and requested the submission of the following plans and information from the applicants:

- 1) Plans prepared by a B.C. Land Surveyor which locates the crest of slope, provides information on the degree of slope, and a required setback line from the crest of all slopes over six meters high, in keeping with Section 405 of Zoning Bylaw No. 1928. It was noted that should the degree of slope exceed 35°, the Land Surveyor should provide the necessary detailed siting calculations as per Section 405. The plan or plans should be in a form which can readily be tied back to existing and proposed property lines.
- 2) In conjunction with item 1) above, the surveyor is also required to supply a plan which would identify a "development boundary" which is a combination of a line being 15 meters from the natural boundary or 18 meters from the stream centre line, whichever is greater, of the various watercourses which traverse the sites.
- 3) More detailed existing and proposed grade information within the proposed RS-4 area. The plans should also include cross sections through the site at appropriate intervals, indicating potential driveway grades, typical buildings, any necessary retaining walls, etc.
- 4) Contour information on the "central" area between Johnson Street and Scott Creek.
- 5) Preliminary road centre line designs with appropriate cross sections.
- 6) The proposed method of screening and noise reduction along the David Avenue and Johnson Street arterials.
- 7) The applicant's rationale behind the proposed walkway locations, particularly the ones connecting to and from David Avenue.
- 8) Clarification on the intended road dedications, particularly David Avenue and the "stubs" above David Avenue.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 29, 1986

8-3904 cont'd

8-3905

8-3906

- 9) The rationale for the widening of Lansdowne Drive and Noon's Creek Drive beyond the width presently established for these collector roads.

In relation to the proposed subdivision, the Committee commented as follows:

- a) The Engineering Department will review the servicing requirements, utilizing Aplin & Martin as consultants.
- b) The Planning Department will be seeking comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment, as well as Fisheries and Oceans Canada, the Ministry of Transportation and Highways, the Land Department of B.C. Hydro, the City of Port Moody, and the traffic section of the Engineering Department.
- c) The Planning Department is to review the proposed road layout in relation to the previously established advance plan for the area to the south of the two subdivision proposals east and west of Johnson Street.
- d) A geotechnical report on all ravine areas as to stability will be required prior to the District accepting dedication thereof as PARK.

8-3775F

PARK LANE VENTURES, DISTRICT OF COQUITLAM
EAST OF SHERMAN STREET NORTH OF WALTON AVENUE
PCL. C, REF. PL. 6071; PTN. OF LOT 2, PL. 5039, BOTH OF THE
NW 1/4, SEC. 11, TWP. 39

The Committee reviewed a letter from the applicants dated 1986 04 11, wherein the applicants outlined their preference with regard to finalizing the subdivision, including the regrading. After reviewing the letter, the Committee commented that they are not prepared to modify the approval conditions dated 1986 03 18, and furthermore, the Committee prefers that the regrading be completed in accordance with a geotechnical engineer's grading plan approved by the District of Coquitlam prior to signing of the survey plans by the Approving Officer. The Approving Officer is considering the alternatives.

It was noted by the Committee that the applicants should advise their surveyor that the survey line along Hoy Creek must reflect the zoning line established by Zoning Bylaw No. 1427, 1984.

8-3776C

PARK LANE HOMES
WALTON AVENUE
LOT 2, PL.5039; LOT 1, PL.70145; BOTH OF NW 1/4 SEC.11,TWP.39

The Committee recommends that sketch 8-3776C be forwarded to the applicants for review and comments. In the meantime, the Planning Department will review the proposed lotting layout in relation to existing sanitary sewer connections.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 29, 1986

8-3891A HARVER INVESTMENTS LTD.
2881 BARNET HIGHWAY
LOTS J & 1, BLK. 18, PL. 21911 & PL. 147, PT. OF LOT 2,
PL. 70728; PT. OF DUFFERIN STREET, ALL OF D.L. 383

The Committee reviewed the recommendations of the traffic section of the Engineering Department with regard to widening requirements on Johnson Street. After reviewing the recommendation, the Committee instructed the Planning Department to prepare a revised sketch, being 8-3891A, which takes into consideration the 8.0-meter recommended widening.

The Committee notes that the application still remains tabled pending comments from the Ministry of Transportation and Highways and the applicants in regards to the possible acquisition of Lot 11, Plan 147.

8-3903 E. & A. ANDREW
1940 JASPER COURT
LOT A, D.L. 358, PL. 28922

Approved subject to:

- 1) cash payment for the future construction of the approximate 13.7-meter frontage of the new lot on Jasper Court to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment for one additional driveway culvert if required;
- 3) relocation of any existing service connections;
- 4) payment for one additional water connection;
- 5) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 6) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 7) removal of the carport prior to final approval;
- 8) registration of covenants in the Land Titles Office, in keeping with the requirements of the Water Management and Fish and Wildlife Branch letters dated April 21, 1986 and April 22, 1986 respectively.

The Committee notes that the Chief Building Inspector may require a geotechnical report on the proposed construction prior to issuance of any building permit on the new lot.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 29, 1986

8-3902B

M. DOTTO
1521 REGAN AVENUE
LOT 31, BLK. 2, D.L. 364, PL. 14375

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of the approximate 18.6-meter frontage of the proposed new lot to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for one additional water connection;
 - c) payment of one driveway culvert if required;
 - d) relocation of any existing service connections if required;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 4) removal of the carport and storage area prior to final approval.

The Committee notes that there is subdivision potential of the proposed remainder, however, it would require Council consideration after a Public Hearing to the required zoning category change from RS-1 to RS-3.

8-3091Q

FARWEST DEVELOPMENTS LTD.
WARRICK STREET
LOT 181 & REM. LOT 177, BOTH OF D.L. 65 & 66, PL. 66260

The Committee, after reviewing the applicant's request for a slight adjustment in the lotting configuration, approved sketch 8-3091Q, subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Warrick Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) physical construction of the proposed walkway;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 29, 1986

8-3091Q cont'd

- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the 12 potential dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval.

The Committee recommends that the Approving Officer waive the "perimeter ruling" requirements of the Subdivision Control Bylaw in relation to the creation of the proposed large remainder at the end of Kaptey Avenue and Warrick Street.

8-2128

P. BARTON
836 COTTONWOOD AVENUE
LOT A OF LOT 20, BLKS. 12 & 13, D.L. 366, PL. 18458

Approved subject to:

- 1) physical construction of Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment for one additional water connection;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval.

8-3907

J.M. GOODRICH
524 SCHOOLHOUSE STREET
LOT 3, BLK. 24, D.L. 357, PL. 7093, (S&E PL. 35894)

Approved subject to:

- 1) cash payment for the future construction of the full frontage of the existing property on Schoolhouse Street to the standards required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) removal of all existing buildings and structures prior to final approval;

MAY 13, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on May 13, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-1434B

L. PASSAGLIA
1340 COAST MERIDIAN ROAD
LOT 3 (S&E PL. 21624), L.S.1, SEC. 13, TWP. 39, PL. 12942

Reapproved subject to:

- 1) cash payment for the future installation of services required by Subdivision Control Bylaw No.1023 for the approximate 17.5-metre frontage of the proposed northerly lot;
- 2) payment for one additional water connection;
- 3) payment for one additional driveway culvert;
- 4) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 5) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) Simon Fraser Health District approval of the proposed subdivision.

8-3884A

J. MAIN
1532 REGAN AVENUE
LOT 157, BLK. 4, D.L. 364, PL. 30964

Approved subject to:

- 1) relocation of the existing home onto the proposed easterly lot in compliance with the siting requirements of the Building and Zoning Bylaws;
- 2) cash payment for the future construction of Regan Avenue and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023 for the approximate 18.89-metre frontage of the proposed westerly lot;
- 3) payment for one new water connection;
- 4) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 5) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) relocation of existing service connections if required.

SUBDIVISION COMMITTEE MINUTES
OF MAY 13, 1986

8-3313C

J.K. SHAW HOLDINGS LTD.
761 ROCHESTER AVENUE/SELMAN STREET, 760-764 DANSEY AVENUE
LOTS 1, 2 & 3, D.L. 3, PL. 58912

Approved subject to:

- 1) physical construction of Rochester Avenue and Selman Street to the standards required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval on all parcels;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the six additional dwelling units permitted to be constructed;
- 5) removal of all existing buildings and structures from existing Lot 3 prior to final approval.

8-3897A

SIMON FRASER DEVELOPMENTS LTD.
701 GATENSBURY STREET
LOT 106, D.L. 364, PL. 29824

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads and lanes bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the walkway connection south of Smith Avenue;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 28 additional dwelling units permitted to be constructed;
- 4) relocation of the existing home onto one of the proposed new lots and verification by surveyor's certificate that the relocated home meets the siting requirements of the Building and Zoning Bylaws;
- 5) removal of all existing buildings and structures other than the existing single-family dwelling prior to final approval.

The Planning Department will be advising the Parks and Recreation Department of this subdivision since this site has been considered in the past for possible acquisition for an addition to Como Lake Park.

SUBDIVISION COMMITTEE MINUTES
OF MAY 13, 1986

8-3680A PACIFIC PRO PRODUCTS LTD.
1309 LAVAL SQUARE
SOUTH 150' OF LOT 5, BLK. 8, D.L. 46, PL. 2624

Reapproved subject to:

- 1) cash payment for the future installation of services in accordance with Subdivision Control Bylaw No. 1023 for the full frontage of the existing property on Laval Square;
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval on all parcels;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

8-3695F CHESAPEAKE DEVELOPMENTS LTD.
GLEN DRIVE AND JOHNSON STREET
PHASED STRATA PLAN OF LOT 1, D.L. 385, PL. 70699

The Committee recommends that the Strata Titles Approving Officer sign the Form E and the subsequent plans for the ten phases, subject to staff first confirming that the buildings in that phase are in accordance with the plans approved under the development permit.

8-1033C ORMSKIRK INVESTMENTS LTD., DISTRICT OF COQUITLAM
3231 DAVID AVENUE
PCL. A OF W. 1/2 L.S. 3, SEC. 13, TWP. 39, PL. 16324 AND THE CANCELLATION OF A PORTION OF DAVID AVENUE

The Committee finds sketch 8-1033C technically feasible. The Committee notes that this proposal involves the cancellation of a portion of David Avenue and its consolidation with the PARK. The Committee suggests that the road exchange method be utilized to accomplish the suggested elimination of the portion of David Avenue.

On another matter, the Committee would reiterate their previous comment that there may be some excessive slopes adjacent to the northern boundary of the site. As a result, if regrading is required in this area to make the lots buildable, the Committee would require the submission of existing and proposed contour information to accurately establish the ultimate grades in this area.

8-1326 G. & A. PROPERTIES
1241-1259 JOHNSON STREET
LOT 2, PL. 5038 (S&E PL. 36976); LOT 3, PL. 5038; PCL. G, REF. PL. 6021, ALL IN D.L. 386

The Committee reviewed a memo and accompanying plans from the applicant's engineering consultant, all received in the Planning Department 1986 05 08. After reviewing the information, the Committee commented that they would have no objection to the development proceeding by way of phases generally as requested.

SUBDIVISION COMMITTEE MINUTES
OF MAY 13, 1986

8-3758D

GENSTAR DEVELOPMENT CORPORATION
FIRST NATIONAL PROPERTIES
EAGLE RIDGE SUBDIVISION
REM. 581, D.L. 238, PL. 63079, S&E PL. 66861

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the extension of Runnel Drive to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of a paved turnaround within the existing road allowance at the eastern end of Palmer Avenue;
 - c) physical construction of the walkway extension between Palmer Avenue and Runnel Drive;
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the plans by the Municipal Approving Officer.

8-3625

DISTRICT OF COQUITLAM
WALTON AVENUE
LOT 3, NW 1/4 SEC. 11, TWP. 39

The Committee reviewed a plan from the prospective purchaser's consultant received in the Planning Department 1986 05 13. After reviewing the proposal, the Committee commented that the road and lot layout looks generally acceptable, however, the application was tabled pending the preparation of and the distribution of the proposal in the normal manner. It was noted that the proposal will also be forwarded to the Parks and Recreation Department for review and comments.

8-2881

DISTRICT OF COQUITLAM
NORTHWEST CORNER OF FOSTER AVENUE AND LINTON STREET
LOT 174, D.L. 363, PL. 28925

The Committee reviewed a preliminary plan from a prospective purchaser, received in the Planning Department 1986 05 13. The Committee commented that the road and lot layout could form the basis of a proper subdivision application. The applicant should prepare a plan with lot dimensions such that road and lot widths meet minimum bylaw standards. Improvements to the frontages of Foster and Linton are required. In addition, the sketch plan should be amended to delete the "road" access to the proposed pump station site.

SUBDIVISION COMMITTEE MINUTES
OF MAY 13, 1986

8-2881 cont'd

The Approving Officer stated that the prospective applicant was planning a sub drainage system and pumping station to lower the water table on the parcel. Any application should be accompanied by a comprehensive soils report which relates to the proposed layout. Since the soil treatment differs from that recommended by Golder Associates, the soil report submitted in support of the application will be referred to the District's engineering consultant for review and comment.

MAY 22, 1986

SUBDIVISION COMMITTEE MINUTES

A special meeting of the Subdivision Committee was held on Thursday, May 22, 1986 at 10:30 a.m. in the Personnel Committee Room, with the following persons present:

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

8-2881

DISTRICT OF COQUITLAM
NW CORNER FOSTER AVENUE AND LINTON STREET
LOT 174, D.L. 363, PLAN 28925

The Committee reviewed a preliminary plan from a prospective purchaser stamped received in the Planning Department on 1986 05 22. The Committee commented that the road and lot layout could form the basis of a proper subdivision application. Should the prospective purchaser be successful in his efforts to acquire the property, he would be requested to prepare a plan with lot dimensions such that road and lot widths meet minimum bylaw standards. In relation to the specific plan, the Committee also commented as follows:

- 1) The lot frontages for the narrower lots fronting Linton Street just north of Foster Avenue should be increased.
- 2) The Committee could consider the cancellation of a portion of the lane allowance "bulb" to improve the lot depths between the lane allowance and the proposed road. This matter, however, would require input from the adjacent property owners and would require review and consideration by Council as part of a road exchange bylaw.
- 3) A drainage system along the rear of the lots on the south side of Rideau Avenue may be made a specific condition of any preliminary approval.

The Committee commented that, depending on the results of the review of items 1) and 2) above, the ultimate lot yield anticipated by the purchaser may be adversely affected.

MAY 27, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on May 27, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-3446 EL CASA ENTERPRISES LTD.
1063 RIDGEWAY AVENUE
STRATA LOT 3, D.L. 356, GP. 1, PL. NW770

Tabled for:

- 1) comments from the Building Department with regard to this proposed strata title conversion;
- 2) the applicants to provide more detailed input on the reasoning for this proposed conversion.

8-3776D PARK LANE VENTURES; DISTRICT OF COQUITLAM
WALTON AVENUE
LOT 2, PL. 5039; LOT 1, PL. 70145, BOTH OF NW 1/4, SEC. 11,
TWP. 39; AND A PORTION OF WALTON AVENUE

The Committee finds subdivision sketch 8-3776D technically feasible, noting that the standards for the sidewalk/walkway along Road "X" will have to be established prior to consideration of preliminary approval.

8-3822A R.W. AND D.E. MOFFATT
SOUTH SIDE OF WALTON AVENUE, EAST OF JOHNSON STREET

The Committee received a preliminary sketch prepared by the Planning Department indicating a revised advance plan for the area east of Johnson Street, south of Walton Avenue. The Committee endorses this advance plan amendment and requested the Planning Department to write to all affected property owners to inform them of the change.

8-3886 A. & L. SCHINDELL
2856-2860 GLEN DRIVE
LOT A, EX. PL. 9468 AND REM. 3 (S&E PL. 15374) PL. 8771, ALL OF
D.L. 383

Approved subject to:

- 1) rezoning of the lands to RS-4 and RS-1 by Council as indicated on Schedule A to Bylaw No. 1606, 1986;
- 2) the subdivision plan being precisely in compliance with Schedule A to Bylaw No. 1606, 1986, as far as the property line separating the two zoning categories;
- 3) the servicing requirements of Subdivision Control Bylaw No. 1023 as amended, by way of physical construction of all roads bounding, abutting, and lying within the subdivision and cash payment for the future construction of the walkway.

SUBDIVISION COMMITTEE MINUTES
OF MAY 27, 1986

8-3886 cont'd

- 4) completion of the required road closures necessary to facilitate subdivision in accordance with this preliminary approval;
- 5) provision of any necessary easements;
- 6) payment of any current, delinquent or outstanding taxes and the estimated 1986 municipal taxes before final approval;
- 7) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the five potential additional dwelling units;
- 8) compliance with the requirements of the Ministry of Environment, including registration of any required restrictive covenants;
- 9) registration in the Land Titles Office of a restrictive covenant over the area proposed for RS-1 zoning, prohibiting construction of any buildings or structures on this property until such time as physical access to the proposed parcel is available and until these lands can be proposed for redevelopment with adjacent lands for medium-density apartment in accordance with the Coquitlam Town Centre Plan.

8-3909

K. THOMAS
1319 JOHNSON ROAD
LOT 4, N.W. SEC. 11, TWP. 39, PL. 15816

Tabled for:

- 1) the Planning Department to refer the layout to the Traffic Section of the Engineering Department, to seek their comments as to the acceptability of the grade alignment and minimum dedication requirement for Johnson Street;
- 2) the Planning Department to secure the comments of the property owner to the north in relation to the proposed change by these applicants to the advance plan for this area;
- 3) the applicant's engineer to provide more detailed information on grades in this area, noting that a drop of 20 metres from the northwest to southeast corner of this site appears to be of a significant nature in the RS-4 zone. The Committee would request input on how the applicant proposes to handle drainage, cross-slopes, creating buildable sites and usable yard areas while maintaining adequate driveway grades;
- 4) provision of a road centre line profile by the applicant's engineering consultant;
- 5) the applicant's consultant to look at the effect on adjacent lands of moving the east/west road in a southerly direction, thereby creating an undesirable intersection location in relation to the minimum offset of the intersection alignment with a proposed road to the east.

SUBDIVISION COMMITTEE MINUTES
OF MAY 27, 1986

8-3909 cont'd

The Committee notes that the sketch should be revised to reflect dedication of Sherman Street for the width of the applicant's property in order to provide proper access to this subdivision. The Committee notes that this dedication will be required to be secured from municipal land and Council approval will have to be sought. The Committee further notes that an earlier similar approval was required to the south and was granted by Council based on the applicants fully constructing Sherman Street to the standards of the Subdivision Control Bylaw No. 1023.

8-3910

D. & H. CLARK
834 SMITH AVENUE
LOT 192, D.L. 366, GP. 1, PLAN 3400

Approved subject to:

- 1) the servicing requirements of Subdivision Control Bylaw No. 1023 by way of cash deposit for the full frontage of the new lot on Runnymede Avenue and the lane;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1986 municipal taxes before final approval;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) provision for one water connection;
- 6) provision of a driveway culvert if required;
- 7) the Approving Officer approving a minor variance of the siting requirements of the Zoning Bylaw in terms of the proposed new rear yard setback to the existing house being 4.6 metres \pm instead of the required minimum 6.0 metres under the Zoning Bylaw.

8-1340D

VANGUARD PROPERTIES LTD; PARK GEORGIA GROUP
LOTS 53 & 54, PL. 33749; PCL. 1 OF PCL. B EX. PL. 16858; REM.
LOT 48 PL. 24503; ALL OF D.L. 386

The Committee finds sketch 8-1340D technically feasible noting that the municipal lands to the west have been subdivided, thereby providing legal road access via a proposed road running east off Pacific Street.

8-3630A

A. & S. FRANZONE
2794 NORMAN AVENUE
LOT E 1/2 OF 7, BLK. 10, D.L. 373 PL. 1258

Tabled for the Planning Department to seek the comments of adjacent property owners around this proposed subdivision.

SUBDIVISION COMMITTEE MINUTES
OF MAY 27, 1986

8-874 GLENVIEW MANAGEMENT LTD.
1200 PACIFIC STREET
LOT 68, D.L. 386, GP. 1, PL. 65970

Tabled for:

- 1) submission of the information requested of the applicant by Planning Department staff with regard to tenant protection;
- 2) comments from the applicant on the security mentioned in the letter 1986 03 16 from our Engineering Department;
- 3) reports from the Fire and Building Departments.

The Committee notes that this proposal now constitutes a conversion of an existing building and would advise that the vacancy rate is now estimated to be approximately 0.9% which is below that vacancy rate stipulated in Council's guidelines for favourable consideration of a conversion.

8-3897B SIMON FRASER DEVELOPMENTS LTD.
701 GATENSBURY STREET
LOT 106, D.L. 364, PLAN 29824

The Committee received a revised sketch with regard to this proposed subdivision indicating slight changes in lot size configuration to facilitate a proposed single-family dwelling for the existing owner of the land.

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads and lanes bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the walkway connection south of Smith Avenue;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1986 municipal taxes before final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 28 additional dwelling units permitted to be constructed;
- 4) relocation of the existing home onto one of the proposed new lots and varification by surveyor's certificate that the relocated home meets the siting requirements of the Building and Zoning Bylaws;
- 5) removal of all existing buildings and structures other than the existing single-family dwelling prior to final approval.

SUBDIVISION COMMITTEE MINUTES
OF MAY 27, 1986

8-1326F

G & A PROPERTIES LTD
1241 - 1259 JOHNSON STREET
LOT 2, PL. 5038 (S&E PL. 36976) LOT 3, PL. 5038, PCL. G, REF.
PL. 6021, ALL IN D.L. 386

In response to a request by the potential purchasers of the site east of the proposed north/south road, the Committee would advise that they would have no objection to the "meat-hooking" of the land north and south of the proposed lane in order that it would become one legal description.

The Committee does, however, request input from the owner of the property as to the status of the equal exchange proposed with the School District, since this equal exchange was not shown on the survey drawings submitted by the owner when requesting phasing consideration. Furthermore, the Committee would note that the equal area exchange should be carried out in such a manner as the easterly end of the walkway abuts onto School Board property.

8-3567D

MARATHON REALTY COMPANY LTD.
GLACIER STREET NORTH OF GOLDEN DRIVE
LOT 61, D.L. 67, PL. 60998

Approved subject to:

- 1) physical construction of service connections;
- 2) physical construction of sidewalk crossings;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1986 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on June 10, 1986, in the Engineering Department Committee Room, with the following persons present:

- N. Nyberg, Municipal Engineer
- L. Scott, Supervisor, Subdivision & Development
- D.M Buchanan Planning Director
- K. McLaren, Development Control Technician
- N. Maxwell, Planning Assistant
- E. Tiessen, Deputy Planning Director (for 8-3904, 8-3905 & 8-3906 only)
- D. Cunnings, Parks & Recreation Director

8-3904
A & B
8-3905A
8-3906A

B.C. PLACE
NORTH EXTENSION OF NOON'S CREEK, JOHNSON ST. AND SHERMAN ST.
PT. OF SW 1/4 & SE 1/4 SEC.15, TWP.39 & PT.L.S.4, SEC.14,TWP.39

The Subdivision Committee gave preliminary approval of the initial subdivision to create three block parcels under these applications, subject to the following conditions:

- 1) registration against each of the block parcels of a restrictive covenant pursuant to Section 215 of the Land Titles Act, in favour of the District of Coquitlam, that no consolidation, further subdivision, or use of the land except for servicing purposes, shall take place in respect of the three parcels until:
 - a) all services, roads and associated improvements required under Subdivision Control Bylaw No. 1023 are available at the perimeter of the property, such that further subdivision can be considered;
 - b) Letters of Credit in the amount of 50% of the value of the services are deposited with the District to provide for maintenance and correction of defects of the works constructed;
- 2) approval of the subdivision by the Ministry of Environment (Fisheries and Water Management).

The Committee notes that further subdivision of the three block parcels, when the terms of the above covenant have been met, will be subject to the following conditions, in addition to the normal requirements of the Subdivision Control and Zoning Bylaws:

- 1) Where the purpose of the subdivision is to create an interim block parcel in order to transfer ownership to another party, the above covenant shall continue to be registered against such interim block parcel.
- 2) Where the purpose of the subdivision is to create lots of the ultimate size contemplated under Coquitlam's proposed community plan for the area:
 - a) B.C. Place or its agent shall deposit with the District of Coquitlam a Letter of Credit valid for one year in the amount of \$955 per potential dwelling unit on such lots of ultimate size. Such Letter of Credit shall be deposited in lieu of the Development Cost Charge for Open Space. In the event that B.C. Place and Coquitlam execute an agreement whereby B.C. Place provides furnished parklands in lieu of the Development Cost Charge, then the Letter of Credit shall be returned to B.C. Place or its agents, provided, however, that if such an agreement has not been executed within seven business days of expiry of the Letter of Credit, then

SUBDIVISION COMMITTEE MINUTES
OF JUNE 10, 1986

8-3904A & B cont'd
8-3905A
8-3906A

a) cont'd

Coquitlam will cash the Letter of Credit and deposit the proceeds in the Development Cost Charge Open Space Trust Fund;

b) where such lots are within 6.0 meters of the crest of a ravine, a covenant, in keeping with a standard format to be supplied by the Fish and Wildlife Branch of the Ministry of Environment, shall be registered against the lots for purposes of protecting fisheries habitat, by limiting vegetation removal, construction, fill or excavation in the area within 6.0 meters of the ravine crest.

3) compliance with requirements to be set by the Ministry of Environment (Fisheries and Water Management).

The Committee also noted that the advance plans appear technically feasible, noting that more detailed review will occur at the time of urban lot applications, and further information may be required with regard to crests and degree of slope and elevation at crests and toes of slope. Changes in the number and configuration of lotting and road alignments can be expected to occur. The Committee notes further that there may be a potential road alignment/traffic problem in relation to the east-west collector and Sherman Street intersection. Contact with the Traffic Section of the Engineering Department is recommended.

8-1033C ORMSKIRK INVESTMENTS LTD., DISTRICT OF COQUITLAM
3231 DAVID AVENUE
PCL. A OF W. 1/2 L.S. 3, SEC. 13, TWP. 39, PL. 16324, AND THE
CANCELLATION OF A PORTION OF DAVID AVENUE

Approved subject to:

- 1) Council approval of a road exchange bylaw;
- 2) physical construction of Shaughnessy Street, David Avenue and the internal road to the standards required by Subdivision Control Bylaw No. 1023;
- 3) payment of the development cost charge as required by Bylaw No. 988 for each of the 30 potential dwelling units permitted to be constructed, minus the value of the land associated with the compensation for the "PARK" to be dedicated, such value to be acceptable to both the applicant and the Council of the District of Coquitlam;
- 4) removal of all existing buildings and structures prior to final approval;
- 5) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;

SUBDIVISION COMMITTEE MINUTES
OF JUNE 10, 1986

8-1033C cont'd

- 6) construction of barriers at the end of David Avenue and the internal road system to prevent access to the park and adjacent lands;
- 7) submission of a recontouring plan of the steep slopes adjacent to the northern boundary of the site and an accompanying geotechnical report.

The Committee notes further that the Building Inspector may also require that any homes to be built in the recontoured area have engineered foundations.

8-3446A EL CASA ENTERPRISES LTD.
1063 RIDGEWAY AVENUE
STRATA LOT 3, D.L. 356, STRATA PLAN NW 770

The Committee recommends that Council and the Strata Titles Approving Officer approve the proposed conversion of the existing occupied strata lot into two lots.

8-3793 W.A. WOODHALL
709 PORTER STREET
LOT B OF 12, BLK. 2, D.L. 365, PL. 18786

Approved subject to:

- 1) cash payment for the future construction of the approximate 15.4-meter frontage of the new lot on Cornell Avenue and the lane allowance;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;
- 4) payment for one additional water connection;
- 5) payment for one additional driveway culvert if required;
- 6) reduction in the openings along the eastern wall to a maximum of 86 square feet, thereby complying with the spatial separation requirements of the National Building Code.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 10, 1986

8-3891A EVERGREEN TRAILER PARK LTD., DISTRICT OF COQUITLAM
2881 BARNET HIGHWAY
LOTS J & I, BLK. 18, PL. 21911 & PL. 147, PT. OF LOT 2,
PL. 70728; PT. OF DUFFERIN ST., ALL OF D.L. 383

The Committee reviewed a letter from the Ministry of Transportation and Highways dated 1986 05 13, which outlines dedication requirements along the Barnet Highway. After reviewing the letter, the Committee recommends that the applicant would be well advised to clarify the dedication requirements from the Ministry by way of legal survey.

The Committee notes that the application remains tabled pending confirmation of dates on the interim agreement in regard to the purchase of Lot 11, as requested by the Planning Department.

8-3909 K. THOMAS, DISTRICT OF COQUITLAM
1319 JOHNSON STREET
LOT 4, PL. 15816 & LOT 3, PL. 70145, NW SEC. 11, TWP. 39

The Committee finds sketch 8-3909 technically feasible. The Committee notes that the foregoing comment is based on the consulting engineer's proposal to utilize restrictive covenants to ensure proper regrading, etc. of each site and the verbal comments from the adjacent property owner to the north that he has no objection to the adjustment in the advance road and lot plan for the area.

8-3908 PRIMROSE PROJECT LTD.
1170 FALCON DRIVE
LOT 583, D.L. 238 & 346, PL. 63079

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including the physical construction of any necessary service connections;
- 2) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;
- 3) physical construction of a new driveway crossing if required.

8-3912 K. & S. BIRCHMORE
532 APPIAN WAY
LOT 7, BLK. E, D.L. 5, PL. 16986

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:

SUBDIVISION COMMITTEE MINUTES
OF JUNE 10, 1986

8-3912 cont'd

- 1) a) cash payment for the future construction of the approximate 18.2-meter frontage of the proposed new lot on Bosworth Street to the standards required by Subdivision Control Bylaw No. 1023;
b) payment for one additional water connection;
c) payment for one driveway culvert if required;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well.

8-3698D
8-3698F

DISTRICT OF COQUITLAM
AUSTIN AVENUE AND MARINER WAY
REM. 350, D.L. 113, PL. 43736 (S&E PL. 44220, 43915, 47212, 59946, 60240, 60495); LOT 4, PL. 64144 (S&E PL. 65386, 65905, 67302, 67449, 68163, 70847)

The Committee find sketches 8-3698D and 8-3698F technically feasible, noting that storm and sanitary sewer extensions will be required to service either site.

The Committee notes that the various development proposals for this site are still under review by Council.

8-3911

J. & V. CLARK
270 HART STREET
LOT A, BLK. 64, D.L. 1, PL. 6525 (S&E SK. 10568)

Declined, as the proposed subdivision does not provide for the necessary lane dedication along the south property line.

8-3911A

J. & V. CLARK
270 HART STREET
LOT A, BLK. 64, D.L. 1, PL. 6525 (S&E SK. 10568)

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Girard Avenue and Hart Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for one additional water connection;

SUBDIVISION COMMITTEE MINUTES
OF JUNE 10, 1986

8-3911A cont'd

- 1) c) cash payment for future lane construction;
d) registration in the Land Titles Office of a right-of-way to provide for the future lane works on the rear of the proposed two lots;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the three additional dwelling units permitted to be constructed;
- 3) removal of all existing buildings and structures prior to final approval.

8-3881H MOLNAR CONSTRUCTION LTD.
8-3881I MARA DRIVE
LOT 1, D.L. 305, GRP. 1, N.W.D.

Tabled for:

- 1) submission of a geotechnical report which addresses the suitability of building adjacent to the steep-sloping lands along the eastern portion of these lands;
- 2) comments from the Parks and Recreation Department.

8-3881J MOLNAR CONSTRUCTION LTD.
CHILKO DRIVE
LOT 3, D.L. 305, PL. 71326

Approved, noting that the Committee recommends that the Approving Officer waive the "perimeter ruling" requirements of Subdivision Control Bylaw No. 1023.

8-3881L MOLNAR CONSTRUCTION LTD.
CHILKO DRIVE
LOT 2, D.L. 305, GRP. 1

Approved subject to:

- 1) physical construction of Westlake Drive to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) no accesses being granted to Chilko Drive;
- 5) registration in the Land Titles Office of a restrictive covenant on all "double frontage lots", which states that all dwellings must "face" towards the interior local residential streets.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 10, 1986

8-3881K MOLNAR CONSTRUCTION LTD.
CHILKO DRIVE
LOT 3, D.L. 305, GRP. 1

Approved subject to:

- 1) physical construction of Goldstream Crescent, Westlake Drive and the walkways to the standards required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;
- 4) no accesses being granted to Chilko Drive;
- 5) registration in the Land Titles Office of a restrictive covenant on all "double frontage lots" which states that all dwellings must "face" towards the interior local residential streets;
- 6) registration of subdivision sketch 8-3881L in order to provide access to the proposed subdivision.

8-3776E PARK LANE VENTURES, DISTRICT OF COQUITLAM
WALTON AVENUE
LOT 2, PL. 5039; LOT 1, PL. 70145, BOTH OF NW 1/4 SEC. 11,
TWP. 39 & A PORTION OF WALTON AVENUE

The Committee finds subdivision sketch 8-3776E technically feasible, noting that the standards for construction of the sidewalk/walkway within the proposed park strip along Road "X" will have to be established prior to consideration of preliminary approval.

JUNE 24, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on June 24, 1986, in the Engineering Department Committee Room, with the following persons present:

N. Nyberg, Municipal Engineer
L. Scott, Supervisor, Subdivision & Development
D.M. Buchanan, Planning Director
K. McLaren, Development Control Technician
D. Mooney, Traffic Technologist (for 8-3698 only)

8-3698G
8-3698H

DISTRICT OF COQUITLAM
AUSTIN AVENUE AND MARINER WAY
REM. 350, D.L. 113, PL. 43736 (S&E PL. 44220, 43915, 47212,
59946, 60240, 60495) LOT 4, PL. 64144, (S&E PL. 65386, 65905,
67302, 67449, 68163, 70847)

The Committee finds these two alternatives technically feasible.

8-3893

L. JOHNSON
2310 DAWES HILL ROAD
LOT 60, D.L. 65, PL. 30174, S&E PL. 60973, REF. PL. 61308

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 by way of physical construction of any required services;
- 2) provision of any necessary easements;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well.

8-3634C

DISTRICT OF COQUITLAM
HICKEY STREET AND LEDUC AVENUE
LOTS 541 AND 542, D.L. 113, PL. 60240

The Committee finds this subdivision technically feasible as to road and lot layout.

8-3913

J. ANDERSON, M. ROGERS
3173 DUNKIRK AVENUE
LOT 137, SEC. 11, TWP. 39, PL. 55178

Approved subject to:

- 1) renovation of the existing dwelling to bring it into conformity with the requirements of the Building and Zoning Bylaws;
- 2) provision of water, sanitary sewer and storm sewer connections;

SUBDIVISION COMMITTEE MINUTES
OF JUNE 24, 1986

8-3913 cont'd

- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well.

8-2246D

JUDY CLARK
1520 SMITH AVENUE
LOT 3, BLK. 6, D.L. 364, PL. 1613 (S&E PL. 38675)

The Committee received the applicant's proposal for a restrictive covenant to restrict any new building on the proposed new lot with regard to setbacks.

The Committee is prepared to consider this proposal subsequent to discussion with surrounding residents at a public meeting. The Committee would further state that they would see the restrictive covenant setting a building envelope in relation to siting, which was sensitive to the large setbacks from Smith Avenue, and furthermore, would see a height restriction placed on the height of the proposed new building of one storey plus basement.

The Secretary of the Committee was asked by the Approving Officer to schedule a meeting in early July and invite the proponents for this development, as well as the surrounding neighbours who were originally canvassed by the Subdivision Committee on this proposed subdivision.

8-3630A

A. & S. FRANZONE
2794 NORMAN AVENUE
E. 1/2 OF 7, BLK. 10, D.L. 373, PL. 1258

The Committee lifted this item from the table and received and considered a submission from the applicant, a petition from adjacent owners, and individual letters from adjacent owners, all with regard to this proposed subdivision.

The Committee recommends that the Approving Officer decline this application for subdivision in the public interest.

8-3914

R. & E. STEWART
2928 WALTON AVENUE
LOT 45, D.L. 386, PL. 24137

The Committee finds this subdivision technically feasible for road and lot layout, noting that preliminary approval cannot be considered at this time due to servicing and zoning implications.

The Committee requests further information on this proposal with regard to existing grades, particularly north to south.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 24, 1986

8-3915

L. FOX, S. SIGVALDASON
532-534 LINTON STREET
LOTS 318 & 319, D.L. 358, PL. 37786

The Committee finds this subdivision technically feasible, noting that rezoning of the property must be entertained by Council in order to facilitate the minimum required lot sizes.

8-3645E

P. & D. OOREBEEK
2974 DEWDNEY TRUNK ROAD
LOT 11, D.L. 378, PL. 70974

Approved subject to:

- 1) provision of any necessary service connections;
- 2) removal of the garage and the required portion of the sundeck to bring the house into compliance with the siting requirements of the Zoning Bylaw;
- 3) provision of a new survey upon removal of the garage and sundeck to ensure setbacks to the new property line are met;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well.

8-3917

D. YURICK AND P. & G. BONDERUD
610-612 THOMPSON AVENUE
LOT 105, D.L. 106, PL. 25830 AND LOT "F", BLK. 4, D.L. 106,
PL. 16642

Approved subject to:

- 1) relocation of service connections where necessary;
- 2) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 24, 1986

8-3881M MOLNAR CONSTRUCTION LTD.
LOST LAKE DRIVE AND GOLDSTREAM CRESCENT
LOT 4, D.L. 305, GRP. 1

Approved subject to:

- 1) physical construction of all roads bounding and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;
- 3) registration in the Land Titles Office of any necessary easements.

8-38810 MOLNAR CONSTRUCTION LTD.
CLEARWATER WAY AND ROAD I
PARTS OF LOTS 4, 5 & 6, D.L. 305, PL. 70847; LOT 1, D.L. 305

Tabled for submission of a geotechnical report which addresses the suitability of building adjacent to the steep-sloping lands along the northerly boundary of this superblock.

8-3881S MOLNAR CONSTRUCTION LTD.
8-3881T MARA DRIVE
PT. OF LOT 6, D.L. 305, PL. 70847; LOT 3, D.L. 305

Tabled for submission of a geotechnical report which addresses the suitability of building adjacent to the steep-sloping lands along the eastern portion of this superblock.

8-3881Q MOLNAR CONSTRUCTION LTD.
CHILKO DRIVE AND ROAD B
PT. OF LOT 5, D.L. 305, PL. 70847

Approved.

8-3881R MOLNAR CONSTRUCTION LTD.
CHILKO DRIVE AND ROAD B
PT. OF LOT 5, D.L. 305, PL. 70847

Approved subject to:

- 1) physical construction of all roads bounding and abutting the subdivision to the standards of Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF JUNE 24, 1986

8-3881R cont'd

- 2) provision of a restrictive covenant limiting driveway grades to a maximum of 20% on all proposed lots;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) no access being granted to Chilko Drive;
- 5) registration in the Land Titles Office of a restrictive covenant on all double-frontage lots, which states that all dwellings must face towards the interior local residential streets;
- 6) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well.

8-3706F

SIGMA PROPERTIES LTD.
WALTON AVENUE
PCL. J (S&E PL. 70184), D.L. 386, PL. 13224 AND A PORTION OF
WALTON AVENUE

Approved subject to:

- 1) physical construction of all services required under Subdivision Control Bylaw No. 1023 for the full frontage of the property on Walton Avenue;
- 2) access improvements to the storm outfall (grasscrete or approved equal);
- 3) Council approval of a road exchange bylaw to accommodate cancellation of the portion of Walton Avenue proposed to be eliminated;
- 4) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 6) compliance with the requirements of the Fish and Wildlife Branch and the Water Management Branch of the Ministry of Environment, including the required restrictive covenant adjacent Mars Creek.

The Committee notes that the Planning Department will be advising the Building Department as to any required development cost charge for public open space acquisition at the time of building permit issuance. This payment will be affected by negotiations on compensation for the park to be acquired by the District of Coquitlam.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 24, 1986

8-3632E DISTRICT OF COQUITLAM
8-3632F DURANT DRIVE
LOT 1, PL. & PTN. OF PCL. B, PL. 69710, D.L. 385

The Committee finds these subdivision layouts technically feasible, noting that additional survey information is required which indicates the slope of the land in the area proposed for subdivision under 8-3632F, in order that staff can analyze whether a restrictive covenant pertaining to individual review of final grading is necessary on these lots.

8-3632D DISTRICT OF COQUITLAM
DURANT DRIVE
LOT 1, PL. & PTN. OF PCL. B, PL. 69710, ALL OF D.L. 385

Approved subject to:

- 1) the servicing requirements of Subdivision Control Bylaw No. 1023 by way of physical construction for the full frontage of the lots on Durant Drive;
- 2) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the six potential new dwelling units permitted to be constructed;
- 4) registration in the Land Titles Office of any necessary easements.

8-1340D VANGUARD PROPERTIES, PARK GEORGIA GROUP, DIST. OF COQUITLAM
GLEN DRIVE, GUILDFORD WAY AND EAST OF PACIFIC STREET
LOTS 53 & 54, PL. 33749; PCL. 1 OF PCL. B, EX. PL. 16858;
REM. LOT 48, PL. 24503; ALL OF D.L. 386

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 by way of physical construction of the full frontage of the property on Guildford Way, Glen Drive and the new east-west road;
- 2) physical construction of the access from Pacific Street to the applicant's frontage on Guildford Way and the new east-west road to an interim standard;
- 3) payment of the development cost charge for drainage as required by Bylaw No. 988;
- 4) payment of 1986 municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well.

The Committee notes that the development cost charge for public open space will be required at the time of building permit issuance and consists of \$955 for each dwelling unit to be constructed.

JULY 8, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on July 8, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-3522A D. EVANS, L. MOOR, J. KOOL
1939 & 1945 DAWES HILL ROAD
LOTS B & C, BLK. 8, D.L. 64, PL. 4552

Approved subject to:

- 1) the applicants providing a grading and lot drainage plan to the satisfaction of the Chief Building Inspector prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 18.29-meter frontage of the proposed new lot on Chester Court to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for one new driveway culvert;
 - c) payment for one new water connection;
 - d) registration in the Land Titles Office of any necessary easements;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well.

8-1340D VANGUARD PROPERTIES LTD., PARK GEORGIA GROUP
GLEN DRIVE, GUILDFORD WAY AND EAST OF PACIFIC STREET
LOTS 53 & 54, PL. 33749; PCL. 1 OF PCL. B, EX. PL. 16858;
REM. LOT 48, PL. 24503; ALL OF D.L. 386

The Committee commented that their approval conditions of 1986 06 24 should be adjusted to include the registration of covenants in the Land Titles Office, in keeping with the Ministry of Environment Water Management letter dated May 2, 1986.

SUBDIVISION COMMITTEE MINUTES
OF JULY 8, 1986

8-3887

J. MCDONOUGH
610 HILLCREST STREET
REM. LOT 201 (S&E PL. 37801), D.L. 358, PL. 30547

Reapproved subject to:

- 1) relocation of the existing home onto the proposed southerly lot and confirmation from the Chief Building Inspector that the relocated home meets the siting requirements of the Building and Zoning Bylaws;
- 2) cash payment for the future construction of Hillcrest Street to the standards required by Subdivision Control Bylaw No. 1023 for the approximate 14.3-meter frontage of the proposed northerly lot;
- 3) payment for one new water connection;
- 4) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) payment for one new driveway culvert if required.

8-1326F

G. & A. PROPERTIES LTD.
1241-1259 JOHNSON STREET
LOT 2, PL. 5038 (S&E PL. 36976); LOT 3, PL. 5038; PCL. G,
REF. PL. 6021, ALL IN D.L. 386

Reapproved subject to:

- 1) Council approval of the necessary rezoning;
- 2) payment of the development cost charge for drainage as required by Bylaw No. 988, consisting of \$27,420 per gross hectare of land for the approximate 5.3 hectares of land under application;
- 3) physical construction of all roads, lanes and walkways, bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023, noting that Johnson Street would be to arterial standards;
- 4) no accesses being granted to Johnson Street;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;

SUBDIVISION COMMITTEE MINUTES
OF JULY 8, 1986

8-1326F cont'd

- 7) registration in the Land Titles Office of a restrictive covenant to prevent construction on the proposed lot in the extreme southeast corner of the subdivision until access is available from a constructed and usable street, and until Council approves issuance of a development permit;
- 8) registration in the Land Titles Office of a restrictive covenant, in keeping with the Ministry of Environment Water Management Branch letter dated September 13, 1984.

In relation to the proposed development, the Committee notes the following:

- a) proposed Lot 53 should be adjusted to read "PARK";
- b) proposed Lots 25 and 26, while meeting the minimum width provisions of the Subdivision Control Bylaw, will have limited building envelopes and therefore care must be taken in choosing house plans which would be suited to the lot constraints;
- c) Council and the applicant have mutually agreed on a figure for compensation in relation to the area to be acquired by the District as "PARK";
- d) the applicants will be responsible for payment of a development cost charge for public open space, pursuant to the issuance of any building permit for the contemplated construction on the proposed townhousing and multiple-family sites.

8-2881

DISTRICT OF COQUITLAM
FOSTER AVENUE AND LINTON STREET
LOT 174, D.L. 363, PL. 28925

The Committee reviewed a letter and accompanying plan, prepared by the applicant's consultant, all received in the Planning Department 1986 07 07.

The Committee, after reviewing the lotting layout, commented that it appears generally acceptable, however, they would offer the following comments:

- 1) the northerly road connection to Linton Street should match Poplar Street in that the centre lines should align;
- 2) a number of the lots around some of the cul-de-sacs do not appear to be of adequate width by scale at the building line.

If a formal application for subdivision is received, the Committee trusts the above comments will be taken into consideration.

SUBDIVISION COMMITTEE MINUTES
OF JULY 8, 1986

8-1240E

SOCIETE BICULTURELLE DE MAILLARDVILLE
NORTH OF CAISSE POPULAIRE BUILDING
REM. LOT 127 (S&E PL. 41245), PL. 33268; LOT 12, BLK. 89,
PL. 4371; BOTH OF D.L. 45

The Committee, after reviewing the architect's suggested variation and after making an on-site inspection, approved sketch 8-1240E, subject to:

- 1) Council approval of the necessary rezoning;
- 2) physical construction of Lebleu Street, the new east-west road, and the other lane frontages contiguous to the site to the standards required by the Municipal Engineer;
- 3) registration in the Land Titles Office of a right-of-way over the area proposed as a "turnaround" at the eastern end of the new east-west road;
- 4) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;
- 5) removal of all existing buildings and structures prior to final approval.

The Committee notes that:

- a) a development cost charge, in keeping with Bylaw No. 988, will be required pursuant to the issuance of any building permit, at the rate of \$955 for each potential dwelling unit;
- b) modifications to the "drop-off" zone indicated on the architectural site plan will be necessary to reflect sketch 8-1240E and concerns of the Traffic Section of the Engineering Department;
- c) removal of the restrictive covenant restricting use of Lot 127 is recommended to the Municipal Engineer and Council upon registration of a plan or plans based on sketch 8-1240E.

JULY 22, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on July 22, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-3625F DISTRICT OF COQUITLAM
WALTON AVENUE
LOT 3, NW 1/4 SEC. 11, TWP. 39, PLAN 70145

The Committee finds the road and lot layout indicated on sketch 8-3625F generally acceptable, however, the application was tabled for:

- 1) comments from the Water Management and Fish and Wildlife Branch of the Ministry of Environment, and Fisheries and Oceans Canada;
- 2) submission of a plan prepared by a B.C. Land Surveyor which provides sufficient information on the watercourse and adjoining slopes, in order to establish the setback requirements under Section 405 of Zoning Bylaw No. 1928 and the park leavestrip boundary in bearings and dimensions.

8-3776E PARK LANE VENTURES, DISTRICT OF COQUITLAM
WALTON AVENUE
LOT 2, PL. 5039; LOT 1, PL. 70145; BOTH OF NW 1/4 SEC. 11, TWP. 39, AND PORTION OF WALTON AVENUE

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) Council approval of the road and land exchanges;
- 3) physical construction of the proposed roads to the standards required by Subdivision Control Bylaw No. 1023;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 17 potential new dwelling units;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 6) relocation of any existing service connections if necessary;
- 7) compliance with the Ministry of Environment Fish and Wildlife Branch letter dated 1985 12 18;
- 8) registration in the Land Titles Office of covenants, in keeping with the Ministry of Environment Water Management Branch letter dated 1985 08 20;

SUBDIVISION COMMITTEE MINUTES
OF JULY 22, 1986

8-3776E cont'd

- 9) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1986 taxes must be paid as well.

The Committee notes that the adjacent park area along Hoy Creek is to be dedicated as PARK at the time of registration of the subdivision to the west.

8-3737C

D. & M. GRANT
767 ROCHESTER AVENUE
LOT 14, BLKS. 12 & 13, D.L. 3, PL. 2030

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Selman Street and a cash payment for the future construction of Rochester Avenue, both to the standards required by Subdivision Control Bylaw No. 1023. The Committee notes that the homeowner's service exemption would not be applicable to this subdivision as all buildings and structures are to be removed.
 - b) payment for one additional water connection;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) removal of all buildings and structures prior to final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1986 taxes must be paid as well.

8-2915

DISTRICT OF COQUITLAM
LECLAIR DRIVE
PHASES IV & V

The Committee finds the road and lot layout generally acceptable in order to proceed with the normal technical review.

SUBDIVISION COMMITTEE MINUTES
OF JULY 22, 1986

8-3909

K. THOMAS, DISTRICT OF COQUITLAM
1319 JOHNSON STREET
LOT 4, PL. 15816 & LOT 3, PL. 70145, NW SEC. 11, TWP. 39

Approved subject to:

- 1) Council approval of the proposed rezoning to RS-4;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads and lanes bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023. In regards to the Sherman Street extension, the Committee would recommend to Council that Sherman Street be to full standards but only for the western half.
 - b) registration in the Land Titles Office of any necessary easements;
- 3) removal of all buildings and structures prior to final approval;
- 4) no accesses being granted to Johnson Street;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 21 potential dwelling units permitted to be constructed;
- 6) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 7) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;
- 8) registration in the Land Titles Office of a restrictive covenant which would require that prior to building permit applications being submitted to the District, the property owner or his contractor must first receive approval of their proposed development from a co-ordinating architect, designer or consulting engineer retained by the applicants. The consultant would review each housing proposal in relation to adjacent lots to ensure that the lot would be developed in a manner which provides for acceptable driveway grades not exceeding 20%, any necessary earth retention structures, site regrading (front and rear yards), surface drainage, and the maximizing of private rear yard space or spaces which provide for the proposed rear yard to be developed in a usable, final graded state, where the space or spaces within the rear yard area contain maximum slopes of 5% and are integrated into existing or potential development on adjoining lots. The Committee notes that after review of the information submitted along with the normal building permit application, the Building Inspector may require revisions or modifications if, in his opinion, the review has not addressed all covenant requirements.

SUBDIVISION COMMITTEE MINUTES
OF JULY 22, 1986

8-2881I

ALLEN CONTRACTING LTD.
NORTHWEST CORNER OF FOSTER AVENUE AND LINTON STREET
LOT 174 (S&E PL. 48964), D.L. 363, PL. 28925

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of a drainage interceptor along the rear of the existing lots on Rideau Avenue;
 - c) relocation of any existing utilities which may be necessary in order to improve building envelopes;
- 2) submission of a report by a professional engineer specializing in geotechnical matters, which specifies the method of building to be followed for construction on the lots. This report is required to be submitted and found acceptable to the Chief Building Inspector prior to the signing of any survey plans by the Approving Officer and may lead to the requirement for a restrictive covenant over the lands.
- 3) submission of a report by a professional engineer specializing in geotechnical matters, encompassing implications as to construction of engineering services. This report is to be to the satisfaction of the Municipal Engineer.
- 4) registration in the Land Titles Office of any necessary easements and restrictive covenants;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 85 potential dwelling units permitted to be constructed;
- 6) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;

In relation to this subdivision, the Committee notes the following:

- 1) the Chief Building Inspector may require additional information on individual building permit applications.
- 2) a number of the lots within the subdivision, while meeting minimum bylaw requirements in terms of lot width, will still result in very restricted building envelopes, and therefore care must be taken in choosing house plans which fit the lot constraints.

SUBDIVISION COMMITTEE MINUTES
OF JULY 22, 1986

8-3890B GREAT PACIFIC EQUITIES INC.
2773 BARNET HIGHWAY AND 1131 LANSDOWNE STREET
BLK. C, PLAN 6408 (EXCEPT S. 210'); PCL. A OF LOT 5, PLAN
148; PT. OF LOT 2, PLAN 70728, ALL OF D.L. 383

The Committee finds sketch 8-3890B technically feasible, noting that the applicant should clarify with the Ministry of Transportation and Highways their widening requirements as stated in a letter dated 1986 05 13.

STREET NAMES

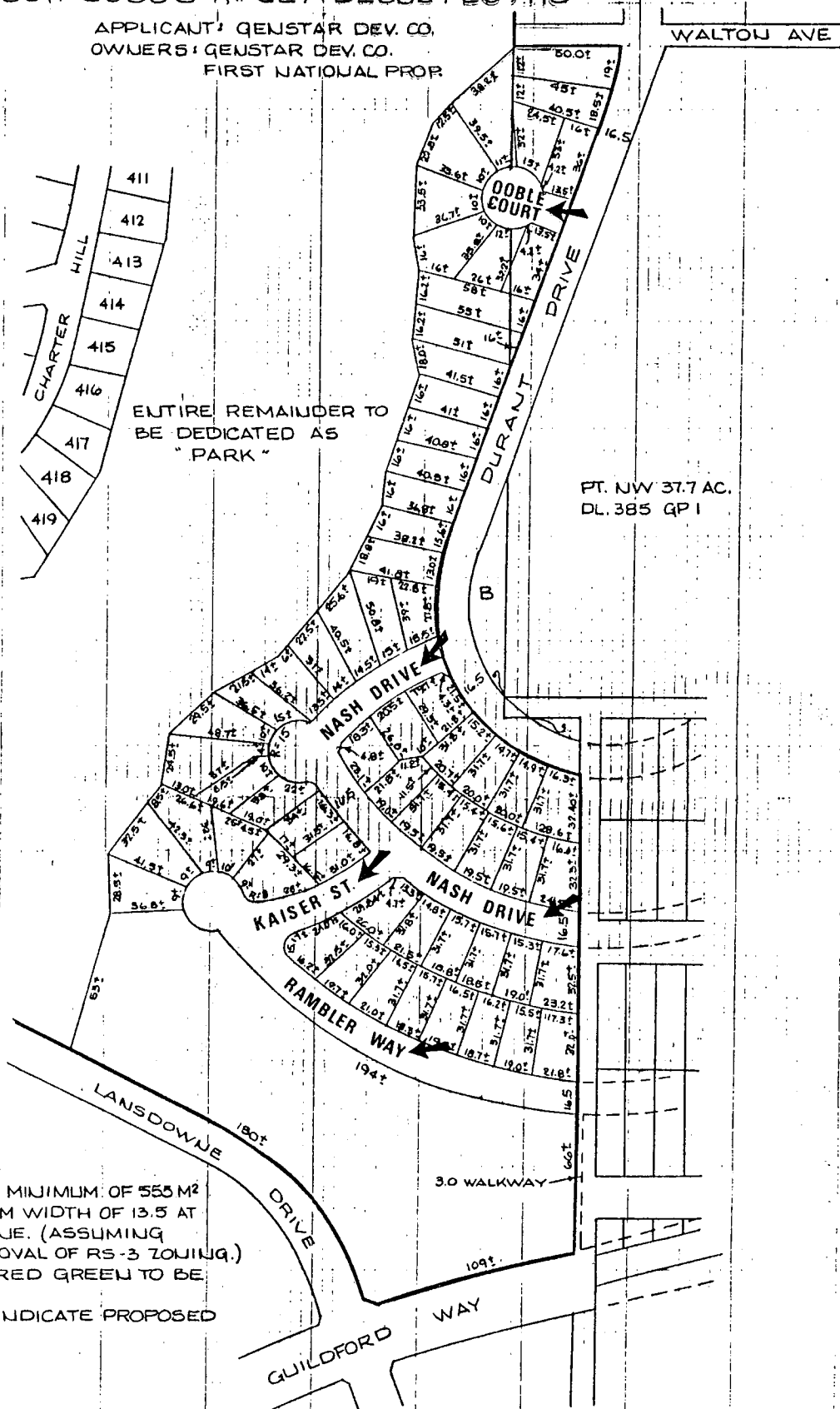
The Committee reviewed proposed street names and their locations are as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following names subject to their acceptance by the Post Office:

Doble Court
Nash Drive
Rambler Way
Kaiser Street

SUBDIVISION OF REM 38 OF DL 238, 346, 383 & 385 GP 1 PL 32594;
 PCL M DL 385, PL 53584; PCL A DL 385 PL 69710

APPLICANT: GENSTAR DEV. CO.
 OWNERS: GENSTAR DEV. CO.
 FIRST NATIONAL PROP.

WALTON AVE.



ENTIRE REMAINDER TO
 BE DEDICATED AS
 "PARK"

PT. NW 37.7 AC.
 DL. 385 GP 1

NOTES:

1. ALL LOTS TO BE A MINIMUM OF 553 M² & HAVE A MINIMUM WIDTH OF 13.5 AT THE BUILDING LINE. (ASSUMING COUNCIL'S APPROVAL OF RS-3 ZONING.)
2. LOT LINE COLOURED GREEN TO BE CANCELLED.
3. DASHED LINES INDICATE PROPOSED ROADS.

STREET NAMES

DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		
APPROVED WITH CONDITIONS		
DATE: 1986.02.04		
<i>N. Maxwell for Planning Director</i>		
DRAWN D.C.T.	SCALE 1:2000	DWG. NO. 8-2333 Z

PRELIMINARY SUBDIVISION APPROVALS
 VALID FOR 90 DAYS FROM THE APPROVAL
 DATE OF THIS NOTICE

AUGUST 12, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on August 12, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-3625G DISTRICT OF COQUITLAM
WALTON AVENUE
PTN. OF LOT 3, NW 1/4 SEC. 11, TWP. 39, PLAN 70145

Approved.

8-3625H DISTRICT OF COQUITLAM
WALTON AVENUE
LOT , NW 1/4 SEC. 11, TWP. 39, PL.

The Committee finds this subdivision technically feasible as to road and lot layout.

It is noted that geotechnical reports, site grading plans, and other information relating to the proposed earthworks, may be required on some or all of the proposed lots, depending on the initial engineering drawings submission.

The applicant is requested to submit to the Planning Department a plan prepared by a B.C. Land Surveyor showing the location of the natural boundary of the watercourses west and east of the proposed subdivision in relation to the proposed lots. This is required in order to further analyze the potential building envelopes in relation to the setback requirements of the Zoning Bylaw from the natural boundary of the watercourse.

8-3900 A. & M. WIRCH
2201 HILLSIDE AVENUE
LOT 65, D.L. 65, PLAN 34031

Approved subject to:

- 1) physical construction of all services required under Subdivision Control Bylaw No. 1023 for the full frontage of the property on Kaptey Avenue and Hillside Avenue;
- 2) provision of any necessary easements;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the four potential new dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 taxes must be paid as well;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 12, 1986

8-3900 cont'd

- 5) provision of a restrictive covenant over the lands, limiting driveway grades to a maximum of 20%, and establishment within that restrictive covenant of the minimum garage or carport floor elevation to achieve the maximum 20% grade.

The Committee notes that the Chief Building Inspector will likely require foundations designed by a professional engineer for all single-family dwellings to be constructed on these lots.

8-3901A

W.J. HANNAH
659 PORTER STREET
LOT 45, BLK. 4, D.L. 365, PLAN 25261

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 17.68-meter frontage of the proposed new lot to the standards required by Subdivision Control Bylaw No. 1023;
 - b) cash payment for future lane paving;
 - c) payment for one additional water connection;
 - d) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 taxes must be paid as well.

8-3894

R.M. BROOKS
1329 REGAN AVENUE
LOT 167, D.L. 364, PLAN 31490

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the full frontage of Regan Avenue and the lane to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 12, 1986

8-3894 cont'd

- 1) b) payment for one driveway culvert if required;
c) payment for one additional water connection;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 taxes must be paid as well;
- 4) removal of all buildings and structures prior to final approval.

8-3904B

B.C. PLACE
LOT , SW 1/4 SEC. 15, TWP. 39, PL.

The Committee finds the road and lot layout technically feasible. Consideration of preliminary approval will follow registration of the subdivisions given preliminary approval under 8-3904A, which would create the "superblocks". A condition of the preliminary approval of 8-3904A included registration of a restrictive covenant, such that no further subdivision would occur until certain off-site servicing requirements were guaranteed.

8-3905B

B.C. PLACE
LOT , SE 1/4 SEC. 15, TWP. 39, PL.

The Committee finds the road and lot layout technically feasible. Consideration of preliminary approval will follow registration of the subdivisions given preliminary approval under 8-3905A, which would create the "superblocks". A condition of the preliminary approval of 8-3905A included registration of a restrictive covenant, such that no further subdivision would occur until certain off-site servicing requirements were guaranteed.

8-3918

W. & M. LANG
1323 JOHNSON STREET
LOT 5, BLK. 1, NW 1/4 SEC. 11, TWP. 39, PLAN 15816

Declined, since the subdivision does not provide for the lane connection from the proposed subdivision to the south to Walton Avenue, which the Committee feels is necessary in order to properly access this area.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 12, 1986

8-3918A

W. & M. LANG
1323 JOHNSON STREET
LOT 5, BLK. 1, NW 1/4 SEC. 11, TWP. 39, PLAN 15816

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Johnson Street and the new road, noting that Johnson Street is to be constructed to an arterial standard;
 - b) physical construction of the lane;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 taxes must be paid as well.

8-3918B

W. & M. LANG
1323 JOHNSON STREET
LOT 5, BLK. 1, NW 1/4 SEC. 11, TWP. 39, PLAN 15816

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Johnson Street and the new road, noting that Johnson Street is to be constructed to an arterial standard;
 - b) physical construction of the lane;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 taxes must be paid as well.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 12, 1986

8-3921 BOSA BROS.
2925 GLEN DRIVE
LOT 69, D.L. 386, PLAN 65970

Tabled for discussion with the applicant.

8-3920 W.F. PARKS
825 COTTONWOOD AVENUE
LOT 48, BLK. 13, D.L. 366, PLAN 24764

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including physical construction of the lane and Runnymede Avenue for the full frontage of the property;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment for one additional water connection;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 taxes must be paid as well.

8-3922 L. & G. PILON, L. THOMSON
2230 LORRAINE AVENUE
REM. 17 (S&E PL. 48985); LOT 16, BOTH OF D.L. 112, PLAN 9620

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Lorraine Avenue and the new road being dedicated (Brisco Court) for the full frontage of the property on Lorraine Avenue and Brisco Court;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the seven additional dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 taxes must be paid as well;
- 4) the applicant providing detailed surveys of the location of all existing buildings and structures to remain;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 12, 1986

8-3922 cont'd

- 5) surveys required under 4) above, proving out that the location of any buildings and structures to remain comply with the requirements of the Zoning Bylaw and National Building Code; alternatively the applicants will be required to remove all existing buildings and structures or relocate them to comply with Zoning and Building Bylaw requirements.

8-3915

L. FOX, S. SIGVALDASON
532-534 LINTON STREET
LOTS 318 & 319, D.L. 358, PLAN 37786

Approved subject to:

- 1) Council approval of rezoning of the southerly portion of the property to RS-3 in order that this subdivision can be permitted;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of services for the approximate 27.9-meter frontage of the two southerly lots on Linton Street;
 - b) physical construction of the walkway;
 - c) payment for two additional water connections;
- 3) removal of the existing dwelling on the proposed southerly lot;
- 4) removal of the carport on the northerly lot;
- 5) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 taxes must be paid as well.

STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approval the following names subject to their acceptance by the Post Office:

LeClair Drive
Sicamous Avenue
Sorrento Drive
Brisco Court
Paradise Avenue

AUGUST 26, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 11:00 a.m. on August 26, 1986, in the Engineering Department Committee Room, with the following persons present:

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

8-3918

W. & M. LANG
1323 JOHNSON STREET
LOT 5, BLK. 1, NW 1/4 SEC. 11, TWP. 39, PL. 15816

The Committee reviewed letters from the property owner and prospective purchaser with regard to the Committee's requirements relating to subdivision of the subject property. After considerable discussion, the Committee approved subdivision sketch 8-3918, subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) the provision for the construction of Johnson Street and the new road, noting that Johnson Street is to be constructed to an arterial standard;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 taxes must be paid as well.

The Committee recommends to the Approving Officer that a "perimeter ruling" be granted to the proposed large remainder.

8-2752B

E. & M. WILLIAMS
1380 HOCKADAY STREET
LOT B (EX. PL. 14093), S. 1/2 L.S. 5, SEC. 13, TWP. 39

Tabled for:

- 1) the Planning Department to review the applicant's road and lot configuration in relation to the draft Official Community Plan for the area;
- 2) comments from the Simon Fraser Health District;
- 3) the applicants to submit a plan prepared by a B.C. Land Surveyor which provides information on the location and elevation of the natural boundary of the two watercourses which traverse the site;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 26, 1986

8-2752B cont'd

- 4) the applicants to have a plan prepared by a B.C. Land Surveyor which locates the two "bluffs". The plan should also provide elevations of the crest and toe, as well as the location of the crests and toes of the slopes.

The Committee notes that upon receipt of the information referred to in items 3) and 4) above, the Planning Department will then forward the subdivision application to the Water Management and Fish and Wildlife Branches of the Ministry of Environment, as well as Fisheries and Oceans Canada, and also review the application in greater detail in relation to Section 405 of the Zoning Bylaw.

8-3754A

METRIC MASONRY LTD.
624 CHAPMAN AVENUE
W. 97.5' OF LOT 5, BLK. 3, D.L. 106, PL. 6467

Tabled for the applicant to contact the property owner directly to the east to discuss the possibility of dedicating and constructing the east one-half of the proposed north-south road. The Committee is of the opinion that the second half of the road allowance would be a mandatory requirement of the subdivision as a 20-foot lane access to the subdivision is considered inadequate.

8-3923

SALUTE ENTERPRISES
1280 JOHNSON STREET
LOT 3, NE 1/4 SEC. 10, TWP. 39, PL. 20343

The Committee notes that cross sections of the design for the reconstruction of Johnson Street are to be submitted shortly by the District's consultants. Consequently, the application is tabled pending receipt of the cross sections, at which time staff will then analyze the road and lane requirements for this area in greater detail.

The Committee notes that acquisition of Lot 2 directly to the north would improve the options available to staff in locating the required lane system in this area.

8-3881U

MINISTRY OF LANDS, PARKS AND HOUSING
MARINER WAY, MARA DRIVE AND PINNACLE STREET
LOT 6 (S&E PL. 71138); LOT 3 (S&E PL. 70890A & 71138); BOTH
OF D.L. 305, PL. 70847

Approved.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 26, 1986

8-3881V MINISTRY OF LANDS, PARKS AND HOUSING
PINNACLE STREET
LOT 1, D.L. 305, GROUP 1, PLAN

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the walkway to the standards required by Subdivision Control Bylaw No. 1023;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well.

The Committee trusts the applicants will follow through with their proposed mandatory tree retention area and recommended minimum setback to provide for usable rear yards by the registration of an appropriate restrictive covenant.

8-3881W MINISTRY OF LANDS, PARKS AND HOUSING
MARA DRIVE
LOT 2, D.L. 305, GRP. 1, PLAN

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the walkway to the standards required by Subdivision Control Bylaw No. 1023;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well.

The Committee trusts the applicants will follow through with their proposed mandatory tree retention area and recommended minimum setback to provide for usable rear yards by the registration of an appropriate restrictive covenant.

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 26, 1986

8-1258C

J.H. LEEDER
2180, 2200 & 2230 UNITED BOULEVARD
LOT 3, D.L. 20; PCL. A, REM. 4, D.L. 21 & 66, ALL OF
PL. 7694 (S&E PL. 25983)

Declined as, in the Committee's opinion, the proposed new road is improperly located to provide future continuity. The applicant is encouraged to review alternatives with municipal staff, with a view to arriving at a more suitable road location.

8-3723A

ACTIVE DEVELOPMENTS LTD.
1189 PIPELINE ROAD
REM. PCL. D, SE 1/4 SEC. 11, TWP. 39, REF. PL. 13624

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Pipeline Road, Inlet Street and the lane, to the standards required by Subdivision Control Bylaw No. 1023, noting that Pipeline Road is to be to arterial standards;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 3) payment of any current, delinquent or outstanding municipal taxes, noting that if final approval is sought after September 1, 1986, then the estimated 1987 municipal taxes must be paid as well;
- 4) access for the proposed new lot on Pipeline Road being restricted to the lane allowance;
- 5) removal of all existing buildings and structures prior to final approval.

8-3924

CROWN FOREST PROPERTIES LIMITED
LOUGHEED HIGHWAY, SCHOOLHOUSE STREET, KING EDWARD AVENUE
AND SEQUIN DRIVE
LOT 20, D.L. 48, PL. 66298; BLK. A, EXCEPT PCL. 1 (BYLAW
PL. 43728), D.L. 61, PL. 5076

The Committee notes that the land use proposal is to be reviewed by the Land Use Committee and Council. The application is tabled for this to occur and in the meantime, the proposed subdivision will be referred to:

- 1) the Water Management and Fish and Wildlife Branches of the Ministry of Environment, and Fisheries and Oceans Canada;

SUBDIVISION COMMITTEE MINUTES
OF AUGUST 26, 1986

8-3924 cont'd

- 2) the Waste Management Branch of the Ministry of Environment in regards to the proposed relocation or elimination of the two existing leachate facilities lying within the site;
- 3) the Traffic Section of the Engineering Department for review and comment in relation to required road dedications and other traffic matters. In this regard, the Committee commented that, as a minimum, a public dedicated road allowance will be required to be provided in a continuous manner from King Edward Street through to Schoolhouse Street.
- 4) the Ministry of Transportation and Highways for comments.

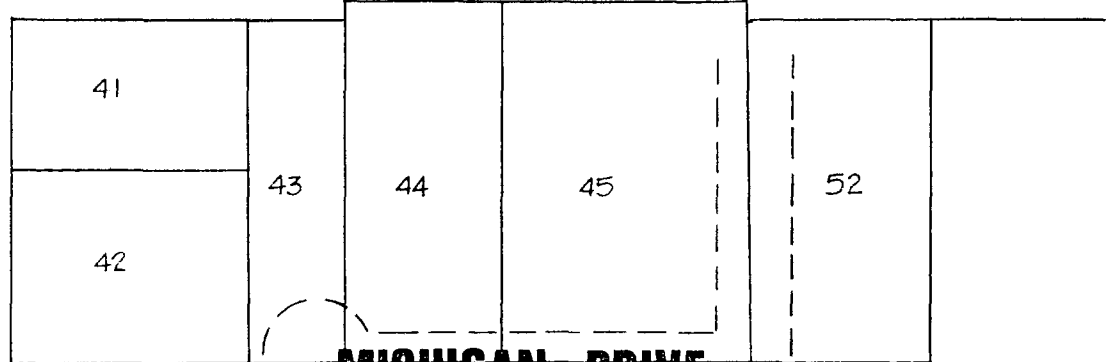
STREET NAMES

The Committee reviewed a proposed street name and its location is as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following name subject to its acceptance by the Post Office:

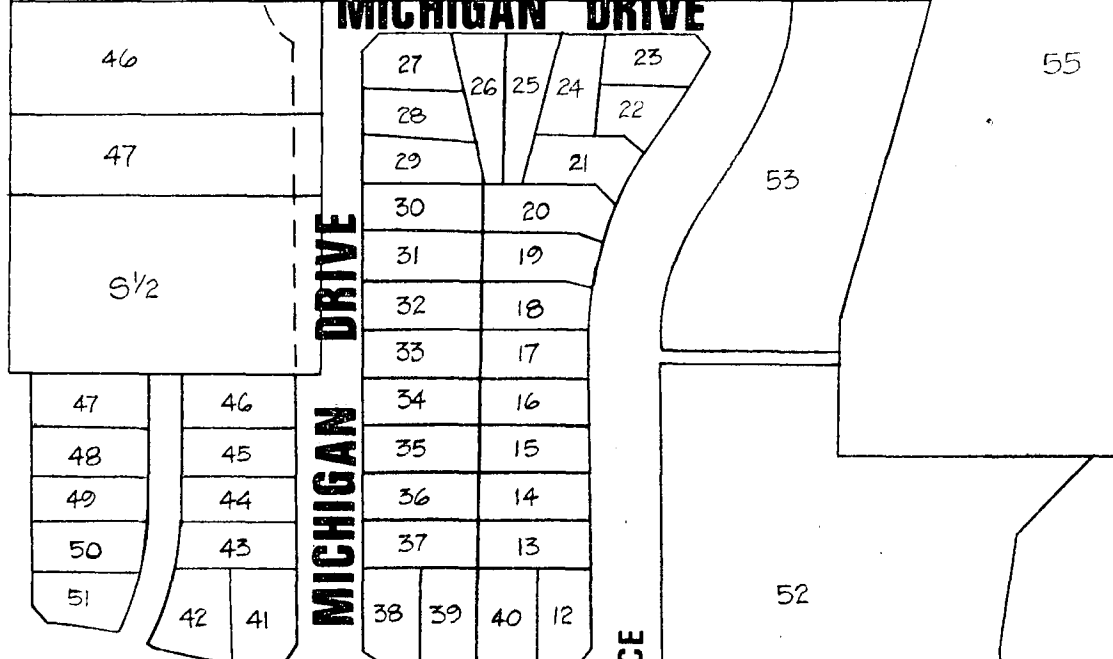
Michigan Drive



WALTON AVENUE

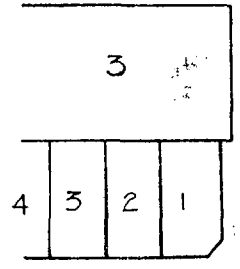


MICHIGAN DRIVE



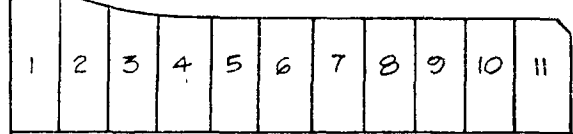
MICHIGAN DRIVE

BANBURY AVENUE

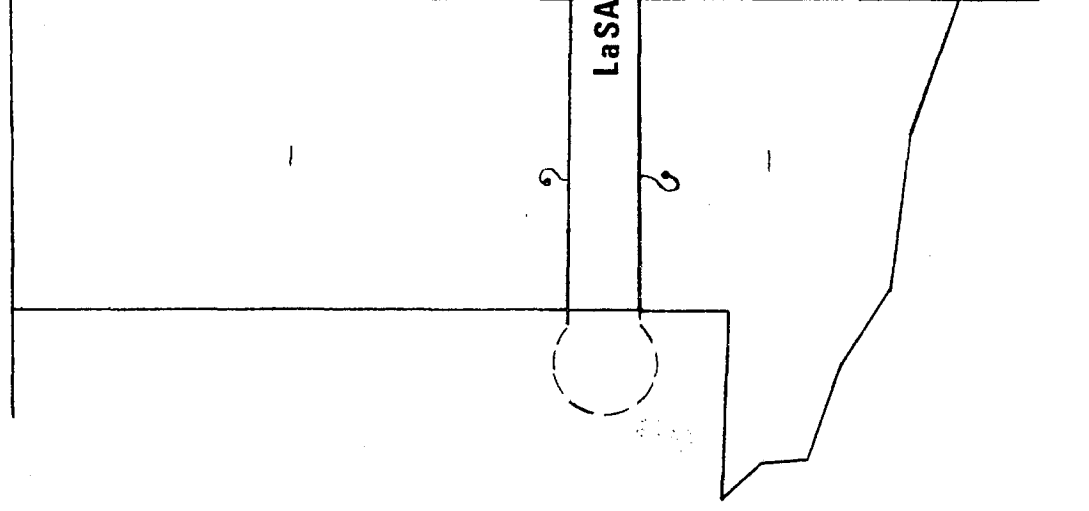


JOHNSON STREET

DURANT DRIVE



LaSALLE PLACE



STREET NAMES

SEPTEMBER 9, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday at 9:30 a.m. on September 9, 1986. in the Engineering Department Committee Room, with the following persons present:

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

8-1258D

J.H. LEEDER
2180, 2200 & 2230 UNITED BOULEVARD
LOT 3, D.L. 20; PCL. A, REM. 4, D.L. 21 & 66, ALL OF
PLAN 7694 (S&E PL. 25983)

Tabled for:

- 1) a geotechnical report which addresses the construction implications of this site;
- 2) the applicant to indicate how he proposes to service the site with water, storm sewer, and particularly sanitary sewer;
- 3) the Planning Department to review the question of providing public access to the Fraser River;
- 4) comments to be received from the Water Management Branch particularly and, if possible, from the Fish and Wildlife Branch of the Ministry of Environment, as well as Fisheries and Oceans Canada;
- 5) the applicant to revise the subdivision proposal to provide for road dedication in the area presently indicated as road reservation to provide access to Lot 2 to the west;
- 6) the Traffic Section of the Engineering Department to comment on the proposed intersection design;
- 7) the Assistant Municipal Engineer to consider the proposal and place it in the Fraser River referral process, if appropriate.

8-1058C

L. SHALER
655 CHAPMAN AVENUE
LOT 1 OF LOT 18, BLK. 3, D.L. 106, PLAN 21465

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of services in accordance with Subdivision Control Bylaw No. 1023 for the approximate 20.0-meter frontage of the existing frontage on Chapman Avenue;
 - b) payment for one new water connection;

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 9, 1986

8-1058C cont'd

- 2) removal of the existing garage or its relocation to comply with the Building and Zoning Bylaws;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) all accesses being restricted to Chapman Avenue.

8-3839C

D. & M. BAIN
1259 JOHNSON STREET
S. 1/2 LOT 1, D.L. 386, PLAN 5038

The Committee finds sketch 8-3839C technically feasible in terms of road and lot configuration.

The Committee notes the applicant's request for an exemption of being required to hook up to the municipal sanitary sewer system. The applicable Bylaw does not come under the Committee's jurisdiction, and therefore it cannot offer any comment.

The Committee notes further it has have no objection to the garage remaining in its present location, provided there is an encroachment agreement with sufficient bonding to ensure its eventual removal within 18 months upon final approval of the subdivision.

8-3927

D. & N. DECOSSE
771 ROCHESTER AVENUE
LOT 15, BLKS. 13 & 14, D.L. 3, PLAN 2030

Approved subject to:

- 1) registration of the subdivision to the west to provide access;
- 2) physical construction of the walkway along the northern boundary of the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
- 3) physical construction of a driveway connection from the back of sidewalk on Selman Street to the proposed new lot;
- 4) physical construction of any necessary service connections;

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 9, 1986

8-3927 cont'd

- 5) registration in the Land Titles Office of any necessary easements;
- 6) removal of the tool shed and all or a sufficient portion of the garage to meet the minimum required 6.0-meter setback under the Zoning Bylaw, and confirmation by a B.C. Land Surveyor that the 6.0-meter setback has been attained;
- 7) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 8) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval.

8-3926

E. & M. STERLING
800 AUSTIN AVENUE
LOT 171, D.L. 3, PLAN 34970

Tabled for the Planning Department to contact adjacent property owners, with a view to obtaining their comments on the proposed subdivision.

8-1472F

PACIFIC NORTHWEST LAND CORPORATION
WINDWARD DRIVE AND DEWDNEY TRUNK ROAD
BLK. N, PL. 3565 & BLK. S, PL. 3360, D.L. 238, S&E PL. 42588

The Committee acknowledges receipt of a letter from the applicant dated 1986 08 25 relative to the possible disposition of the two portions of the site which lie under the B.C. Hydro rights-of-way. The letter, however, does not adequately explain the applicant's intention with regard to these portions of the site, and therefore the Committee awaits a more detailed explanation from the applicant.

8-3330A

B. PHILLIPS
2425 CAPE HORN AVENUE
LOT 29, D.L. 65, PL. 27543

Approved subject to:

- 1) the provision of services in accordance with the requirements of Subdivision Control Bylaw No. 1023 for the frontage of the two new lots on Dawes Hill Road and Cape Horn Avenue;
- 2) payment for two new water connections;

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 9, 1986

8-3330A cont'd

- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two new dwelling units permitted to be constructed;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) submission of a plan prepared by a B.C. Land Surveyor, which verifies that all lots will be of adequate bylaw size.

The Committee notes that the registration of this subdivision would preclude the applicant's proposed rezoning of the site to commercial.

8-3925

MARATHON REALTY COMPANY LIMITED
2550 UNITED BOULEVARD
LOT 44, D.L. 22 & 67, PL. 53659

Approved subject to:

- 1) physical construction of service connections;
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
- 3) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the survey plans by the Municipal Approving Officer;
- 4) physical construction of new sidewalk crossings where required.

8-3881X

MOLNAR CONSTRUCTION LTD.
CHILKO DRIVE
LOT 4 (S&E PL. , PL.) D.L. 305, PL. 70847

The Committee notes that this application relates to a previous application for subdivision which was tabled by the Committee pending the submission of a geotechnical report. The Committee still awaits the report, however, the geotechnical assessment should be expanded to specifically deal with the 60 lots now proposed on these partially filled upon lands.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 9, 1986

8-3881X cont'd

The subdivision was also tabled for:

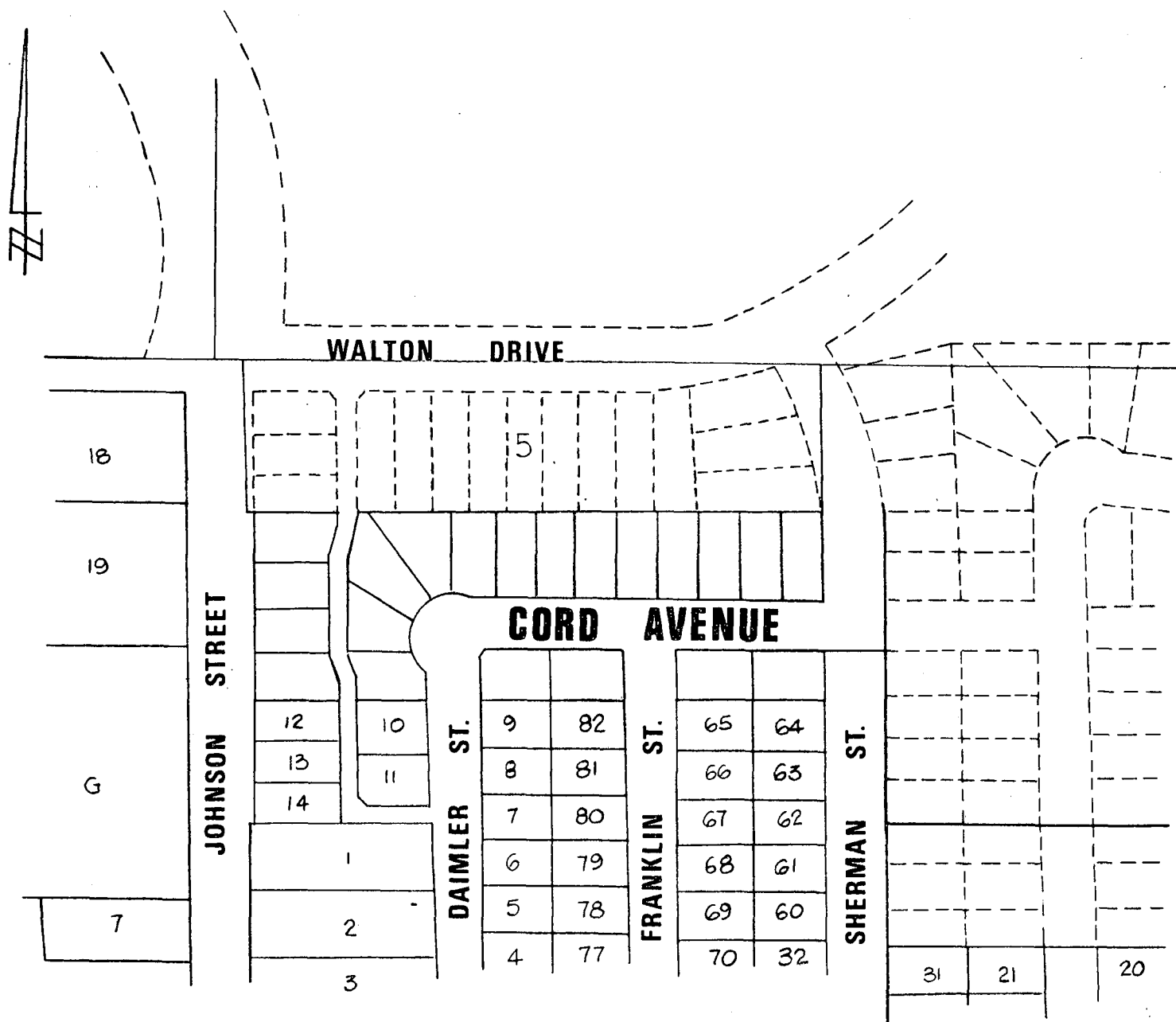
- 1) the submission of preliminary road centre line designs;
- 2) the applicants to indicate how they would see any prospective purchasers maintaining the proposed lot size and not make application for further subdivision to achieve additional lots meeting the minimum size requirements of the proposed RS-4 zoning category;
- 3) the applicants to provide detailed grade information on this area, and furthermore, the Committee requests input on how the applicants propose to handle drainage, cross slopes, creating buildable sites and usable rear yard areas which contain maximum slopes of 5%, the provision for any necessary earth retention structures, site regrading (front and rear yards), and the integration of the cross slopes onto adjoining lots.

The Committee notes that the letter of 1986 08 28 accompanying this application also makes reference to a replotting of the area adjacent to the existing Ranch Park subdivision. The Committee notes that the applicant's request was reviewed and tabled on 1986 02 18 wherein the Committee requested certain information from the applicant which has not as yet been received. Consequently, the request for an adjustment in the advance plan remains tabled.

STREET NAMES

The Committee reviewed a proposed street name and its location is as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following name subject to its acceptance by the Post Office:

Cord Avenue



STREET NAME

SEPTEMBER 23, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday, September 23, 1986, at 9:30 a.m., in the Engineering Department Committee Room, with the following persons present:

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

8-2800I

CALVIN W. & EDNA A. SUNDE
2298 KUGLER AVENUE
LOT 287, D.L. 112, PL. 39960 (S&E PL. 45933)

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Lorraine Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the east/west lane allowance and the north/south lane allowance to a gravel standard;
 - c) cash payment for one-half the costs of future lane paving for the east/west lane allowance;
 - d) relocation of the existing sanitary sewer line;
 - e) registration in the Land Titles Office of any necessary rights-of-way.
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed.

8-1770C

KATHERINE E. VINCE
727 ROBINSON STREET
LOT 4, BLK. 1, D.L. 366, PL. 5881

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Giltner Street and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
 - b) cash payment for the future construction of Robinson Street;
- 2) relocation of any existing service connections if required;

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 23, 1986

8-1770C cont'd

- 3) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for each of the three additional dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval.

8-3468B

DISTRICT OF COQUITLAM
2300 TAPPEN AVENUE
LOT 114, D.L. 66, GRP. 1, PLAN 65060

Tabled for comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment.

The Committee notes that if a preliminary approval is granted, the conditions would include the items contained in Section 5 of the January 14, 1985 revised offer to lease, as well as the signing of the necessary survey plans by the approving officer of the Ministry of Transportation and Highways.

8-3908A

PRIMROSE PROJECT LTD.
1170 FALCON DRIVE
LOT 583, D.L. 238 & D.L. 346, GRP. 1, PLAN 63079

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including the physical construction of any necessary service connections;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) physical construction of any new driveway crossings if required.

8-3928

LILLIAN UBERALL
870 GREENE STREET
LOT 35 & 36, BLK. 9, D.L. 378, PLAN 2695A

The Committee finds this subdivision technically feasible however, the application was tabled pending receipt of an application for rezoning to the RS-3 zoning category. The Committee notes that if three readings to the rezoning bylaw are granted by Council subsequent to the necessary Public Hearing, the subdivision will be lifted from the table and the Committee will consider granting a preliminary approval.

SUBDIVISION COMMITTEE MINUTES
OF SEPTEMBER 23, 1986

STREET NAMES

The Committee reviewed a list of proposed street names and their locations are as indicated on the attached map which forms a part of the minutes. The Committee recommends that Council approve the following names subject to their acceptance by the Post Office:

Julian Avenue
Burlington Avenue

OCTOBER 7, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, October 7, 1986 with the following persons present:

N. Nyberg, Municipal Engineer
•D.M. Buchanan, Planning Director
L. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant
K. McLaren, Development Control Technician
(for 8-3924A and 8-3906 only)

8-2246D

JUDY CLARK
1520 SMITH AVENUE
LOT 3, BLK. 6, D.L. 364, PL. 1613 (S&E 38675)

The Committee recommends that the Approving Officer not approve the proposed subdivision as the applicant has not been successful in resolving the concerns of the adjacent and adjoining property owners.

8-3926

M. & E. STERLING
800 AUSTIN AVENUE
LOT 171, D.L. 3, GP. 1, PL. 34970

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Walker Street to the standards required by Subdivision Control Bylaw No. 1023 for the approximate 15.75 metre frontage of the proposed new lot;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) the existing dwelling and any proposed structure on the new lot being connected to the storm sewer system in Walker Street;
- 3) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 5) payment for one additional water connection;
- 6) removal of the existing garage prior to final approval;
- 7) all accesses being restricted to Walker Street.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 7, 1986

8-3901

VERA VAIL
659 PORTER STREET
LOT 45, BLK. 4, D.L. 365, PL. 25261

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 17.0-metre frontage of the proposed new lot to the standards required by Subdivision Control Bylaw No. 1023;
 - b) cash payment for future lane paving;
 - c) payment for one additional water connection;
 - d) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval.

8-3320A

SHERIDAN-OLSON CONSTRUCTION LTD.
216 AND 218 MARMONT STREET
LOT 10, BLK. 23, D.L. 3, GP. 1, PL. 1481

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Marmont Street and Alderson Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) removal of the southerly dwelling prior to final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988 consisting of \$955 for the one additional dwelling unit to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval.

The Committee notes that the existing dwelling is non-conforming as to required setbacks and the registration of the subdivision will not adversely affect that status.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 7, 1986

8-1472G PACIFIC NORTHWEST LAND CORP.
WINDWARD DRIVE AND DEWDNEY TRUNK ROAD
BLK. N, PL. 3565 & BLK. S, PL. 3360, D.L. 238 (S&E PL. 42588)

The Committee acknowledges receipt of the applicant's letter dated 1986 09 21, in regard to the possible disposition of the areas under the B.C. Hydro rights-of-way. The Committee does not accept the applicant's offer and consequently suggests that the areas under the rights-of-way become part of an adjoining lot, thereby providing one building envelope on each of the remainders. The Committee then approved subdivision sketch 8-1472G subject to:

- 1) completion of all earthworks associated with the subdivision prior to the signing of any survey plans by the Approving Officer. In relation to the actual earthworks, the Committee would note the following:
 - a) upon completion of the earthworks, an as-built plan of the cut and fill operations will be required;
 - b) the supervising engineer to certify that the earthworks have been done in accordance with approved plans;
- 2) physical construction of all roads and walkways, bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 48 dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes on all parcels prior to final approval;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) the applicant paying for the erection of "No Parking" signs on the lower portion of the northerly road;
- 7) registration in the Land Titles Office of a covenant or covenants to make purchasers aware of the existence of fill material on certain of the lots and the requirement for the owners to first obtain conservation permits from Council on all of the lots prior to the issuance of any building permits;
- 8) registration in the Land Titles Office of a covenant to ensure that driveway grades will not exceed a maximum 20% slope;
- 9) confirmation in writing from the Fish and Wildlife Branch of the Ministry of Environment that they have approved the proposed subdivision;
- 10) the submission of a plan prepared by a B.C. land surveyor, which clearly locates the new crests and toes of slope in relation to the new property lines once the earthworks have been completed. The plan should also provide information on the degree of slope below the new crests.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 7, 1986

8-3915

L. FOX
532-534 LINTON STREET
LOTS 318 AND 319, D.L. 358, PLAN 37786

The Committee acknowledges receipt of a letter from the applicant's engineer dated 1986 09 10, which questions some of the subdivision preliminary approval conditions. The Committee commented that the requirements are all normal conditions based on Bylaw provisions and therefore the points outlined in the Committee letter dated 1986 08 15 are applicable to the proposed subdivision.

8-3756A

L & J PROPERTIES INC.
1125-1129 FALCON DRIVE
LOT 580 (S&E 66557), PL. 63079; LOT 238, PL. 66557; BOTH OF
D.L. 238

Tabled for the applicant to supply a preliminary site plan which provides information in regard to on-site parking, traffic circulation and any new access locations. Subsequent to the meeting, the requested plan has been received and distributed to the appropriate departments for review.

8-3611A

E. & J. GOODRICH
908 COTTONWOOD AVENUE
LOT 24, BLK. 10-13, D.L. 366, PL. 6908

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all services required by Subdivision Control Bylaw No. 1023 on Cottonwood Avenue and Spruce Avenue;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the three additional dwelling units permitted to be constructed.

8-3888

E. BLANCHETTE
655 LOUGHEED HIGHWAY
LOT 6, BLK. 36, D.L. 1 & 3, PL. 6643, EX. PL. 61371

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of a sidewalk, curb, pavement widening and streetlighting on Edgar Avenue;

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 7, 1986

8-3888 cont'd

- 1) b) cash payment for a future storm sewer connection;
c) cash payment for one new water connection;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed;
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the survey plans by the Municipal Approving Officer.

In relation to this application, the Committee would note the following:

- a) Due to the lack of an available storm sewer system, the storm water for the new lot will have to be directed into a seepage trench during construction on the proposed lot.
- b) The sanitary sewerage from the proposed building may have to be pumped towards Edgar Avenue.

8-3881H

MOLNAR CONSTRUCTION LTD.
MARA DRIVE
PTN. OF LOT 6, D.L. 305, PL. 70847

Approved.

8-3881I

MOLNAR CONSTRUCTION LTD.
MARA DRIVE
PTN. OF LOT 6, D.L. 305, PL. 70847

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all services required by Subdivision Control Bylaw No. 1023, including the walkway;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) submission of a plan prepared by a B.C. Land Surveyor which locates the crest of slope in relation to the proposed property line and verifies the setback information from the crest of slope as generally described in the applicant's engineering report dated 1986 08 29, and more particularly in keeping with Section 405 of Zoning Bylaw No. 1928;

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 7, 1986

8-3881I cont'd

- 4) the Planning Department being satisfied, upon receipt of the information under 3) above, that suitable building envelopes will exist on all proposed lots;
- 5) registration of a restrictive covenant over all lots requiring a setback in excess of the normal 6.0 meters to make purchasers aware of the increased setback required from the crest of the slope. In addition, the covenant should encompass registration of the geotechnical report by Cook, Pickering & Doyle in order that it will be available to all potential purchasers. The covenant should also point out that the setbacks shown are notwithstanding permitted cantilevers under the provisions of Zoning Bylaw No. 1928.

8-3881S

MOLNAR CONSTRUCTION LTD.
CLEARWATER WAY AND ROAD I
PT. OF LOTS 4, 5 & 6, D.L. 305, PL. 70847; LOT 1, D.L. 305

Approved.

8-3881T

MOLNAR CONSTRUCTION LTD.
CLEARWATER WAY AND ROAD I
PT. OF LOTS 4, 5 & 6, D.L. 305, PL. 70847; LOT 1, D.L. 305

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all services required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) submission of a plan prepared by a B.C. Land Surveyor which locates the crest of slope in relation to the proposed property line and verifies the setback information from the crest of slope as generally described in the applicant's engineering report dated 1986 08 29;
- 4) the Planning Department being satisfied, upon receipt of the information under 3) above, that suitable building envelopes will exist on all proposed lots;
- 5) registration of a restrictive covenant over all lots requiring a setback in excess of the normal 6.0 meters to make purchasers aware of the increased setback required from the crest of the slope. In addition, the covenant should encompass registration of the geotechnical report by Cook, Pickering & Doyle in order that it will be available to all potential purchasers. The covenant should also point out that the setbacks shown are notwithstanding permitted cantilevers under the provisions of Zoning Bylaw No. 1928.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 7, 1986

8-3921 BOSA BROS.
2925 GLEN DRIVE
LOT 69, D.L. 386, PL. 65970

The Committee, due to a verbal request from Mr. Paul Bosa on October 1, 1986 or thereabouts, lifted this item from the table to discuss their previous comments. After reviewing the application, the Committee then tabled the proposed subdivision, awaiting a response from the applicant with regard to the Engineering Department letter dated 1986 03 05.

8-2502D N. & E. SAUVE
316 LEBLEU STREET
LOT 124, D.L. 45, PL. 32366

Approved subject to:

- 1) cash payment for the future construction of Delestre Avenue and Lebleu Street to the standards required by Subdivision Control Bylaw No. 1023 for the frontage of the proposed northerly lot;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

8-3924A CROWN FOREST PROPERTIES LIMITED
LOUGHEED HWY., SCHOOLHOUSE ST., KING EDWARD AVE., SEGUIN DR.
LOT 20, D.L. 48, PL. 66298; BLK. A (S&E PL. 43728), D.L. 61,
PL. 5076

The Committee reviewed a report from the Traffic Section of the Engineering Department in relation to the proposed road pattern and traffic circulation. After considering the report, the Committee requested that the Planning Department prepare a further sketch which is to be presented at the next Committee meeting for discussion purposes. It was noted that the application remains tabled pending responses by the applicant to concerns of external agencies such as the Fish and Wildlife and Waste Management Branches of the Ministry of Environment.

8-3906 B.C. PLACE
NORTH EXTENSION OF SHERMAN STREET
PT. L.S. 4, SEC. 14, TWP. 39

The Committee reviewed a preliminary road and lot layout plan submitted by the applicant's consultant, which was received in the Planning Department 1986 08 29. The Committee commented that in general terms, the road and lot layout is acceptable, with the proviso that adjustments will be required in terms of:

- a) corner cutoffs;

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 7, 1986

8-3906 cont'd

- b) "fine-tuning" of the lotting configuration in a number of areas;
- c) the discrepancy in the location of the property line in relation to the zoning line.

Furthermore, the actual crest of slope should be superimposed onto the survey plan for the portion of the property along Hoy Creek. The plan should also include information on the degree of slope, as well as elevation information of the crest and toe of slope where the slope exceeds 70%, all in relation to Section 405 of the Zoning Bylaw.

In addition to the foregoing comments, the Committee suggests that prior to any further action being taken by the applicants, preliminary road centre line designs should be submitted to the Engineering Department for review. The Committee also notes that they have assumed a restrictive covenant, in keeping with the applicant's letter dated 1986 05 23, will be registered to ensure that a proper review of the interrelationship between the lots in terms of grading, retaining walls, drainage, etc. will be properly addressed.

OCTOBER 21, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, October 21, 1986 with the following persons present:

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

8-3883

A. & O. PANDA
825 LILLIAN STREET
REM. OF N. 290' OF LOT 10, D.L. 368, PL. 1265

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of Lillian Street to the standards required by Subdivision Control Bylaw No. 1023 for the approximate 15.4-meter frontage of the proposed new lot;
 - b) cash payment for one new water connection;
 - c) payment for one new driveway crossing if required;
- 2) confirmation that all existing service connections are within the boundaries of the house lot or, alternatively, their relocation;
- 3) relocation of the existing garage onto the proposed northerly lot prior to final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval.

8-3812A

K.T. LOCK
WINDWARD DRIVE
LOT 562, D.L. 373, PL. 53845

Reapproved subject to:

- 1) registration of the subdivision to the west to provide access to the proposed new lots;
- 2) physical construction of the new road to the standards required by Subdivision Control Bylaw No. 1023;
- 3) completion of the earthworks prior to final approval of the subdivision;

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 21, 1986

8-3812A cont'd

- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
- 6) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the five additional dwelling units permitted to be constructed.

8-38810

MOLNAR CONSTRUCTION LTD.
CLEARWATER WAY AND ROAD I
PT. OF LOTS 4, 5 & 6, D.L. 305, PL. 70847; LOT 1, D.L. 305

Approved.

8-3881N

MOLNAR CONSTRUCTION LTD.
WESTLAKE DRIVE AND MARA DRIVE
LOT 5, D.L. 305, PL. 72499

Approved.

8-3756A

L. & J. PROPERTIES INC., PORT HANEY INNS LTD.
1125-1129 FALCON DRIVE
LOT 580 (S&E PL. 66557), PL. 63079; LOT 238, PL. 66557; BOTH OF D.L. 238

Approved subject to payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes on both properties prior to final approval.

The Committee notes that the necessary alterations to the sidewalk locations will be required as part of the building permit application. This may also involve the relocation of existing catch basins. It was noted further that parking lot drainage will also be a condition of the building permit.

8-2769

DISTRICT OF COQUITLAM (APPLICANT)
821 & 825 EDGAR AVENUE; 820 & 826 STEWART AVENUE
CONSOLIDATION AND CLOSURE OF LANE ALLOWANCE BETWEEN STEWART AND EDGAR AVENUES; LOTS 1 & 2, BLK. F, D.L. 45, PL. 13383;
LOTS 1 & 2, BLK. F, D.L. 3 & 45, PL. 16931

Approved subject to the applicants following normal procedures for lane closures once the Planning Department has received written confirmation from all adjacent property owners that they are in agreement with the proposed closure, it being noted that Council has already conditionally approved proceeding with the lane closure.

SUBDIVISION COMMITTEE MINUTES
OF OCTOBER 21, 1986

STREET NAMES

The Committee reviewed a proposed street name and its location is as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following name subject to its acceptance by the Post Office: Dease Place.

NOVEMBER 4, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, November 4, 1986. with the following persons present:

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

8-3932

S. & L. HOLDING CORP.
2555 BARNET HIGHWAY
LOT A, D.L. 238, PL. 71911

Approved subject to:

- 1) physical construction of service connections;
- 2) physical construction of a new driveway crossing to Runnel Drive;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
- 4) registration of a right-of-way for watermain purposes from the end of Runnel Drive through the western site to Barnet Highway in a location satisfactory to the Municipal Engineer.

8-2540E

M. KOSTUR, OLIVIERO HOLDINGS LTD., DISTRICT OF COQUITLAM, CROWN PROVINCIAL (APPLICANT: M.J. QUERNS)
SHERWOOD AVENUE AND NELSON STREET
CONSOLIDATION OF LOT 59 (S&E PL. 63087), PL. 33516; LOT 58, PL. 32377; PCL. B, PL. 63067; LOT 68, PL. 48189; LOT 64, PL. 39647; LOT 13, BLK. 5, PL. 1531; LOTS 13, 14, 15, 28 & LOT A (S&E PL. 8027), BLK. 6, PL. 1531; LOT 57, PL. 28077; ALL OF D.L. 16 & PORTIONS OF SHERWOOD AVENUE, NELSON STREET AND LANE ALLOWANCE

Reapproved subject to:

- 1) the applicants being successful in acquiring the various Crown lands along Lougheed Highway and north of Sherwood Avenue;
- 2) Council approval of a Road Exchange Bylaw;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes on all parcels prior to final approval;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) the owner of the mobile home park making application for adjustment in the zoning boundaries to reflect the intended and existing use of the said lands;

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 4, 1986

8-2540E cont'd

- 6) registration in the Land Titles Office of an easement over the entire width of Nelson Street proposed for acquisition, to provide access for maintenance purposes along the western side of Nelson Creek. It was noted that the easement may be reduced if the storm water from the ditch on the west side of Nelson Street was diverted to Nelson Creek in the vicinity of Sherwood Avenue;
- 7) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer.

The Committee notes that prior to construction of any new buildings on the resulting industrial lots, it is recommended that the applicant be in contact with the Engineering Department as servicing of the lands and highways adjacent the lands may be required to be provided to the standards of the Subdivision Control Bylaw prior to issuance of any building permit.

8-3931

B.C. PLACE
LANSDOWNE DRIVE & DAVID AVENUE
LOT 3, SW 1/4 SEC. 15, TWP. 39

The Committee recommends that, for information purposes, a sketch be prepared by the Planning Department to tentatively establish the possible boundary lines of the suggested "church site" and ultimate water tank site for the lands at the extreme northern end of Lansdowne Drive. Once a sketch has been prepared by the Planning Department, it will be brought forward to the Committee for review and then forwarded to B.C. Place and B.C. Hydro for information.

8-3918C

W. & M. LANG
1323 JOHNSON STREET
LOT 5, BLK. 1, NW 1/4 SEC. 11, TWP. 39, PL. 15816

The Committee heard a report from the Engineering Department representatives relative to the difficult road grades associated with proposed road and lane construction in this area. Given the difficult road grades and slopes in this area, the Committee approved sketch 8-3918C, which modifies the lane configuration in this area subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) the provision for the construction the new road;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 4, 1986

8-3918C cont'd

- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval.

The Committee recommends to the Approving Officer that a "perimeter ruling" be granted to the proposed large remainder.

8-3933

A. HOOGENDOORN
958 LILLIAN STREET
LOT 42, BLK. 16, D.L. 368, PL. 25292

The Approving Officer reviewed the question of whether the carport could remain, thereby rendering the existing home non-conforming in regards to setback requirements, upon registration of the subdivision. The Approving Officer advised that, in his opinion, it was not within his jurisdiction to endorse a relaxation of the magnitude proposed, and therefore the existing carport must be removed or relocated. The Subdivision Committee then approved subdivision sketch 8-3933 subject to:

- 1) cash payment for the future construction of Merritt Avenue to the standards required by Subdivision Control Bylaw No. 1023 for the approximate 21.3 meter frontage of the proposed new lot;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
- 4) removal of the carport prior to final approval;
- 5) compliance with the spatial separation requirements of the National Building Code in relation to the siting requirements behind the home to the new property line;
- 6) payment for one additional water connection;
- 7) reconstruction of the existing stairs at the rear of the building to meet the siting requirements of the Building and Zoning Bylaws.

8-3934

MARY WILSON
601 ALDERSON AVENUE
LOT 16, D.L. 1, PL. 12211

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Grayson Avenue and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 4, 1986

8-3934 cont'd

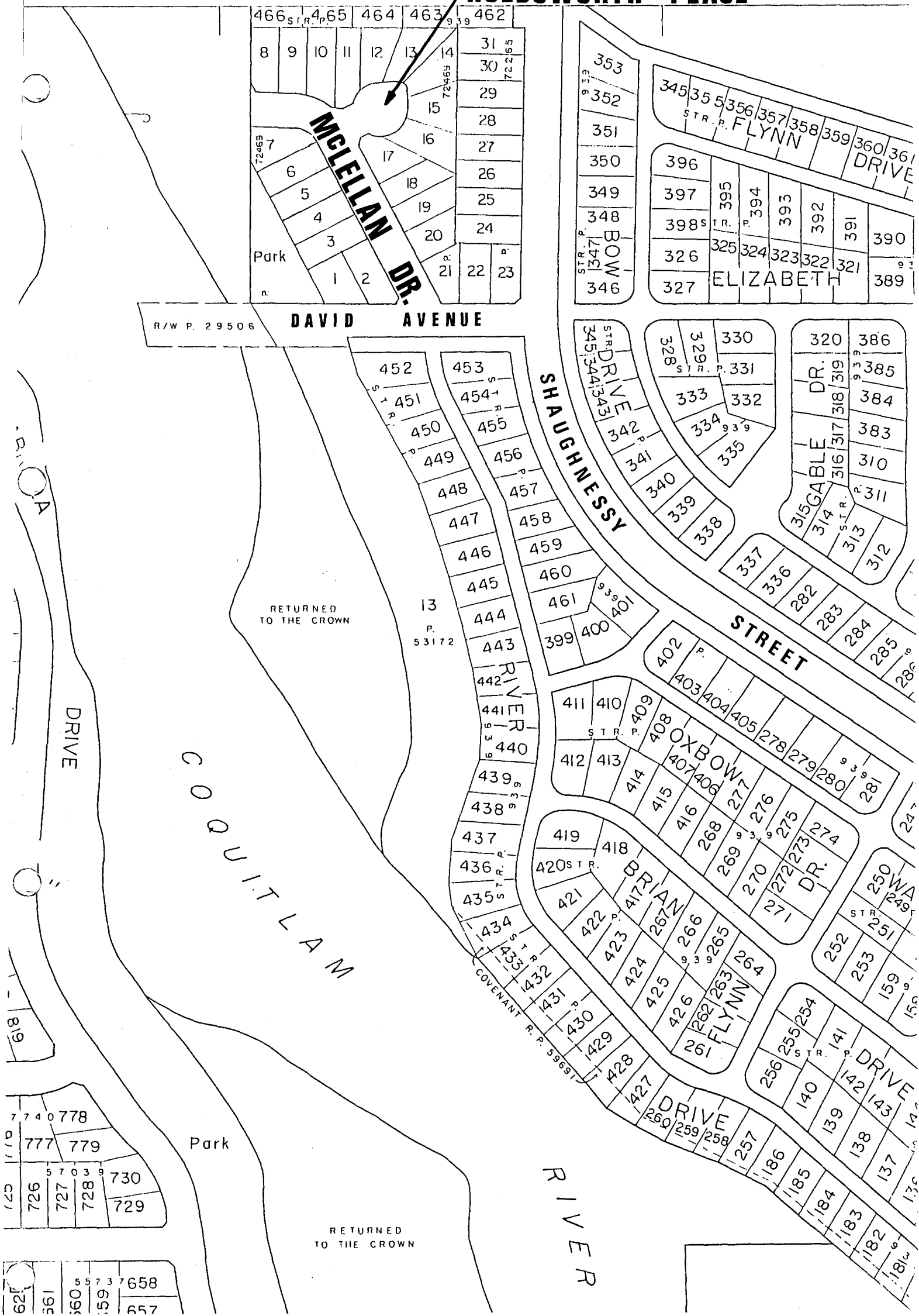
- b) payment for a watermain extension on Grayson Avenue;
 - c) payment for one additional water connection;
 - d) payment for one additional driveway crossing if required;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
 - 3) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
 - 4) removal of all existing buildings and structures prior to final approval. The Committee notes that it may be possible to retain the existing dwelling provided that it can be proven out through the submission of a surveyor's plot plan that the dwelling meets the siting requirements of the National Building Code and Coquitlam Zoning Bylaw No. 1928.

STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following names subject to their acceptance by the Post Office:

Holdsworth Place, McLellan Drive.

HOLDSWORTH PLACE



STREET NAMES

NOVEMBER 18, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, November 18, 1986. with the following persons present:

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

8-3468B DISTRICT OF COQUITLAM
2300 TAPPEN AVENUE
LOT 114, D.L. 66, PL. 65060

The Committee, after reviewing the comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment, found sketch 8-3468B technically feasible. The Committee then recommended that the Planning Department forward a copy of the sketch to the Ministry of Transportation and Highways for information as the Approving Officer of the Ministry will be required to sign the survey plans.

8-3935 S. & I. HUMSKI, S. & R. KATINIC
337-339 MUNDY STREET
LOT 341, PL. 58992; LOT 244, PL. 40560, BOTH OF D.L. 112

Tabled for comments from the Building Department.

8-3890C GREAT PACIFIC EQUITIES INC., DISTRICT OF COQUITLAM
BARNET HIGHWAY AND LANSDOWNE STREET
BLK. C, PL. 6408 (EXCEPT S. 210'), PCL. A OF LOT 5, PL. 148,
PT. OF LOT 2, PL. 70728, ALL OF D.L. 383

The Committee finds sketch 8-3890C technically feasible.

8-2769 DISTRICT OF COQUITLAM, G. NADEAU, L. BEWLEY, W. BROWNING,
M. CONNACHER, P. DELVILLE-PRATT
821-825 EDGAR AVENUE AND 820-826 STEWART AVENUE
CONSOLIDATION & CLOSURE OF LANE ALLOWANCE BETWEEN STEWART AND
EDGAR; LOTS 1 & 2, BLK. F, D.L. 45, PL. 13383; Lots 1 & 2,
BLK. F, D.L. 3 & 45, PL. 16931

The Committee reviewed a letter from the owner of 826 Stewart Avenue, which states that they are unable to proceed with the proposed acquisition of the east half of the subject lane allowance abutting their property. Consequently the Committee questions whether the property owner of 820 Stewart Avenue would be willing to consider consolidation of the entire lane allowance into that property rather than just the western half. The Committee awaits a response in regards to the disposition of this portion of the subject lane allowance.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 18, 1986

8-3931

B.C. PLACE (PLEASANTSIDE DEV. LTD.), DISTRICT OF COQUITLAM
LANSLOWNE DRIVE AND DAVID AVENUE
LOTS 1 & 3, PL. , D.L.4562: ALL OF SW 1/4 SEC.15, TWP.39

The Committee finds sketch 8-3931 technically feasible, however, tables the proposal pending receipt of comments from B.C. Place and B.C. Hydro. The Committee also seeks confirmation that B.C. Place will retain title to this area and not transfer it to the subdivider to the west.

8-3905C

B.C. PLACE (JENA DEVELOPMENT LTD.)
WESTWOOD PLATEAU
LOT , SE 1/4 SEC. 15, TWP. 39 PL.

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the proposed walkway to Subdivision Control Bylaw No. 1023 standards;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) Council approval of a Development Variance Permit in regards to the portions of road allowance exceeding Subdivision Control Bylaw maximums;
- 3) Council approval of a "quit claim" of the restrictive covenant on the portion of land being subdivided into building lots;
- 4) relocation of the "Briarcliffe Drive" pump station to provide adequate water supply to the "nine" lots;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 6) provision for the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 40 additional dwelling units permitted to be constructed. A Letter of Credit in the appropriate amount would be acceptable until an agreement has been executed between the District and B.C. Place with regard to recreation facilities.
- 7) registration in the Land Titles Office of a restrictive covenant over the four lots abutting the Scott Creek ravine, to make purchasers aware of an 8.0-meter setback from the rear property line, in keeping with the siting requirements of the Zoning Bylaw. A plan prepared by a B.C. Land Surveyor shall be included in the covenant. The plan shall provide bearings and dimensions and give the remaining distances to the front property line.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 18, 1986

8-3839C

D. & M. BAIN
1259 JOHNSON STREET
S. 1/2 LOT 1, D.L. 386, PL. 5038

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Michigan Drive and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023. The Committee notes that the construction of Johnson Street will be a requirement in the second phase of the subdivision.
 - b) registration in the Land Titles Office of any necessary easements. In this regard, the Committee would note the required right-of-way for road purposes along Michigan Drive.
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the four additional dwelling units permitted to be constructed;
- 3) payment of the development cost charge for drainage as required by Bylaw No. 988;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 5) registration of an encroachment agreement in relation to the garage which straddles the lane allowance. The agreement shall run for a maximum of 18 months, with appropriate bonding to ensure removal of the structure within the time frame. The Committee notes that, depending on subdivision of adjoining properties, the garage may have to be removed or relocated prior to the 18-month timetable.

8-3936
8-3936A

SCHOOL DISTRICT NO. 43
1149 LANSLOWNE DRIVE
LOT 5 (S&E PL. 12668), D.L. 383, PL. 148

The Committee commented that the two subdivision concepts appear technically feasible in order to initiate discussion with the School Board. The Committee notes that should the question of land use result in a designation for lotting, any formal applications for subdivision should be accompanied by survey information of the watercourse. The survey information should provide a development boundary line, based on a 15-meter setback from the natural boundary or 18 meters from the watercourse centre line, whichever is greater. The plan should also provide elevation information of the natural boundary and plot any tributaries which are of concern to the Fish and Wildlife Branch of the Ministry of Environment. It should be noted that these layouts reflect the size of RS-4 lots generally being sought by developers at this time and not minimum-sized lots under the Zoning Bylaw.

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 18, 1986

8-3930

BEEDIE CONSTRUCTION CO. LTD.
SHAUGHNESSY AVENUE AND OXFORD STREET
L.S. 2 (S&E PL. 28937), SEC. 13, TWP. 39: LOT 16, SEC. 13,
TWP. 39, PL. 53172

Tabled for:

- 1) review of the proposal by the Planning and Engineering Departments;
- 2) the applicant to submit the following:
 - a) preliminary servicing schematic drawings;
 - b) preliminary road centre line designs;
 - c) a brief geotechnical explanation of the proposed earthworks;
 - d) an impact assessment on how the applicant intends to execute and maintain the proposed earthworks. The assessment should also include the possible effect on abutting property owners on the suggested realignment of David Avenue.

The Committee commented that further requests for additional information will be forthcoming once the Planning and Engineering Departments have finalized their preliminary review of the subdivision. The Committee also notes that there appears to be a discrepancy between the existing RS-3 zoning lines in relation to the applicant's proposed new lotting.

8-3511C

DISTRICT OF COQUITLAM
GORDON AVENUE
PCL. B, D.L. 381, PL. 64662

The Committee finds sketch 8-3511C technically feasible, noting that should the subdivision proceed, servicing of the entire frontage of Gordon Avenue and Westwood Street to the standards of Subdivision Control Bylaw No. 1023 would be required.

8-3904B

B.C. PLACE (PLEASANTSIDE DEV. LTD.)
WESTWOOD PLATEAU
LOT , SW 1/4 SEC. 15, TWP. 39, PL.

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the extension of Honeysuckle Lane and the new roads lying within the subdivision to the standards of Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
OF NOVEMBER 18, 1986

8-3904B cont'd

- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) provision for the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 25 additional dwelling units permitted to be constructed. A Letter of Credit in the appropriate amount would be acceptable until an agreement has been executed between the District and B.C. Place with regard to recreation facilities.

In relation to this proposed subdivision, the Committee notes the following:

- a) a Development Variance Permit in regards to road grades has been secured by the applicants from Council;
- b) Council has "quit claimed" the existing covenant with regards to future subdivision and construction of buildings upon the site;
- c) the applicants have placed a Letter of Credit with the District for the necessary improvements to the Eagleridge and Briarcliffe pump stations, as well as a cash payment for the Lansdowne sanitary sewer pump station.

8-2915

DISTRICT OF COQUITLAM
THE DAWES HILL/MUNDY STREET LANDS
PHASES IV - VI

The Committee reviewed several road and lotting layouts which relate more favourably to the topography of this area. After a detailed explanation, the Committee recommended general acceptance of the latest preplan, noting the following matters warrant further consideration:

- 1) the need for the introduction of a walkway system and utility access points, both to be located generally at mid-block;
- 2) the probable construction difficulties in the extension of the lower cul-de-sac and the possible need to have a divided road;
- 3) the possibility of widening the pavement along Dawes Hill Road to provide for curbside parking;
- 4) the issuance of a Development Variance Permit from Council may be necessary if road grades exceed the 10% maximum;
- 5) the preparation of a comprehensive regrading plan, which would generally locate required earthworks on all lots, as well as associated drainage facilities. All works are to be built at the time of house construction.

DECEMBER 2, 1986

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, December 2, 1986, with the following persons present:

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

8-2978A

G. & M. ENGLAND, C. & L. PRIDMORE
582-586 CHAPMAN AVENUE
LOT 143, BLK. 1, PL. 26618 AND LOT 398, PL. 40672, BOTH OF
D.L. 55

Tabled for the submission of an updated surveyor's certificate for 586 Chapman Avenue, which relates the existing improvements to the proposed property line.

8-2755C

L.H. & J.N. RODRIGUE, ROSS WILKINSON
602 MADORE AVENUE & 601 ROCHESTER AVENUE
LOT 156, PL. 33210, PCL. A, SK. PL. 9068, BOTH IN D.L. 3

Approved subject to:

- 1) the provision of services, in accordance with the requirements of Subdivision Control Bylaw No. 1023, for the approximate 23.6-meter frontage of the proposed new lot;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes on both parcels prior to final approval;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment for one additional water connection.

8-3933A

A. HOOGENDOORN
958 LILLIAN STREET
LOT 42, BLK. 16, D.L. 368, PL. 25292

The Approving Officer reiterated his previous comment with regard to removal of the existing carport. The Committee then approved subdivision sketch 8-3933A subject to:

- 1) cash payment for the future construction of Merritt Avenue to the standards required by Subdivision Control Bylaw No. 1023 for the approximate 20.0-meter frontage of the proposed new lot;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 2, 1986

8-3933A cont'd

- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
- 4) removal of the carport prior to final approval;
- 5) payment for one additional water connection.

8-3935

S. & I. HUMSKI, S. & R. KATINIC
337-339 MUNDY STREET
LOT 341, PL. 58992; LOT 244, PL. 40560; BOTH OF D.L. 112

The Committee reviewed a report from the Building Department and then approved subdivision sketch 8-3935 subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the proposed cul-de-sac to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for improvements to the two lane systems, in accordance with the requirements of Subdivision Control Bylaw No. 1023;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval on both parcels;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed;
- 4) removal of the garage and carport from the rear of the existing sites and the reconstruction of the carport at the front of 339 Mundy Street. In this regard, the Committee recommends reconstruction in such a manner that no portion of the carport is less than 0.61 meters (2 feet) from the property line. The Committee notes further that the existing dwelling would still be classed as non-conforming in regards to setbacks upon reconstruction of the carport if the carport posts were sited less than 1.2 meters from the property line.

8-3910

D. & H. CLARK
834 SMITH AVENUE
LOT 192, D.L. 366, PL. 34004

Reapproved subject to:

- 1) the servicing requirements of Subdivision Control Bylaw No. 1023 by way of cash deposit for the full frontage of the new lot on Runnymede Avenue and the lane;

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 2, 1986

8-3910 cont'd

- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) provision for one water connection;
- 6) provision of a driveway culvert if required;
- 7) the Approving Officer approving a minor variance of the siting requirements of the Zoning Bylaw in terms of the proposed new rear yard setback to the existing housing being 4.6 meters[±] instead of the required minimum 6.0 meters under the Zoning Bylaw.

8-3897B

SIMON FRASER DEVELOPMENTS LTD.
701 GATENSBURY STREET
LOT 106, D.L. 364, PL. 29824

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads and lanes bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the walkway connection south of Smith Avenue;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 28 additional dwellings units permitted to be constructed;
- 4) relocation of the existing home onto one of the proposed new lots and verification by surveyor's certificate that the relocated home meets the siting requirements of the Building and Zoning Bylaws;
- 5) removal of all existing buildings and structures, other than the existing single-family dwelling, prior to final approval.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 2, 1986

8-2246D

J. CLARK
1520 SMITH AVENUE
LOT 3, BLK. 6, D.L. 364, PL. 1613 (S&E PL. 38675)

The Committee reviewed a letter from the applicants dated November 24, 1986, wherein the Committee was requested to reconsider their declining motion of the proposed subdivision. After discussing this matter with the Approving Officer, the Committee commented that the applicants were given a fair opportunity to address the concerns of the neighbourhood, and as the circumstances surrounding the proposed subdivision have not changed from the previous review, the Committee reaffirms their recommendation that the Approving Officer should not approve the proposed subdivision.

The Committee went on to state that a subdivision of the property is feasible, however, it would require modifications to the existing dwelling to increase the lot width and the placing of covenants on the new lot to ensure that any new construction would respond to the siting of existing homes in this section of Smith Avenue.

8-3936B

SCHOOL DISTRICT NO. 43
1149 LANSDOWNE DRIVE
LOT 5 (S&E PL. 12668), D.L. 383, PL. 148

Tabled for:

- 1) a review of the proposed land use by the Planning Department and Council in relation to the Town Centre Plan designation;
- 2) the applicant to review the road and lot layout, with particular attention being paid to the irregular-shaped lots at the extreme ends of the two cul-de-sacs. In relation to the road configuration, the Committee would suggest that the access road in off Lansdowne Drive be adjusted further southwards to improve the separation between the new road and Eagleridge Drive;
- 3) comments from the Water Management and Fish & Wildlife Branches of the Ministry of Environment, as well as Fisheries and Oceans Canada.

8-1171B

D. & R. TIESSEN
929 COMO LAKE AVENUE
LOT 1, EX. PL. 15974) OF LOT C, BLK. 6, D.L. 367, PL. 3757

Approved subject to:

- 1) provision of services in accordance with Subdivision Control Bylaw No. 1023 for the approximate 20.18-meter frontage of the proposed new lot;

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 2, 1986

8-1171B cont'd

- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
- 4) access to the new lot being restricted to the lane allowance;
- 5) payment for one new driveway culvert in the lane;
- 6) removal of the existing shed or, alternatively, its relocation onto the easterly lot in accordance with the siting requirements of the Zoning and Building Bylaws.

8-3625I

DISTRICT OF COQUITLAM
WALTON AVENUE
LOT 3, NW 1/4 SEC. 11, TWP. 39, PL. 70145

The Committee was advised of excessive road grade problems associated with the previously approved road and lot configuration. After reviewing suggested alternatives by the Planning Department, the Committee recommended acceptance of the road and lot layout depicted on sketch 8-3625I.

8-2937H

DISTRICT OF COQUITLAM
CHILKO DRIVE
LOT 439 (S&E PL. 65151), D.L. 378, PL. 64421

The Committee reviewed sketch alternatives prepared by the Planning Department which respond more favourably to the topography of the site, particularly in terms of road grades. The Committee instructed the Planning Department to prepare sketch 8-2937H and forward the proposal to the abutting property owner to the south and advise that owner of the intended alteration to the road and lot plan for this area and the effect it would have on his preliminary advance plan.

8-1258E

J.H. LEEDER
2180, 2200 & 2230 UNITED BOULEVARD
LOT 3, D.L. 20; PCL. A, REM. 4, D.L. 21 & 66, ALL OF PL. 7694
(S&E PL. 25983)

The Committee reviewed a report from the Traffic Section of the Engineering Department, which recommends a modification to the internal road system in terms of alignment, as well as dedication requirements along United Boulevard. After reviewing the report, the Committee approved subdivision sketch 8-1258E subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 2, 1986

8-1258E cont'd

- 1) a) physical construction of United Boulevard and the new road to the standards required by Subdivision Control Bylaw No. 1023. This includes sanitary sewer, storm sewer and watermain construction. Due to the soil conditions indicated, the Engineering Department will require a detailed investigation, report, design of the Engineering services, and a letter undertaking to supervise construction. If the geotechnical report requires a design which, due to soil conditions, does not comply with the requirements of the Subdivision Control Bylaw, then an application for Development Variance Permit, subject to Council approval, may be suggested.
- b) registration in the Land Titles Office of an easement over the areas required for a temporary turnaround at the end of the new road;
- 2) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval on all existing parcels;
- 3) compliance with the requirements outlined in the Ministry of Environment Water Management Branch letter dated September 17, 1986.

The Committee notes that the Chief Building Inspector will likely require a geotechnical report to be supplied at the time of building permit applications for any contemplated construction on the resulting parcels of land.

8-2769

DISTRICT OF COQUITLAM, G. NADEAU, L. BEWLEY, W. BROWNING,
M. CONNACHER, P. DELVILLE-PRATT
821-825 EDGAR AVENUE AND 820-826 STEWART AVENUE
CONSOLIDATION & CLOSURE OF LANE ALLOWANCE BETWEEN STEWART AND
EDGAR AVENUE; LOTS 1 & 2, BLK. F, D.L. 45, PL. 13383; LOTS 1
AND 2, BLK. F, D.L. 3 & 45, PL. 16931

The Committee heard a report from the Planning Department that each of the properties involved in the proposed lane cancellation presently take access from this lane allowance. Consequently, if this proposal does proceed, the applicants should be made aware that with the cancellation of the lane, they would lose access to the carports and garages. It may be possible to retain physical access to the carports, etc. with the use of reciprocal access easements, however, this method is usually rather cumbersome.

The above information should be taken under advisement by the applicants. In the meantime, the Committee is still awaiting a response from the owner of 820 Stewart Avenue with regard to the possible acquisition of the entire lane allowance, rather than the original request of just one-half the lane allowance.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, December 16, 1986, with the following persons present:

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

8-3930

BEEDIE CONSTRUCTION LTD.
SHAUGHNESSY AVENUE & OXFORD STREET
L.S. 2 (S&E PL. 28937), SEC. 13, TWP. 39, PLAN 53172

The Committee reviewed a letter from the applicant's consultant, dated 1986 12 10, and the response thereto from the Municipal Engineer. In light of the municipal position in regards to the proposed earthworks associated with the David Avenue construction, the Committee awaits direction from the applicants.

8-3881Y

MOLNAR CONSTRUCTION LTD.
MARA DRIVE
REM. LOT 6, D.L. 305, PLAN 70847

The Committee reviewed a plan and accompanying letter from the applicant, received in the Planning Department 1986 12 12, which relates to the subdivision of a portion of "River Heights", which was reviewed and tabled earlier by the Committee. It was noted further that portions of this area contain relatively steep-sloping lands, on which the Committee raised concerns previously. The application was then tabled for:

- 1) submission of a comprehensive geotechnical report, which pays particular attention to the portions of land containing the steeper slopes;
- 2) the applicant to review the road and lot plan, with a view to devising a scheme which lowers the proposed road centre line grades to meet bylaw standards.

Upon receipt of the information requested above, it will be distributed to the appropriate Departments for review and comments.

8-3890C

GREAT PACIFIC EQUITIES INC., DISTRICT OF COQUITLAM
2773 BARNET HIGHWAY
CONSOLIDATION OF BLK. C, PL. 6408 (EXCEPT S. 210'), PCL. A OF LOT 5, PL. 148, PT. OF LOT 2, PL. 70728, ALL OF D.L. 383

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) the applicant being successful in acquiring the municipal land in the southeast corner of the subdivision;
- 3) physical construction of Barnet Highway and Lansdowne Drive to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 16, 1986

8-3890C cont'd

- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes on all parcels prior to final approval;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 7) removal of all existing buildings and structures prior to final approval;
- 8) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer;
- 9) the requirements contained in the Fish and Wildlife Branch of the Ministry of Environment letters dated 1986 02 12 and 1986 04 02;
- 10) the requirements contained in the Water Management Branch of the Ministry of Environment letter dated 1986 02 14.

8-2937H

DISTRICT OF COQUITLAM
CHILKO DRIVE
LOT 439 (S&E PL. 65151), D.L. 378, PL. 64421)

Tabled for the Planning Department to contact the property owner to the north in regards to the needed dedication of the extension of Keets Drive to provide access to the municipal lands.

8-2978A

G. & M. ENGLAND, C. & L. PRIDMORE
582-586 CHAPMAN AVENUE
LOT 143, BLK. 1, PL. 26618 AND LOT 398, PL. 40672, BOTH OF D.L. 55

Approved subject to payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval for both properties.

8-3939

L. FINDLAY
2954 STARLIGHT WAY
LOT 24, BLK. 17, D.L. 374, PLAN 16613

Tabled for the Planning Department to contact the adjacent owners, with a view to obtaining their comments on the proposed subdivision.

SUBDIVISION COMMITTEE MINUTES
OF DECEMBER 16, 1986

8-426D

D.F. KOEHN
567 EBERT AVENUE
LOT "A", BLK. 11, D.L. 7, PLAN 18209

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of Ebert Avenue to the standards required by Subdivision Control Bylaw No. 1023 for the approximate 15.2-meter frontage of the proposed new lot;
 - b) cash payment for future lane paving;
 - c) registration in the Land Titles Office of any necessary easements;
 - d) payment for one additional water connection;
 - e) payment for one new driveway culvert if required;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) physical construction of a chain link fence along the east side of the walkway.

8-3531A

W. HALL
1385 GLENBROOK STREET
SW 1/4 OF L.S. 8, SEC. 13, TWP. 39

This application was tabled since the proposed subdivision does not make provision for convenient and reasonable resubdivision of the resulting parcels of land and is therefore unacceptable. The Committee then referred this application to:

- 1) the Planning Department for review of the proposed method of subdivision;
- 2) the Engineering Department for review of the subdivision in terms of water pressure requirements.

8-3904C

B.C. PLACE
HONEYSUCKLE LANE, WESTWOOD PLATEAU
LOT 3, SW 1/4 SEC. 15, TWP. 39, PL. 72701

Approved subject to Council "quit claiming" the servicing covenant over the portion of the new lot to be created.

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8-3904D

B.C. PLACE
HONEYSUCKLE LANE, WESTWOOD PLATEAU
LOT _____, SW 1/4 SEC. 15, TWP. 39, PL.

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the extension of Honeysuckle Lane and the new roads lying within the subdivision to the standards of Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) provision for the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 23 additional dwelling units permitted to be constructed. A Letter of Credit in the appropriate amount would be acceptable until an agreement has been executed between the District and B.C. Place with regard to recreation facilities.

8-3625H

PARK LANE HOMES
WALTON AVENUE
LOT _____, NW 1/4 SEC. 11, TWP. 39, PL. 70145

Approved subject to:

- 1) confirmation that all services required by Subdivision Control Bylaw No. 1023 have been constructed in an acceptable manner;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) submission of a geotechnical report which addresses the earthworks which have been carried out on the site and, in particular, the filled areas;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 15 additional dwelling units permitted to be constructed;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 6) compliance with the Ministry of Environment Water Management Branch letters dated 1986 08 19 and 1986 06 09;
- 7) compliance with the Ministry of Environment Fish and Wildlife Branch letter dated 1986 07 15.

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8-3695G
8-3695H

CHESAPEAKE DEVELOPMENTS LTD.
2865 GLEN DRIVE - PHASES I & II
STRATA PLAN OF PT. OF LOT 1, D.L. 385, PL. 70669

The Committee finds the proposed method of subdivision technically feasible, noting that the actual proposal is dependent upon Council approval of the necessary revisions to the documentation to the original development permit for the project.

The Committee notes further that they cannot consider granting a preliminary approval until Council has approved the revisions referred to above.

8-3844C

DISTRICT OF COQUITLAM
1000-1010 AUSTIN AVENUE
PCL. P, PL. 23800 & PCL. "ONE", PL. 38872, BOTH OF D.L. 3

The Committee finds sketch 8-3844C technically feasible, subject to Council approval of the proposed road exchange.

8-3881X

MOLNAR CONSTRUCTION LTD.
CHILKO DRIVE
LOT 4 (S&E PL. , PL.), D.L. 305, PL. 70847

The Committee reviewed the consultant's latest submission, along with a report from the Building Department. After considering the latest information, the Committee tabled the application and noted the following:

- 1) Portions of proposed roads within this subdivision still exceed the maximum allowable road grade and therefore the Committee suggests that the applicant restudy the road configuration to bring the design into conformity with Bylaw maximums.
- 2) In conjunction with 1), the Committee suggests that the applicant devise a lotting plan which avoids the use of panhandle lots.
- 3) The question of land use and density has yet to be resolved by the Planning Department and Council.
- 4) The applicant's submissions have yet to include a detailed regrading plan which can be utilized by the Building Inspector in his review of driveway grades, earth retaining structures, site regrading, usable yard areas, drainage facilities, cross slopes, and the integration of the cross slopes onto adjoining and adjacent properties.

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8-3938A CROWN FOREST INDUSTRIES
BRAID STREET SOUTH SITE
LOTS 23 & 24, PL. 66298; LOT 12, PL. 31057, ALL OF D.L. 48

Approved subject to:

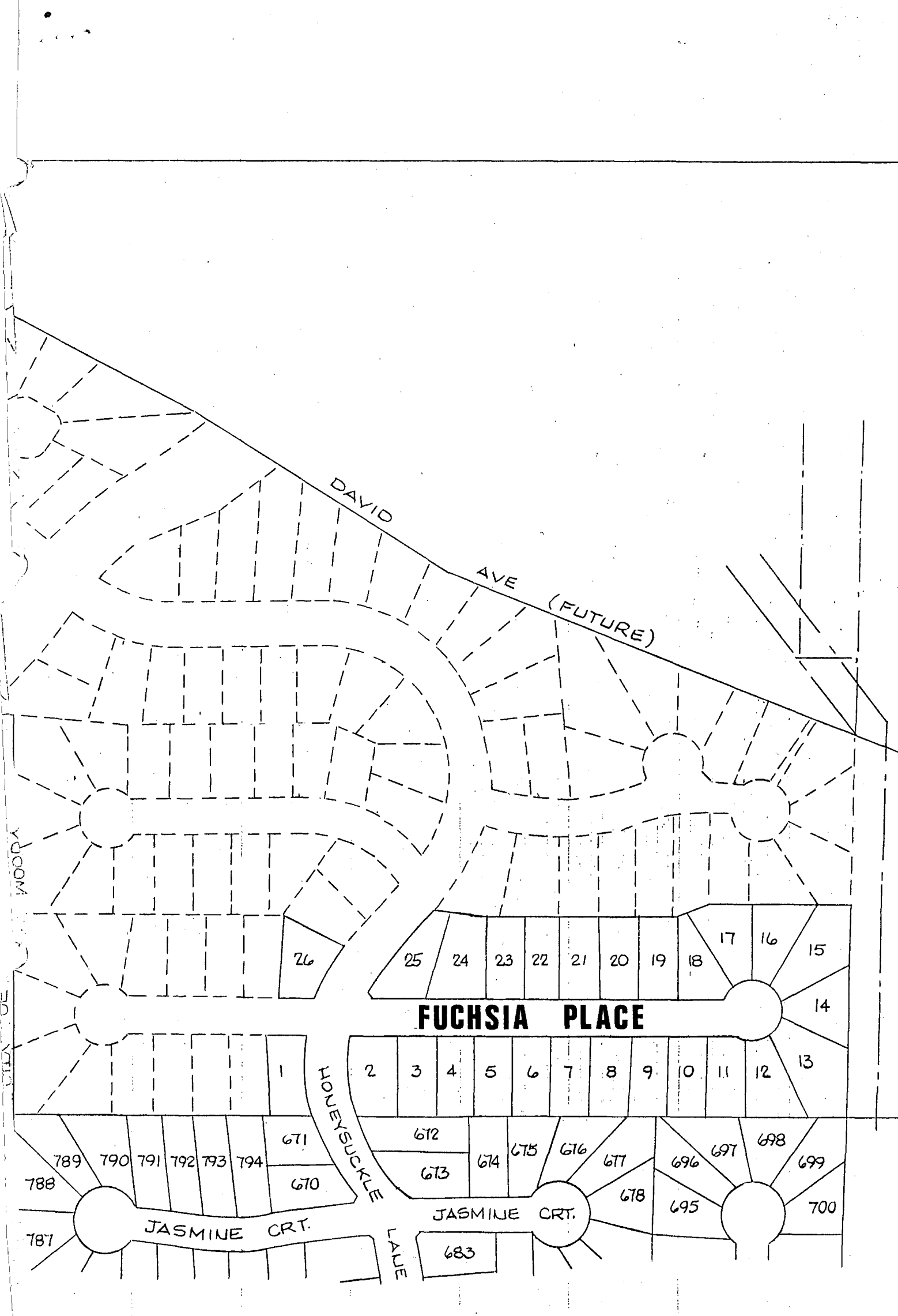
- 1) the dedication and construction of King Edward Street and United Boulevard to the standards required by Subdivision Control Bylaw No. 1023. It was noted that King Edward Street would be widened to an arterial standard as it connects to United Boulevard, and that United Boulevard would be to arterial standards for its full length.
- 2) registration in the Land Titles Office of a revised road reservation agreement for the new location of the United Boulevard extension west of King Edward Street:
- 3) registration of a new servicing covenant on the balance of the unserviced lands lying within the subdivision. Serviced lands are those lying adjacent to the road dedication and construction referred to in item 1) above.
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer;
- 5) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes on all parcels prior to final approval;
- 6) registration in the Land Titles Office of any necessary easements;
- 7) compliance with any floodproofing requirements of the Water Management Branch of the Ministry of Environment;
- 8) submission of the geotechnical report for examination by the District of Coquitlam and, in particular, the Building Inspector.

The Committee notes the proposed new property lines created by sketch 8-3938A, which create definable parcels so as to more easily describe the areas which can be "quit claimed" within the subdivision.

STREET NAMES

The Committee reviewed a proposed street name and its location is as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following name, subject to its acceptance by the Post Office:

Fuchsia Place



STREET NAME