



JUNE 6, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, June 6, 1989, in the Engineering Department Committee Room, with the following persons present:

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

8-4104

B.C. HYDRO AND POWER AUTHORITY; MINISTRY OF CROWN LANDS  
PIPELINE ROAD AREA  
LOT A (EX. PL. 16481) OF LOT 28; LOT B (EX. PL. 21901) OF  
LOT 28 AND PART LS 1, (B.C. ELECTRIC R/W PLAN 21359), ALL  
OF SEC. 14, TWP. 39, PL. 3022

The Committee reviewed lotting alternatives from the applicant's surveyor, received in the Planning Department 1989 06 02. The Committee commented that the suggested modifications to the road and lot pattern are unacceptable in terms of the lot depth along Pipeline Road and the intersection design at the south end of the site. The Committee stated that the previous sketch 8-4104B has been found technically feasible and has been endorsed for referral to Public Hearing. The Planning Department will, however, be reviewing the lotting pattern in this area to determine if a better layout is possible.

8-3864A

AM SIXTEEN PROPERTIES LTD; DISTRICT OF COQUITLAM  
2874 GLEN DRIVE  
PCL. B (EX. PL. 15374) OF LOTS 2 & 3, PL. 8771 AND LOT 1,  
PL. 72272 AND PORTION OF DUFFERIN STREET, ALL OF D.L. 383

The Committee finds sketch 8-3864A technically feasible, noting that Council consideration of the proposed rezonings will be required pursuant to the Public Hearing.

The Committee commented that the Planning Department will be writing to the owners of Lots 5, 6 and 7 directly to the west to be advising them of the pending application and to specifically refer the proposed lotting on Glen Drive to them for their information. It was also noted that Council approval of a road exchange bylaw will be necessary.

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8-4117 F. & S. FETHERSTONHAUGH  
1217 COTTONWOOD AVENUE  
LOT E, D.L. 365, PL. 20702

Tabled for submission of the surveyor's plot plan to verify the location of the existing dwelling. This plan would be utilized in determining if there is a sufficient area in the easterly lot to accommodate the 100 m<sup>2</sup> building envelope required under the provisions of the Zoning Bylaw.

8-4118 J. & V. NICCOLI; A. MAGNONI  
610 & 616 AUSTIN AVENUE  
LOT B, BLK. 7, D.L. 1 & 16, PL. 16627 AND LOT 10, D.L. 3, PL. 16314

The Committee finds sketch 8-4118 technically feasible, noting that further review of this application will await consideration of the proposed rezoning to RS-3 by Council.

8-4119 CHEVRON CANADA LTD.  
945 BRUNETTE AVENUE & 202 ALLARD STREET  
LOTS A & B, BLK. 86, D.L. 3, PL. 12056

Approved subject to:

- 1) registration of the right-of-way over the front portion of the site along Brunette Avenue;
- 2) the removal of all existing buildings and structures, this to include the underground tanks and any contaminated soil.

8-3304 MR. & MRS. SURBEY; MRS. A MAY  
751 & 755 COMO LAKE AVENUE  
PT. B, BLK. 1 & PCL. 1 OF LOT B OF LOT 1, BLK. 9; ALL OF D.L. 367, PL. 7112

Approved subject to:

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

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JUNE 6, 1989

8-3304 cont'd

- 1) b) registration in the Land Title Offices of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes on both existing parcels prior to final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the five additional dwelling units permitted to be constructed;
- 4) relocation, if required, of the no post barrier on Raynor Street to ensure it aligns with a property line.

The Committee recommends that the Approving Officer approve the subdivision, with the knowledge that the existing home at 751 Como Lake Avenue would become nonconforming in relation to the side yard setback upon registration of the subdivision.

8-4110

B. & P. NEFF; K. SHOKER  
549 & 553 DRAYCOTT STREET  
LOTS 62 & 63, D.L. 358, PL. 28019

The Committee, after reviewing the correspondence and the petition from adjacent property owners, recommends that the Approving Officer not approve the subdivision as it would be against the public interest of the neighbourhood.

8-3866C

M. ROSS; A. & A. REEVES  
2985 SHILOH PLACE  
LOT C OF LOT 7 BLK. 2, D.L. 378, PL. 21730

The Committee finds sketch 8-3866C technically feasible as to road and lot layout, noting that further review of this application will await consideration of rezoning to the RS-3 category by Council.

8-4098

HSCY INVESTMENT LTD.; W. COOPER; D. & S. MCKENZIE  
2783 DEWDNEY TRUNK ROAD  
LOTS C & D, D.L. 373, PL. 12138

The Committee finds sketch 8-4098 technically feasible as to road and lot layout, noting that further review of this application will await consideration of the rezoning to the RS-4 category by Council. The Committee notes further the following:

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8-4098 cont'd

- 1) Earthworks would be required on certain of the lots to make the lots buildable, as outlined in the latest geotechnical report.
- 2) A development variance permit in relation to proposed road widths would be required to be secured from Council.

8-3986A

N. & L. EDGE CUMBE  
1308 CARTIER AVENUE  
LOT 6, BLK. 8, D.L. 46, PL. 2624

Declined, as the proposed subdivision would not be consistent with the draft Official Community Plan for the Maillardville area, and that under this circumstance the Approving Officer is unwilling to relax the perimeter ruling, which would be necessary in order to create the panhandle lot.

8-3975C

356447 BRITISH COLUMBIA LTD.; DISTRICT OF COQUITLAM  
2900 GUILDFORD WAY  
REM. J, (S&E PL. 70184 & 73096), D.L. 386, PL. 13324 AND  
REM. 48 (S&E PL. 26094, 62992, 68606 & 72525), PL. 24503;  
LOT 54, D.L. 386, PL. 72461

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Guildford Way and the north-south road allowance to the standards required by Subdivision Control Bylaw No. 1023, noting that Guildford Way will be to an arterial standard;
  - b) registration in the Land Title Offices of any necessary easements;
- 2) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 3) registration in the Land Title Offices of a 5.5-meter wide meandering right-of-way for the walkway connection between Hoy Creek and the north-south road allowance in a location satisfactory to the Parks and Recreation Department;
- 4) dedication of the four PARK areas along the east side of Hoy Creek in a configuration acceptable to the Parks and Recreation Department, noting that Council approval of the actual acquisition of the PARK areas will be required;

SUBDIVISION COMMITTEE MEETING  
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8-3975C cont'd

- 5) compliance with the requirements contained in the March 29, 1989 letter from the Fish and Wildlife Branch of the Ministry of Environment and Parks;
- 6) registration in the Land Title Offices of a covenant or covenants, as outlined in the March 20, 1989 letter from the Water Management Branch of the Ministry of Environment and Parks.

The Committee notes that the development cost charge for public open space will be a requirement for the issuance of any building permits for the contemplated multiple-family construction on the proposed lots.

8-3363C

DISTRICT OF COQUITLAM  
EAST OF HEFFLEY CRESCENT WEST OF WESTWOOD STREET  
LOT 140 (S&E PL. 68894), D.L. 384A, PL. 63484

Reapproved subject to:

- 1) the servicing requirements of Subdivision Control Bylaw No. 1023, including physical construction of Heffley Crescent for the full frontage of the properties involved;
- 2) payment of the development cost charge for drainage.

8-3636

DISTRICT OF COQUITLAM  
MUNICIPAL LAND AT GLEN DRIVE, PINETREE WAY & GUILDFORD WAY

The Committee reviewed three specific alternative alignment adjustments for the Town Centre pedestrian corridor between Glen Avenue and the Municipal Hall site. The Planning Department noted that recent revisions to the corridor concept, including general realignment and addition of vehicular traffic, mean that the corridor now impacts the whole frontage of the property at 2965 Glen Drive, instead of only the southerly third of the property as under the previous concept.

After reviewing the three alternatives, the Committee recommended the Planning Department's "Alternative A" as the basis for discussion with Vanguard Properties and for further design work.

SUBDIVISION COMMITTEE MEETING  
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8-3987 VANGUARD PROPERTIES LTD.; PARK GEORGIA PROPERTIES LTD.  
2965 GLEN DRIVE & 2964 BURLINGTON DRIVE  
LOT 2, D.L. 386, PLAN 72525

The Committee reviewed three specific alternative alignment adjustments for the Town Centre pedestrian corridor between Glen Avenue and the Municipal Hall site. The Planning Department noted that recent revisions to the corridor concept, including general realignment and addition of vehicular traffic, mean that the corridor now impacts the whole frontage of the property at 2965 Glen Drive, instead of only the southerly third of the property as under the previous concept.

After reviewing the three alternatives, the Committee recommended the Planning Department's "Alternative A" as the basis for discussion with Vanguard Properties and for further design work.

8-4097A PENSIONFUND REALTY LTD.; WAISMAN DEWAR GROUT CARTER INC.  
2929 BARNET HIGHWAY  
LOTS 103 & 105, PL. 51877; LOT 98, PLAN 52027; LOT 149,  
PL. 66060; ALL OF D.L. 384A

The Committee reviewed alternate sketches by the Planning Department dealing with the proposed road intersection and pedestrian system node at the southwest corner of Lot 102. The Committee delegated the task of defining the major municipal requirements to Mr. White, Mr. Tiessen and Mr. Murphy, on the understanding that these requirements would be communicated to the traffic consultants for Morguard and the Molnar Group, with the intent that the consultants design a proposal agreeable to both parties, for municipal review.

8-4084B THE MOLNAR GROUP  
1160 PINETREE WAY  
LOT 102, D.L. 384A, GRP. 1, PLAN 51877

The Committee reviewed alternate sketches by the Planning Department dealing with the proposed road intersection and pedestrian system node at the southwest corner of Lot 102. The Committee delegated the task of defining the major municipal requirements to Mr. White, Mr. Tiessen and Mr. Murphy, on the understanding that these requirements would be communicated to the traffic consultants for Morguard and the Molnar Group, with the intent that the consultants design a proposal agreeable to both parties, for municipal review.

SUBDIVISION COMMITTEE MEETING  
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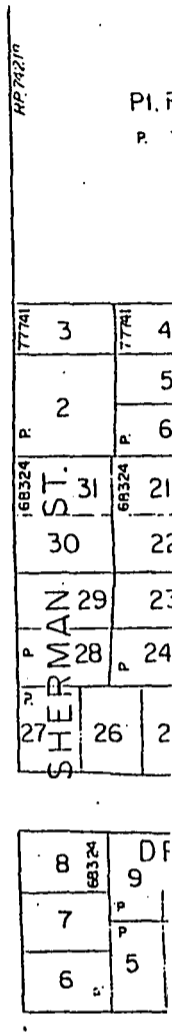
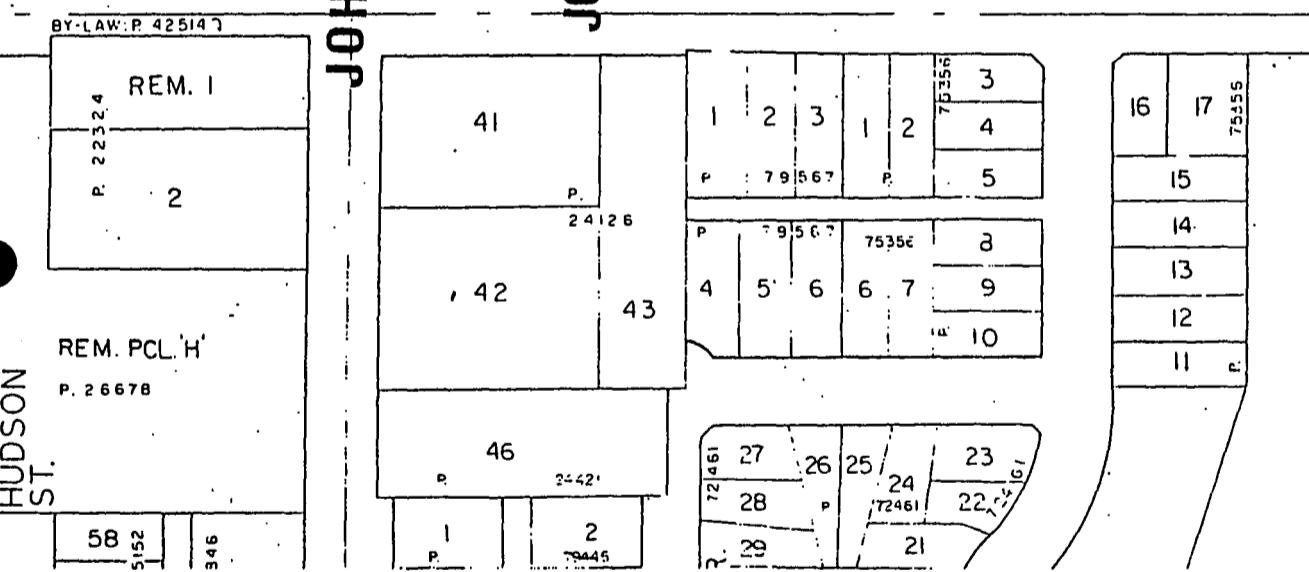
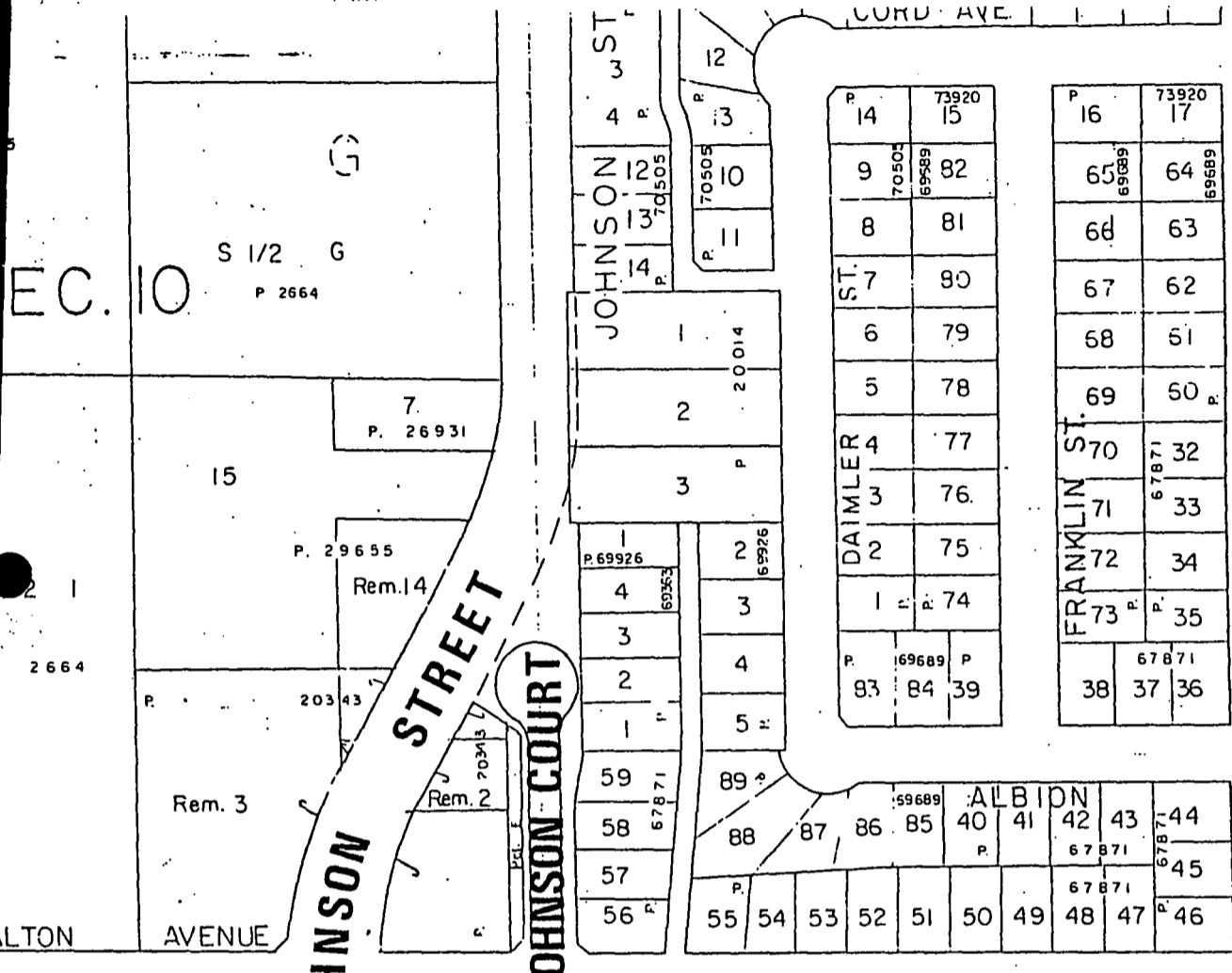
8-4116 MR. P. PERRY; MR. & MRS. LOXTERCAMP; B.C. ENTERPRISE CORP.  
2963 & 2967 PASTURE CIRCLE  
LOTS 6 & 8, D.L. 374, PL. 16341; LOT 4, D.L. 305, PL. 79822

Tabled for review of the walkway requirements by the Engineering Department.

STREET NAME

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 street name, subject to its acceptance by the Post Office:

Johnson Court



STREET NAMES

JANUARY 3, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, January 3, 1989, with the following persons present:

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

8-4083

DISTRICT OF COQUITLAM; PACIFIC PENTECOSTAL EDUCATION AND COMMUNICATION SOCIETY  
516 BROOKMERE AVENUE AND BROOKMERE AREA  
LOT 42, D.L. 5, PL. 29242; LOT N, REF. PL. 15946; LOT 2, PL. 6257; LOT T, REF. PL. 17031; LOT E, REF. PL. 2301A;  
AND FILING PLAN 13364

Approved subject to payment of the estimated 1989 municipal taxes before final approval.

8-4027

T. & A. DORO; S. FICHTL  
754 COTTONWOOD AVENUE  
LOT 4, BLK. 15, D.L. 366, PL. 15878 AND LANE CANCELLATION

Tabled for the Planning Department to write and seek comments from adjacent property owners on the proposed lane cancellation.

8-3748A

G. & C. BOIRE  
1007 ALDERSON AVENUE  
LOT 14, BLK. 24, D.L. 45, PL. 1481

Tabled for:

- 1) the Fire Department to review the access implications and the Permits and Licenses Department to review the spatial separation requirements of the National Building Code;
- 2) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment, and Parks, as well as Fisheries and Oceans Canada.

The Committee notes that if the subdivision proves to be technically feasible, it will be forwarded to adjacent property owners for review and comment.

SUBDIVISION COMMITTEE MEETING  
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8-3953B

MR. & MRS. L. DURANTE  
730 AUSTIN AVENUE  
LOT 168, D.L. 3, PL. 35281

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Sydney Avenue to the standards required by Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Title Offices of any necessary easements;
- 2) relocation of any service connections to the house, swimming pool and change house;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 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;

The Committee notes that the shallow depth of the proposed lot will limit the applicant's choice in the selection of house plans which meet bylaw setback requirements.

8-3926

J. & A. CHEUNG  
800 AUSTIN AVENUE  
LOT 171, D.L. 3, 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;
  - b) registration in the Land Title Offices of any necessary easements;
- 2) the existing lot and 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;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JANUARY 3, 1989

8-3926 cont'd

- 4) payment of any current, delinquent or outstanding taxes and the estimated 1989 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.

8-4080

A. & E. VIANI  
536 APPIAN WAY  
LOT 6, BLK. E OF LOT 5, PL. 16986

The Committee heard a report from the Engineering Department that there is a watercourse at the rear of the proposed lot. Consequently the application remains tabled and the Committee requests the submission of a contour plan prepared by a B.C. Land Surveyor which clearly indicates the extent of the watercourse in terms of its natural boundary and crest of slope, including elevations of both.

The Committee also requests that the applicant demonstrate that there is a suitable building envelope, in keeping with Section 406 of the Zoning Bylaw, once the foregoing information has been provided.

The Committee notes that if there is an adequate building envelope on the proposed lot, the subdivision will be distributed to adjacent property owners for review and comments.

8-3633D

DISTRICT OF COQUITLAM  
BREWSTER AVENUE SOUTH OF DELAHAYE DRIVE  
PCL. B, SEC. 10, TWP. 39, PL. 77245

The road and lot layout was found technically feasible, noting the following:

- 1) Council approval of a development variance permit in relation to road grades and K values will be required;
- 2) the Director of Permits and Licenses has requested that interim overall site regrading plans be prepared, along with the usual engineering service drawings.

SUBDIVISION COMMITTEE MEETING  
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8-4015B      PARK LANE VENTURES LTD.  
AREA NORTH OF DAVID AVENUE EAST OF JOHNSON STREET  
LOT      , SEC. 14, TWP. 39, PL.      , (PCL. "H")

The Committee was advised that subsequent to the tabling of this application on 1988 11 29, the applicants have begun a major redesign of the subdivision lotting pattern after discussing the proposed layout with the Engineering Department.

The application remains tabled, pending the results of the redesign.

8-3091S      FARWEST DEVELOPMENTS LTD.  
2300 KAPTEY AVENUE  
LOT 177, (S&E PL.66675 & 74130), D.L. 65, L.D. 36, PL. 66260

The Committee reviewed a letter and accompanying plan from the applicants, received in the Planning Department 1988 12 28, wherein the Committee was asked to reconsider their previous declining recommendation in relation to the proposed realignment of the property line along the eastern side of the site. After reviewing the request, the Committee reiterated their previous comment that they are not prepared to recommend acceptance of this lotting alternative as, if approved, it would force the adjacent property owner to participate in a joint subdivision. The lotting layout approved under sketch 8-3091R provides more flexibility in terms of possible future lot line realignment and therefore the Committee suggests that the applicants pursue the preliminary subdivision approval granted in relation to sketch 8-3091R.

8-3970E      ALLEN CONTRACTING LTD.  
1392 PIPELINE ROAD  
REM. D.L. 4838; D.L. 4839; LOT 29, PL. 3022; 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, D.L. 6694

The Committee was advised that the applicants have requested that the subdivision be phased, with the upper area being Phase I. The Committee has no objection to a phased subdivision, noting that the 3.5-meter road widening along Pipeline Road should be included in the Phase I survey and the "slope lands" should be left for inclusion in Phase II.

8-3532      HOIGAARD (BURKE MOUNTAIN INVESTMENTS)  
3300 HIGHLAND DRIVE  
L.S. 7, SEC. 13, TWP. 39

Tabled, pending results of Council's review of the parallel rezoning application.

SUBDIVISION COMMITTEE MEETING  
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8-4067B T. & M. RATNER  
3723 QUARRY ROAD  
LOT D, SEC. 17, TWP. 40, PL. 4518 (S&E RP 11964 AND 44165)

Approved subject to:

- 1) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 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.

The Committee notes that approval of this subdivision is being granted pursuant to the provisions of Section 996 of the Municipal Act entitled "Residence for relative".

8-3881VV BRITISH COLUMBIA ENTERPRISES CORP.  
REVISION 1 RIVER HEIGHTS  
LOT 6, D.L. 305, PL.

The Committee reviewed and approved the road exchange indicated on sketch 8-3881VV, Revision 1. Prior to staff reporting back to Council on the question of the road exchange, we await a response from the applicants on this latest revision.

It was noted by the Committee that the application remains tabled, pending receipt of the geotechnical report requested by the Committee at their meeting held 1988 07 19.

8-4014B PARK LANE VENTURES LTD.  
JOHNSON STREET AT DAVID AVENUE  
LOT 2, SEC. 14 & 15, TWP. 39, PL. 79094

The Committee was advised that the applicants have resolved a number of the preliminary approval requirements contained in the Planning Department letter dated 1988 11 12, and therefore the Committee would update their approval conditions of sketch 8-4014B to read as follows:

Approved subject to:

- 1) the immediate construction of the site protection measures to the satisfaction of the Parks and Recreation Director or his delegate;
- 2) the submission of a Letter of Credit in an amount acceptable to the Parks and Recreation Director to guarantee the revegetation and restoration of any open space areas damaged by construction activities;

SUBDIVISION COMMITTEE MEETING  
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8-4014B cont'd

- 3) the submission of acceptable servicing design drawings for the upper portion of Johnson Street;
- 4) the servicing 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 Title Offices of any necessary easements;
  - c) physical construction of the proposed walkways;
- 5) Council issuance of a development variance permit with regard to road grades and K values;
- 6) submission of complete regrading plans and accompanying geotechnical report to the satisfaction of the Permits and Licenses Department. The regrading plans should provide the following:
  - a) a "lot grading plan" which will include grade elevations established upon completion of roads, services and walkways at:
    - i) all property corners;
    - ii) the intersection of lot lines with rights-of-way and easements;
    - iii) a point on all interior lot lines six meters back from the front property line;
  - b) the owner to register a "lot grading, drainage and retaining wall" covenant against all lots created by this subdivision, which will require that:
    - i) lot grading by builders shall be in general conformance with elevations established on the "lot grading plan", no slopes exceeding:
      - a) two horizontal to one vertical for cut slopes;
      - b) three horizontal to one vertical for fill slopes;are permitted without the written approval of an engineer experienced in geotechnical matters;
    - ii) lot grading shall provide for usable outside area or areas, comprising a minimum depth of six meters and each containing a maximum slope of 5%. The builder may have to provide retaining structures to meet this requirement.
    - iii) retaining walls constructed of creosoted railway ties, lock blocks or uncemented large rocks and boulders, are not permitted facing municipal streets and are only permitted facing adjacent properties with the written permission of the adjacent property owner(s);

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8-4014B cont'd

- 6) b) iv) building permits are required for all retaining walls designed to retain more than 1.2 meters of earth. The design of these walls shall bear the seal of a B.C. registered professional engineer. A site plan shall accompany retaining wall permit applications.
  - v) drainage provisions are to be provided behind all retaining structures. Drainage piping is to be connected to the storm drainage system.
  - vi) no fills in excess of 1.0 meters or excavations in excess of 0.3 meters are permitted on rights-of-way or easements;
  - vii) driveway grades are not to exceed 20%;
  - viii) houses are to be provided with gutters and roof drains to collect rainwater. For properties adjacent to ravines, roof drains are to be collected in a tight pipe system and piped directly to the storm sump. This system is to be separate from the required perforated footing drain system.
- 7) compliance with the requirements of the Fish and Wildlife Branch and Water Management Branch of the Ministry of Environment and Parks, and with the requirements of Fisheries and Oceans Canada;
  - 8) registration in the Land Title Offices of a covenant or covenants;
    - a) to ensure that all double fronting lots take access from the interior street system and that all dwellings to be constructed on these lots front the interior street system and not the arterial streets;
    - b) that clearly shows the required setback under Section 405 of the Zoning Bylaw in relation to all lots backing or being affected by the required setback along the ravine areas. The applicants should not assume that the building envelopes shown on previous preliminary grading and siting plans comply. Previous reviews have only been undertaken to demonstrate that an adequate building envelope in relation to Section 406 of the Zoning Bylaw is possible. The schedule is to be a plan of the lotting layout showing the crest of the slope, the degree of slope, the Zoning Bylaw setback from the crest of the slope, the required Fisheries covenant area and proving out of the minimum building envelope under Section 406 of the Zoning Bylaw;
    - c) that provide for an amendment of the area required for vegetation protection as recommended by the Fish and Wildlife Branch of the Ministry of Environment and Parks in their letter dated October 28, 1988;

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8-4014B cont'd

- 8) d) that no building permits will be issued for lots above the 137.0-meter elevation until a pressure-reducing valve has been installed and a water main has been constructed to the Scott Creek reservoir;
- 9) the submission of a security in an amount acceptable to the Municipal Engineer to ensure removal of the pump station;
- 10) the Municipal Engineer approving the rough grading plans and the extent of all site regrading works being completed with any individual phase prior to final approval;
- 11) the submission of a geotechnical report to confirm the suitability of the settlement pond backfill for structures;
- 12) a transfer of title to the District of the proposed lot in the southeast corner of the subdivision.

The Committee notes that no building permits will be issued until the sanitary pump station and force main have been constructed.

JANUARY 16, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 10:30 a.m. on Monday, January 16, 1989, with the following persons present:

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

8-3966B

L. & H. LANGE  
824 MCINTOSH STREET  
LOT 3, D.L. 368, PL. 78181

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of McIntosh Street;
  - b) registration in the Land Title Offices of any necessary easements;
  - c) provision for driveway culverts if required;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional new dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes as well;
- 4) removal of the existing dwelling.

8-4038B

34770 B.C. LTD.  
2900 DEWDNEY TRUNK ROAD  
LOT 2, D.L. 373 & 381, PL.

Approved subject to:

- 1) payment for one additional water connection for the proposed lot fronting Crystal Court;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 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;

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8-4038B cont'd

- 4) removal of the pool prior to final approval.

The Committee notes that when the remaining parcel develops, the Committee will be requesting the registration of a joint access agreement to limit the number of access connections to Dewdney Trunk Road.

8-4028B J. LAU & K. FOLI  
507, 511 & 515 AUSTIN AVENUE  
LOTS 30, 31, & 32, D.L. 5, PL. 2279

Tabled for the Traffic Section of the Engineering Department to review the proposed road dedication requirements for Whiting Way.

8-4042A D. & A. CHILA  
1562 MADORE AVENUE  
LOT 24, BLK. 20, D.L. 110, PL. 2357

Reapproved subject to:

- 1) removal of a portion of the carport/deck to provide the required rear yard setback and confirmation from the Permits and Licenses Department that the reconstruction has been completed in accordance with municipal bylaws;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the approximate 21.5-meter frontage of the proposed new lot on Decaire Street;
  - b) cash payment for future lane paving;
  - c) cash payment for one additional water connection;
  - d) cash payment for one additional driveway culvert, if required;
  - e) relocation of the existing sanitary sewer service line and registration in the Land Title Offices of an easement to protect the relocated line;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 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.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JANUARY 16, 1989

8-3839D BLACKBERRY HOMES LTD.  
1259 JOHNSON STREET  
LOT 5, D.L. 386, PL. 74022

Approved subject to:

- 1) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 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 two additional dwellings units permitted to be constructed;
- 4) payment for new service connections if required;
- 5) registration in the Land Title Offices of a covenant to ensure that all new accesses will be restricted to the lane allowance.

8-3408G W. CHAN & K. HERAR  
2305 CAPE HORN AVENUE  
LOT B, BLKS. 7 & 8, D.L. 65, PL. 11039

Tabled for:

- 1) the submission of a lot grading plan and accompanying soils report;
- 2) the Planning Department and the Traffic Section of the Engineering Department to review the location and necessity of a possible walkway connection to Cape Horn Avenue;
- 3) clarification of the new ownership.

8-3632I DISTRICT OF COQUITLAM  
RAMBLER DRIVE, DURANT DRIVE & GUILDFORD WAY  
LOT REM. 1, PL. 75124, D.L. 385, PT. SK. 1960

The Committee finds sketch 8-3632I technically feasible, noting that a development variance permit in relation to road grades on the extension of Rambler Drive would be required to be secured from Council prior to implementation of the subdivision.

The Committee also notes that the Parks and Recreation Department have requested that no clearing whatsoever take place in the PARK area without their specific approval, and that snow fencing be constructed along both east and west boundaries of the PARK to minimize damage during subdivision and home construction.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JANUARY 16, 1989

8-1802G      PARK LANE VENTURES LTD.  
CAPE HORN AVENUE  
PT. OF LOT 10, PL. 1002; PCL. A OF LOT 10 & PCL. C, PLAN  
8029F; ALL IN D.L. 65 & 66

The Committee reviewed correspondence from the applicants dated 1988 12 21, which provides additional information in regard to noise levels as they pertain to building construction. After review of the information, the Committee commented that they are agreeable to the removal of preliminary approval condition #12 in the preliminary approval letter dated 1988 11 08. The foregoing is based on the undertaking by Park Lane Ventures Ltd. to follow through with the implementation of the recommendations outlined in the acoustical report from Barron, Kennedy, Lyzun and Associates, dated 1988 12 21.

8-3696      CROWN PROVINCIAL LANDS ADJACENT COQUITLAM RIVER IN DISTRICT  
(RED  
BRIDGE)      LOTS 170 AND 305

The Committee reviewed a letter dated 1989 01 03, including attachments, from W.E. Frith, Land Surveyor, which provides additional information on the intermunicipal boundary adjustment along Coquitlam River. After reviewing the information, the Committee recommended that the Approving Officer sign the necessary survey plans and the application to be made to the Agricultural Land Commission.

8-1478D      JAIKAR INVESTMENTS LTD.  
BRUNETTE AVENUE AND CUTLER STREET  
PCL. A (REF. PL. 37095) OF LOT 3, PL. 1122, PCL. G, (EXP.  
PL. 21810), INCLUDING PT. INCL. IN PCL. I, (REF. PL. 22052),  
ALL OF D.L. 47, 64 & 111

The Committee heard a report from the Approving Officer in relation to results of a public information meeting held to discuss the proposed subdivision. Sketch 8-1478D resolves the major concerns of the neighbourhood residents, as well as the Fire Department, and therefore the Committee finds sketch 8-1478D technically feasible. It was noted that a development variance permit in relation to road grades and K values will be required to be secured from Council prior to implementation of the subdivision.

JANUARY 31, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Monday, January 31, 1989, with the following persons present:

D.M. Buchanan, Planning Director  
N. Nyberg, Municipal Engineer  
K. Wright, Assistant Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
R. Camporese, Assistant Chief Building Inspector  
E. Tiessen, Deputy Planning Director (for 8-4084 only)  
N. Maxwell, Planning Assistant

8-4084

THE MOLNAR GROUP  
1160 PINETREE WAY  
LOT 102, D.L. 384A, PLAN 51877

The Committee reviewed and commented that neither Option 1 or Option 2, as presented by the applicants, are consistent with the objectives of the Official Community Plan for the Town Centre area. The Committee then reviewed sketch 8-4084 prepared by the Planning Department, which reflects the Official Community Plan and input from the Traffic Section of the Engineering Department. Sketch 8-4084 was then received and tabled for review of the road and pedestrian access routes for this area by the Director of Permits and Licenses, as coordinator of the Municipal Hall construction project and by Morguard, representing the owners of the adjacent Coquitlam Centre, as well as the applicants. The reference to the Municipal Hall project pertains to the possibility of the Burlington extension to Glen Drive being suggested for relocation, affecting the continuation of Atlantic Avenue.

8-4043B

NEWCORP CONSTRUCTION  
1216 JOHNSON STREET  
LOT 4, D.L. 385, PL. 6944; PT. SK. 2108 & SK. 1960

The Committee reviewed sketch 8-4043B which updates this site in terms of road dedications, particularly the removal of the proposed east-west road along the north property line. The Committee then approved sketch 8-4043B subject to:

- 1) physical construction of Guildford Way, Johnson Street and the proposed Hudson Street cul-de-sac, to the standards required by Subdivision Control Bylaw No. 1023;
- 2) removal of all existing buildings and structures prior to final approval;
- 3) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 4) registration in the Land Title Offices of any necessary easements;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JANUARY 31, 1989

8-4034B cont'd

- 5) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval.

The Committee notes that access to the site will be via a temporary driveway connection to Johnson Street. The Committee notes further that the development cost charge for public open space at the rate of \$955 for each potential dwelling unit will be required pursuant to issuance of any building permit for the contemplated construction. This amount to be reduced in accordance with the agreed compensation for the park area to be acquired by the District.

8-1478E

B.C. HYDRO AND POWER AUTHORITY  
BRUNETTE AVENUE AND CUTLER STREET  
PCL. A (REF. PL. 37095) OF LOT 3, PL. 1122, PCL. G, (EXP. PL. 21810), INCLUDING PT. INCL. IN PCL. 1, (REF. PL. 22052),  
ALL OF D.L. 47, 64 & 111

The Committee reviewed sketch 8-1478E, which reflects the minor adjustments in the proposed lot shapes and sizes, as depicted on the applicant's engineering consultant plan, received in the Planning Department 1989 01 31.

The Committee commented that sketch 8-1478E is also technically feasible, noting it is subject to rezoning to RS-3 by Council and that a development variance permit in relation to road grades and K values will be required to be secured from Council prior to implementation of the subdivision.

8-4027

T. & A. DORO; S. FICHTL  
754 COTTONWOOD AVENUE  
LOT 4, BLK. 15, D.L. 366, PL. 15878, AND LANE CANCELLATION

The Committee recommends that the Approving Officer not approve the proposed subdivision in light of the concerns raised by the adjacent property owners in relation to the proposed lane closure.

8-3891E

PDB DEVELOPMENTS  
2881 BARNET HIGHWAY  
LOT A, D.L. 383, PLAN 78365

Approved subject to:

- 1) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JANUARY 31, 1989

8-1258H

J.H. LEEDER  
2150, 2180, 2200 & 2230 UNITED BOULEVARD  
LOT 2, D.L. 20, PL. 7694; LOT 3, D.L. 20, 21 & 66, PL. 7694;  
REM. 4 (S&E PCL. A, EX. PL. 9322), D.L. 21 & 66, PL. 7496;  
PCL. A, D.L. 21 & 66, EX. PL. 9322

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It has come to the Committee's attention that the approval conditions outlined in the Planning Department letter dated 1988 11 08 did not include a recommendation for exemption from Section 75(1)(b) of the Land Title Act in relation to provision of access to the Fraser River. The Committee notes that as the applicants will be providing a pedestrian access right-of-way through the subdivision to the river and also along the actual frontage of the river, the Committee is of the opinion that the intent of Section 75 of the Land Title Act has been met and therefore would recommend that the Approving Officer provide a letter to the Ministry of Transportation and Highways at the appropriate time recommending relief. The other approval conditions of the Planning Department letter would, of course, still be applicable.

8-4079

COQUITLAM CHRISTIAN REFORM CHURCH; RIVER HEIGHTS DEV. LTD.  
2600 & 2640 AUSTIN AVENUE  
LOT 540, D.L. 113, PL. 60495 AND LOT 6, D.L. 113, PL. 78679

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Approved subject to the payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on the proposed easterly parcel prior to final approval.

8-4081A

E. PARSONS  
682 FLORENCE STREET  
PCL. 17 OF PCL. B, D.L. 41, PL. 21643

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Tabled for the Planning Department to write and seek comments from the adjacent property owners on the proposed subdivision.

8-3975B

SAYANI BROTHERS; DISTRICT OF COQUITLAM  
NORTH OF GUILDFORD WAY EAST OF HOY CREEK LEAVESTRIP  
REM. J (S&E PL. 70184 & 73096), D.L. 386, PL. 13324 AND  
REM. 48 (S&E PL. 26094, 62992, 68606 & 72525), PL. 24503

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The Committee reviewed sketch 8-3975B, which reflects the recommendations of the Parks and Recreation Department in terms of additional park dedication requirements along Hoy Creek. The Committee endorses the objective of the Parks and Recreation Department and referred it to the Planning Department for consideration with future applications.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JANUARY 31, 1989

8-4086

LEO DUPRE  
305 CUTLER STREET  
LOT 3 (S&E PL. 27701, 29223, 37095), D.L. 64 & 111, PL.1122

The Committee reviewed correspondence from the applicant, dated 1988 01 18, wherein the Committee was requested to give consideration to a proposed park exchange and road cancellation adjacent to the southern end of the applicant's property and Cutler Street. Prior to formulating a recommendation, this matter was tabled pending results of an on-site inspection by Planning Department staff. In addition, the request will be forwarded to the Parks and Recreation Department to review the question of access to the proposed ravine park area.

8-4015C

PARKLANE VENTURES LTD.  
NORTH OF DAVID AVENUE EAST OF JOHNSON STREET  
LOT , SEC. 14, TWP. 39, PL. , (PCL. "H")

Approved subject to:

- 1) the immediate construction of site protection measures to the satisfaction of the Parks and Recreation Director or his delegate;
- 2) the submission of a Letter of Credit in an amount acceptable to the Parks and Recreation Director to guarantee the revegetation and restoration of any open space areas damaged by construction activities;
- 3) the servicing 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 Title Offices of any necessary easements;
- 4) Council issuance of a development variance permit with regard to K values at the street intersections;
- 5) submission of complete regrading plans and accompanying geotechnical report to the satisfaction of the Permits and Licenses Department. The regrading plans should provide the following:
  - a) a "lot grading plan" which will include grade elevations established upon completion of roads, services and walkways at:
    - i) all property corners;
    - ii) the intersection of lot lines with rights-of-way and easements;
    - iii) a point on all interior lot lines six meters back from the front property line;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JANUARY 31, 1989

8-4015C cont'd

- 5) b) the owner to register a "lot grading, drainage and retaining wall" covenant against all lots created by this subdivision, which will require that:
- i) lot grading by builders shall be in general conformance with elevations established on the "lot grading plan", no slopes exceeding:
    - a) two horizontal to one vertical for cut slopes;
    - b) three horizontal to one vertical for fill slopes;are permitted without the written approval of an engineer experienced in geotechnical matters;
  - ii) lot grading shall provide for usable outside area or areas, comprising a minimum depth of six meters and each containing a maximum slope of 5%. The builder may have to provide retaining structures to meet this requirement.
  - iii) retaining walls constructed of creosoted railway ties, lock blocks or uncemented large rocks and boulders, are not permitted facing municipal streets and are only permitted facing adjacent properties with the written permission of the adjacent property owner(s);
  - iv) building permits are required for all retaining walls designed to retain more than 1.2 meters of earth. The design of these walls shall bear the seal of a B.C. registered professional engineer. A site plan shall accompany retaining wall permit applications.
  - v) drainage provisions are to be provided behind all retaining structures. Drainage piping is to be connected to the storm drainage system.
  - vi) no fills in excess of 1.0 meters or excavations in excess of 0.3 meters are permitted on rights-of-way or easements;
  - vii) driveway grades are not to exceed 20%;
  - viii) houses are to be provided with gutters and roof drains to collect rainwater. For properties adjacent to ravines, roof drains are to be collected in a tight pipe system and piped directly to the storm sump. This system is to be separate from the required perforated footing drain system.
- 6) compliance with the requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks letters dated 1988 03 10 and 1988 04 07, as well as the items listed in the Fisheries and Oceans Canada letter dated 1988 04 13;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JANUARY 31, 1989

8-4015C cont'd

- 7) registration in the Land Title Offices of a covenant or covenants:
  - a) which comply with the requirements of the Water Management Branch of the Ministry of Environment and Parks letter dated 1988 07 13;
  - b) that clearly show the required setback under Section 405 of the Zoning Bylaw in relation to all lots backing or being affected by the required setback along the ravine areas. The applicants should not assume that the building envelopes shown on previous preliminary grading and siting plans comply. Previous reviews have only been undertaken to demonstrate that an adequate building envelope in relation to Section 406 of the Zoning Bylaw is possible. The schedule is to be a plan of the lotting layout showing the crest of the slope, the degree of slope, the Zoning Bylaw setback from the crest of the slope, the required Fisheries covenant area, and proving out of the minimum building envelope under Section 406 of the Zoning Bylaw;
  - c) that all lots will contain a minimum of 465 m<sup>2</sup>;
- 8) the Municipal Engineer approving the rough grading plans and extent of all site regrading works being completed with any individual phase prior to final approval;
- 9) the submission of a geotechnical report to confirm the suitability of the settlement pond backfill for structures;
- 10) the erection by the applicants of a sign which clearly indicates that the road which connects to David Avenue is temporary and will eventually be eliminated.

FEBRUARY 14, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, February 14, 1989, with the following persons present:

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

8-4028B J. LAU & K. FOLI  
507, 511 & 515 AUSTIN AVENUE  
LOTS 30, 31 & 32, D.L. 5, PL. 2279

The Committee finds subdivision sketch 8-4028B technically feasible.

8-4086 L. DUPRE  
305 CUTLER STREET  
LOT 3 (S&E PL. 27701, 29223, 37095), D.L. 64 & 111, PL. 1122

The Committee, after reviewing a report from the Planning Director, declined the applicant's proposed subdivision as it does not appear feasible in relation to the intended use of the resulting parcel.

8-1478E JAIKAR INVESTMENTS LTD.  
BRUNETTE AVENUE & CUTLER STREET  
PCL. A, (REF. PL. 37095) OF LOT 3, PL. 1122; PCL. G, (EXP. PL. 21810), INCLUDING PT. INCL. IN PCL. 1, (REF. PL. 22052),  
ALL OF D.L. 47, 64 & 111

Approved subject to:

- 1) Council Resolution No. 223 of February 13, 1989 in relation to cost-sharing of the major drainage facility;
- 2) the subdivider agreeing to the dedication of the proposed parkland in an improved state to the satisfaction of the District as to compensation for land and park works;
- 3) a) the submission of a regrading plan and accompanying soils report generally as outlined in the Planning Department letter dated 1988 10 07;  
b) the registration in the Land Title Offices of restrictive covenants in relation to driveway grades, the completion of the earthworks as recommended by the Hardy BBT report of September 6, 1988 and the making aware of potential purchasers the presence of fill on certain of the lots;

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 14, 1989

8-1478E cont'd

- 4) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Brunette Avenue, the internal road and lane allowance, all to the standards required by Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Title Offices of any necessary easements;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on all existing parcels prior to final approval;
- 6) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 15 potential dwelling units permitted to be constructed;
- 7) removal of all existing buildings and structures prior to final approval, with reasonable notice being given to the owner of land at 1749 Sheridan Avenue prior thereto;
- 8) Council approval of a development variance permit in relation to road grades and K values;
- 9) the erection of chain link fencing, as indicated on Alternative 2 attached to the Engineering Department Drainage Report dated 1989 02 03, as well as chain link fencing along the rear of the two properties south of the outfall down to Brunette Avenue;
- 10) the erection of temporary snow fences along the rear of the lots north of the outfall around the remainder of the subdivision over to the overflow diversion structure.

8-4085

L. MCSWEYN  
600 & 610 BOSWORTH STREET  
LOTS 45 & 46, D.L. 5, PL. 29711

Approved subject to:

- 1) removal of the existing garage, which would straddle the new property line, prior to final approval;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on both parcels prior to final approval;
- 3) relocation, if required, of any existing service connections to ensure that they would lie within the frontage of the existing "home lot".

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 14, 1989

8-3748B G. & C. BOIRE  
1007 ALDERSON AVENUE  
LOT 14, BLK. 24, D.L. 45, PL. 1481

The Committee reviewed reports from the various departments and agencies, all of which verify that a subdivision, as indicated by sketch 8-3748B, is technically feasible. It is, however, dependent upon construction of the pan-handle access to certain Fire Department standards, and the reconstruction of the west wall of the existing home to meet the Building Code requirements. Based on the foregoing, the Committee finds the subdivision technically feasible and instructed the Planning Department to write adjacent property owners to seek their view on the proposed subdivision. The Committee notes further that the feasibility is subject to Council issuance of a Development Variance Permit in relation to a reduced setback on the side of the home from the usual minimum of 1.8 meters down to 0.6 meters.

8-2507D R. STUBLEY  
741 PORTER STREET  
LOT 216, D.L. 365, PL. 32115

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Porter Street, Grover Avenue, Regan Avenue and the lane allowance, all to the standards required by Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Title Offices of any necessary easements;
- 2) removal of the garage prior to final approval;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 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 three additional dwelling units permitted to be constructed.

8-3482A S. & S. WITHEROW  
607 CHAPMAN AVENUE  
LOT 131, D.L. 106, PL. 32777

Tabled for the Planning Department to write and seek comments from adjacent property owners, including those who reside north of the proposed lot in the City of Port Moody.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 14, 1989

8-4082A J.M. FRASER & S.M. VICK  
3454 GISLASON AVENUE  
PCL. B, NW 1/4 SEC. 7, TWP. 40, (S&E PL. 19985), PL. 1489

The Committee reviewed and endorsed the road and lot preplan generally as indicated on sketch 8-4082A. The application, however, remains tabled pending the applicant obtaining approvals from the Simon Fraser Health Unit, the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, and Fisheries and Oceans Canada.

8-1793 DISTRICT OF COQUITLAM  
375 MUNDY STREET  
LOT 118, D.L. 112, PL. 28764

Declined.

8-1793A DISTRICT OF COQUITLAM  
375 MUNDY STREET  
LOT 118, D.L. 112, PL. 28764

The Committee commented that the lotting indicated on sketch 8-1793A creates improved potential building envelopes for the southern and western lots. The Committee then approved sketch 8-1793A subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Kugler Avenue, Mundy Street and the lane allowance, all to the standards required by Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Title Offices of any necessary easements;
- 2) 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.

8-4012C DISTRICT OF COQUITLAM  
1275 JOHNSON STREET  
LOT 41, D.L. 386, PL. 24126

The Committee finds the lotting configuration indicated on sketch 8-4012C generally acceptable. The Committee, however, tabled this application and instructed the Planning Department to write the adjacent property owner to the east on Walton Avenue to determine if he would be interested in maximizing his future subdivision potential along Walton Avenue by acquiring a portion of these lands.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 14, 1989

8-3994F      AUSTIN DEV. LTD.; W. & H. ALLEN; DISTRICT OF COQUITLAM  
3155 PATHAN AVENUE & 1389 GABRIOLA DRIVE  
LOT 24, PL. 66029; LOT 27, PL. 3002; BOTH OF SEC. 13,  
TWP. 39, PARK & ROAD ALLOWANCE

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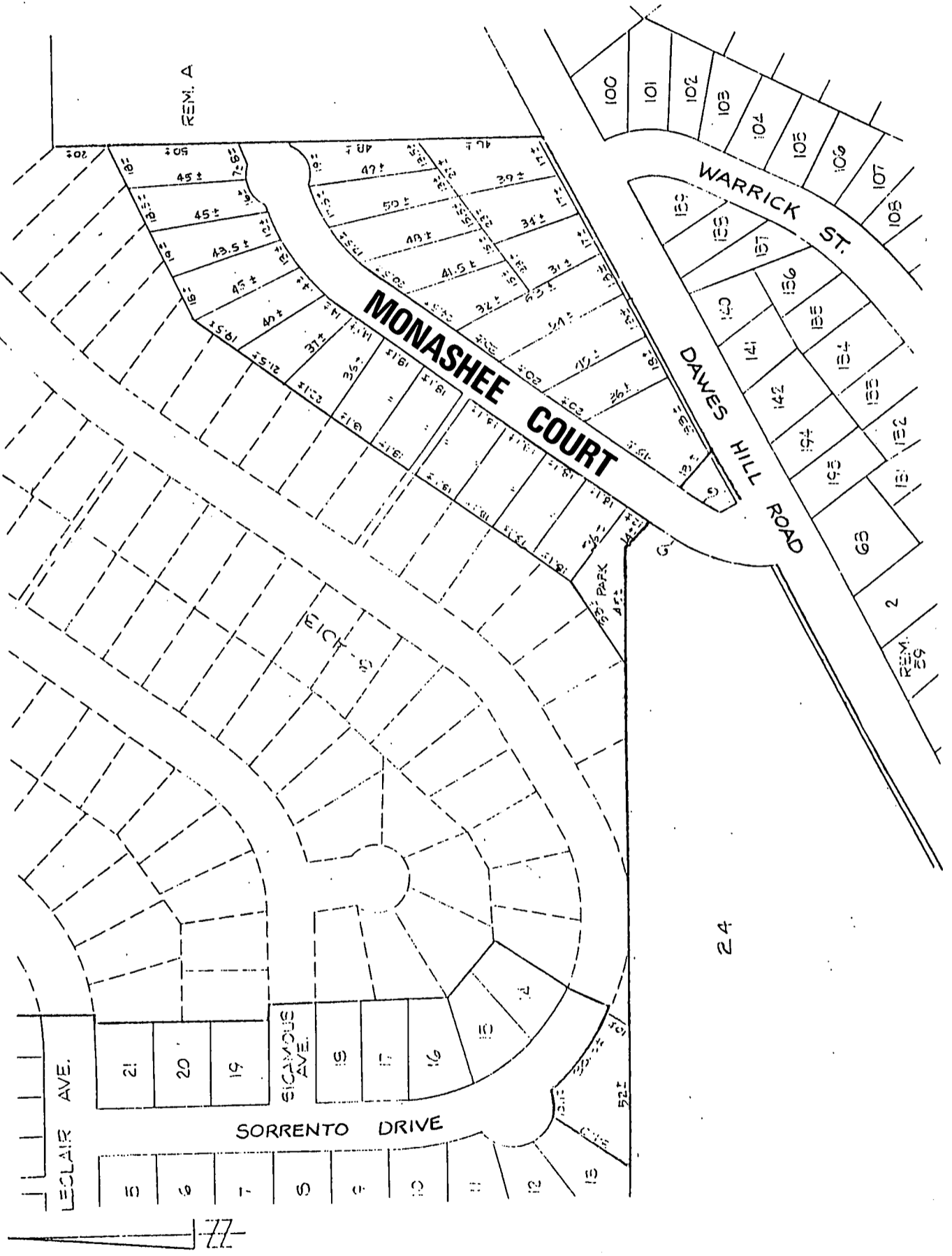
Approved subject to:

- 1) the clearing of the David Avenue right-of-way and its regrading to ensure adequate drainage;
- 2) cash payment for the future construction of David Avenue to a local standard;
- 3) registration in the Land Title Offices of any necessary easements;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on both parcels prior to final approval;
- 5) the connection of the existing home on Pathan Avenue to the sanitary sewer.

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 street name subject to its acceptance by the Post Office:

Monashee Court



24

**STREET NAME**

FEBRUARY 22, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A special Subdivision Committee meeting was held in the Engineering Department Committee Room at 3:30 p.m. on Wednesday, February 22, 1989, with the following persons present:

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

8-3930B

ABBY DOWNS INVESTMENTS LTD.  
OXFORD STREET NORTH OF DAVID AVENUE  
L.S. 2 (S&E PL. 28937) & LOT 16, PL. 53172, BOTH OF SEC. 13,  
TWP. 39

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Reapproved subject to:

- 1) the completion of all requirements contained in Restrictive Covenant AA110400, registered June 15, 1987, as it relates to Phase I earthworks and other conditions prior to the signing of any survey plans by the Approving Officer;
- 2) the erection of snow fencing along the 6.0-meter habitat protection line from the crest of slope, and confirmation that the fencing has been installed to the satisfaction of the Parks and Recreation Department prior to signing of the survey plans by the Approving Officer;
- 3) dedication and 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, excepting that only a half section (8.0 meters) of paved roadway, curb, gutter, sidewalk and streetlighting will be required on David Avenue between Oxford and Shaughnessy. The Committee notes that the applicants must connect the storm and sanitary sewers into the existing municipal trunks on Shaughnessy Street.
- 4) registration in the Land Title Offices of any necessary easements;
- 5) registration in the Land Title Offices of a restrictive covenant, in keeping with the letters from the Water Management Branch of the Ministry of Environment and Parks, dated December 5, 1986 and September 1, 1987;
- 6) compliance with the requirements contained in the letters from Fisheries and Oceans Canada dated June 5, 1987, and from the Fish and Wildlife Branch of the Ministry of Environment and Parks dated December 16, 1986. It was noted that this includes the registration of a restrictive covenant to prevent the disturbance of habitat within 6.0 meters of the crest of slope.
- 7) submission of a Letter of Credit and a copy of a purchase order relating to the installation of two additional pumps for the Oxford Street/Mason Avenue pump station, the amount of the Letter of Credit to be determined by the Municipal Engineer;

SPECIAL SUBDIVISION COMMITTEE MEETING  
MINUTES OF FEBRUARY 22, 1989

8-3930B cont'd

- 8) completion of the pressure-reducing station and the connecting of the water mains from Zone 3;
- 9) the applicants confining and stabilizing all cut and fill slopes within the boundaries of the subdivision, and submission of a letter from a geotechnical engineer confirming future stability;
- 10) registration of a slope easement over the cut and fill areas for road construction, and the applicants retaining ownership of the large remainders;
- 11) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each dwelling unit permitted to be constructed. The Committee notes that this payment may be offset by the value associated with the PARK area being dedicated along Hyde Creek.
- 12) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on all parcels prior to final approval;
- 13) payment of all outstanding inspection fees;
- 14) submission of a plan prepared by a B.C. Land Surveyor, which certifies the location of the crest of slope of Hyde Creek and provides a setback line from the crest, in keeping with Section 405 of the Zoning Bylaw, as well as the setbacks required by the Federal and Provincial agencies in items 5) and 6);
- 15) submission of a plan certified correct by a B.C. Land Surveyor, which verifies that all lots will contain a "building envelope", in keeping with Section 406 of the Zoning Bylaw;
- 16) registration in the Land Title Offices of a restrictive covenant that clearly indicates the required setback and habitat protection areas referred to in item 14) above in relation to all lots backing or being affected by the required setback along the ravine areas. The referenced plan should be attached to the covenant as a Schedule A.
- 17) submission of a Winter Maintenance Program related to maintenance of slopes and deposit of a Letter of Credit for this work, the amount of the Letter of Credit to be determined by the Municipal Engineer.

FEBRUARY 28, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, February 28, 1989, with the following persons present:

D.M. Buchanan, Planning Director  
N. Nyberg, Municipal Engineer  
K. Wright, Assistant Municipal Engineer  
R. Camporese, Assistant Chief Building Inspector  
L.T. Scott, Supervisor, Subdivision & Development  
E. Tiessen, Deputy Planning Director  
R. White, Director of Permits & Licenses  
D. Palidwor, Park Design Technician  
T. Murphy, Supervisor, Traffic & Transportation  
K. McLaren, Development Control Technician  
N. Maxwell, Planning Assistant

8-4087B

DISTRICT OF COQUITLAM  
BRAY STREET/BROMLEY STREET  
LOT 350, PL. 43736, D.L. 113, (EXCEPT PL. 43915, 44220,  
47212, 59946, 60240, 60495, 67289, 74855 & 78679)

Tabled for:

- 1) confirmation, by way of preliminary survey, that the number of lots indicated is possible;
- 2) the Planning Department to review the adequacy of access into the proposed PARK, and the Parks and Recreation Department to review the alternative locations for provision of on-site parking after the survey of the parcel to be subdivided is completed.

8-4089A

S. & B. AND G. & L. OLIVIERO; J. & S. BRANQUINHO  
CASEY STREET/SCHOOLHOUSE STREET  
LOTS 16, 17, 18 & 19, BLK. 12, D.L. 46, PL. 2624

Approved subject to Council approval of the proposed road exchange.

The Committee notes that the servicing of the Schoolhouse Street frontage to the standards required by Subdivision Control Bylaw No. 1023 would be made a condition of any building permit on the resulting parcel. It was noted further that a Development Variance Permit would be necessary to eliminate the requirement to service the Casey Street frontage.

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8-4090A S. & B. AND G. & L. OLIVIERO; S. & J. BRANQUINHO  
SCHOOLHOUSE STREET/CASEY STREET  
LOTS 20, 21, 22 & 23, BLK. 12, D.L. 46, PL. 2624

Approved subject to Council approval of the proposed road exchange.

The Committee notes that the servicing of the Schoolhouse Street frontage to the standards required by Subdivision Control Bylaw No. 1023 would be made a condition of any building permit on the resulting parcel. It was noted further that a Development Variance Permit would be necessary to eliminate the requirement to service the Casey Street frontage.

8-4093 L. & R. STANFIELD  
626 THOMPSON AVENUE  
LOT 164, D.L. 106, PL. 58158

Tabled for the Planning Department to write and seek comments from adjacent property owners.

8-4091 R. & S. ALLY  
800-802 LILLIAN STREET  
LOT 1, BLK. 11, D.L. 368, PL. 18587

Tabled for the Planning Department to write and seek comments from adjacent property owners on the proposed lane cancellation.

8-4092 P.S. & K.K. DHALIWAL  
687 & 691 BLUE MOUNTAIN STREET  
LOT 209, D.L. 365, PL. 31615 & LOT 210, D.L. 365, PL. 31830

The Committee finds sketch 8-4092 technically feasible, based on the proposed removal of the dwelling at 687 Blue Mountain Street, and assuming Council approval of the required rezoning to the RS-3 residential lotting category.

8-2471B J. & M. NYHUS  
223 MARMONT STREET  
LOT 40, D.L. 46, PL. 31201

Approved subject to:

- 1) Council approval of a development variance permit with regard to road width, utility offsets and the resulting building setback to Quadling Avenue from the existing dwelling, which would be less than the normal 7.6-meter front yard setback;

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8-2471B cont'd

- 2) physical construction of Quadling Avenue and Therrien Street to the standards required by Subdivision Control Bylaw No. 1023;
- 3) removal of the garage and shed prior to final approval;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 5) 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;
- 6) the elimination of one of the existing windows on the east elevation of the existing home and its infilling with materials compatible with the other building materials on that elevation, or alternatively, one of the doors on that elevation being fitted with an approved self door closure.

The Committee notes that due to the lot sizes proposed, new buildings will be restricted to one-family dwellings under the provisions of the Zoning Bylaw.

8-4094

CRATEX INDUSTRIAL PACKING LTD.; CRATEX CONTAINER SERVICES LTD.; ATTICA EQUIPMENT LTD.  
150 GLACIER STREET  
LOT 115, D.L. 67, PL. 66264 AND LOT 60, D.L. 67, PL. 58079

Approved subject to:

- 1) the provision of separate and independent service connections to each lot;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on both parcels prior to final approval;
- 3) relocation and restoration of the existing driveway crossings, if required, to ensure that they lie entirely within the frontage of the proposed new sites.

8-4095

D. RODWAY  
2376 AUSTIN AVENUE  
PCL. A, D.L. 112, EX. PL. 31347

Approved subject to:

- 1) submission of a plan prepared by a B.C. Land Surveyor which verifies that all existing improvements on the proposed Austin Avenue lot meet or exceed the siting requirements of the Building and Zoning Bylaws;

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8-4095 cont'd

- 2) cash payment for the future construction of Warrenton Avenue to the standards required by Subdivision Control Bylaw No. 1023;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 4) registration, if required, in the Land Title Offices, of any necessary easements to protect existing service connections and to provide for the drainage of the Austin Avenue lot;
- 5) payment for one water connection on Warrenton Avenue.

8-4088

R.B. EDWARD  
3630 VICTORIA DRIVE  
PART OF LOT C OF NW 1/4 SEC. 8, TWP. 40, PL. 4166

Tabled for the Planning Department to prepare an advance road and lotting plan for this area, which would then form the basis for the requested subdivision.

8-4080

A. & E. VIANI  
536 APPIAN WAY  
LOT 6, BLK. E OF LOT 5, PL. 16986

The Committee reviewed a sketch plan prepared by the applicant's surveyor, which indicates a proposed realignment and lengthening of the existing storm sewer facility which is located along the western side of the property. Given the likely expense involved with the proposed relocation, the Committee suggests that the applicant first obtain a cost estimate from an engineering consultant, the estimate to include a soils report which relates to the extent of fill required to make the site usable for its intended use.

The Committee, in the meantime, requests that the Planning Department write adjacent property owners to seek their views on the proposed subdivision.

8-4081A

E. PARSONS  
682 FLORENCE STREET  
PCL. 17 OF PCL. B, D.L. 41, PL. 21643

The Committee reviewed responses from adjacent property owners and after considering the replies, the Committee recommended approval of the subdivision subject to the following:

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8-4081A cont'd

- 1) the removal of all existing buildings and structures prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Florence Street, Cottonwood Avenue and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Title Offices of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the three additional dwelling units permitted to be constructed.

8-3149D

CROWN FOREST INDUSTRIES LTD; CROWN FOREST PROPERTIES LTD.  
15 KING EDWARD STREET PLUS FRASER MILLS SAWMILL AND LANDS  
ADJACENT THE FRASER RIVER  
PCL. B, D.L. 16, REF. PL. 445; PCL. 1 & 2, D.L. 16, PL.  
54459; LOT 3, D.L. 17, PL. 54459; LOT 4, D.L. 18, PL. 54459;  
LOT 23 (S&E PL. 74078), D.L. 48, PL. 66298

Reapproved subject to:

- 1) registration in the Land Title Offices of a road reservation agreement over the future United Boulevard connector;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on all parcels prior to final approval, if required;
- 3) registration in the Land Title Offices of covenants in keeping with the requirements contained in the July 9, 1987 letter from the Fish and Wildlife Branch of the Ministry of Environment and Parks;
- 4) registration in the Land Title Offices of covenants in keeping with the letter dated July 22, 1988 from the Water Management Branch of the Ministry of Environment and Parks;
- 5) compliance with any requirements of Fisheries and Oceans Canada;
- 6) signing of the survey plans, if required, by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer;

SUBDIVISION COMMITTEE MINUTES  
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8-3149D cont'd

- 7) a relaxation of the "perimeter ruling", if required, by the Municipal Approving Officer;
- 8) registration in the Land Title Offices of easements, one above the United Boulevard extension north of proposed Lot 3 and one at the southwest corner of Parcel 3 down to the river, both for flood control measures.

The Committee notes that the Engineering Department will be reporting to Council that staff have no objection to the removal of the servicing covenant as it relates to existing Lot Rem. 24, noting that the servicing covenant will still apply to the portion of Rem. Lot 23 lying north of the south boundary of the road reservation area west of King Edward Street.

MARCH 14, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, March 14, 1989, with the following persons present:

E. Tiessen, Deputy Planning Director  
K. Wright, Assistant Municipal Engineer  
R. Camporese, Assistant Chief Building Inspector  
L.T. Scott, Supervisor, Subdivision & Development  
R. White, Director of Permits & Licenses (for 8-4084A only)  
D. Mooney, Traffic Technologist  
K. McLaren, Development Control Technician  
N. Maxwell, Planning Assistant

8-4084A      THE MOLNAR GROUP  
1160 PINETREE WAY  
LOT 102, D.L. 384A, PL. 51877

Approved subject to:

- 1) the provision of servicing to the standards required by Subdivision Control Bylaw No. 1023 for the road allowance along the northern portion of the site;
- 2) physical construction of Pinetree Way to the standards required by Subdivision Control Bylaw No. 1023, including a northerly median extension;
- 3) payment of any current delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 4) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 5) registration in the Land Title Offices of a right-of-way for pedestrian and vehicular purposes within the 13.0-meter wide area along the south property line;
- 6) registration in the Land Title Offices of a restrictive covenant to prohibit any construction within the rear portion of the site until such time as the pedestrian and vehicular corridors in that area have been established and provided for.

8-4097      PENSIONFUND REALTY LTD.  
2929 BARNET HIGHWAY  
LOTS 103 & 105, D.L. 384A, PL. 51877, LOT 98, D.L. 384A,  
PL. 52027 AND LOT 149, D.L. 384A, PL. 66060

Tabled for review by the various Municipal Departments and in particular the Traffic Section of the Engineering Department.

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8-4096

B.C. TRANSIT; JAFFSON PROPERTIES LTD  
SE CORNER LOUGHEED HIGHWAY & KING EDWARD STREET  
LOT 22 (S&E PL. 70129), D.L. 46 & 48, PL. 66298

The Committee commented that the road alignment, and in particular the eastern portion, is not acceptable in terms of alignment. Consequently, the application was tabled, however, prior to formulating any recommendations on a new road alignment, the Committee requests the submission of the following:

- 1) a plan prepared by a B.C. Land Surveyor which locates the watercourse along the south side of the site. The plan should locate the top of bank, natural boundary, and provide spot elevations of the natural boundary.
- 2) a preliminary servicing schematic, particularly how the subdivision can be serviced with sanitary sewers.

The Committee notes that if the final road and lot configuration does not coincide with the existing zoning boundary, the applicant would be required to make an application to rezone the areas which do not coincide.

8-1802G

PARKLANE VENTURES (CH) LTD.  
CAPE HORN AVENUE  
PT. OF LOT 10, PL. 1002; PCL. A OF LOT 10 AND PCL. C, PLAN  
8029F; ALL IN D.L. 65 & 66

The Committee reviewed a plan and correspondence from the applicant's consultant, received in the Planning Department 1989 02 28, wherein a modification to the road and lot pattern in the southwest corner of the subdivision was requested. The Committee declined the proposal as, in their opinion, too many lots would be forced to utilize the one access connection to Cape Horn Avenue. The Committee then commented that the applicant should stay with the previously approved lotting layout.

8-3482A

S.B. WITHEROW  
607 CHAPMAN AVENUE  
LOT 131, D.L. 106, PLAN 32777

The Committee, after reviewing the responses from adjacent property owners, recommended that the Approving Officer not approve the proposed subdivision as it would be against the public interest of the neighbourhood.

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8-3748B

G. & C. BOIRE  
1007 ALDERSON AVENUE  
LOT 14, BLK. 24, D.L. 45, PLAN 1481

The Committee noted that they had received no negative written responses to the Planning Department letter and therefore assumes there is no significant opposition to the proposal. The Committee then approved subdivision sketch 8-3748B subject to the following:

- 1) Council approval of a development variance permit in relation to the proposed setback from the existing house to the new property line;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the full Alderson Avenue frontage and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Title Offices 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 taxes and the estimated 1989 municipal taxes before final approval;
- 5) payment for one additional water connection;
- 6) payment for one additional driveway culvert if required;
- 7) registration in the Land Title Offices of a covenant in keeping with the requirements of the Fish and Wildlife Branch of the Ministry of Environment and Parks letter dated 1989 01 25;
- 8) compliance with the requirements contained in the Water Management Branch of the Ministry of Environment and Parks letter dated 1989 02 07;
- 9) the reconstruction of the westerly wall of the existing home to meet the requirements of the British Columbia Building Code;
- 10) the physical construction of the panhandle driveway access to Alderson Avenue to the standards required by the Fire Department in order to carry the weight of Fire Department vehicles, and also the erection of an address sign with the number and the word "rear" under the street address.

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8-2752B E.T. & M.P. WILLIAMS  
1380 HOCKADAY STREET  
LOT B, EX. PL. 14093, S. 1/2 OF L.S. 5, SEC. 13, TWP.39

Declined, as the applicants have not provided the information requested in the Planning Department letter dated 1986 08 28.

8-4072 FARS F.R. HOLDINGS LTD.  
425 BROMLEY STREET & 2600 BLOCK CRAWLEY AVENUE  
LOTS 1 & 2, D.L. 112 & 305, PL. 78679

The Committee recommends that the Strata Titles Approving Officer sign the Phase I strata title drawings.

8-3998A TRIAD INDUSTRIES INC.  
2567 RUNNEL DRIVE  
LOT B, D.L. 238, PL. 71911

Approved subject to:

- 1) the payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 2) the provision of separate and independent service connections to each lot;
- 3) construction or reconstruction, if required, of sidewalk crossings to ensure that they provide access to both parcels.

8-3881QQ BRITISH COLUMBIA ENTERPRISE CORP.  
CLEARWATER WAY  
LOT 1, D.L. 305, PL. 79822 (LOTS 443-453)

Approved subject to:

- 1) physical construction of Clearwater Way and the walkway to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 3) registration in the Land Title Offices of any necessary easements;
- 4) registration of covenants that:

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8-3881QQ cont'd

- 4) a) on Lots 443-453, limit driveway grades to a maximum of 20%;
- b) on Lots 450-452, prior to issuance of a building permit, the excavation is to be inspected by a geotechnical engineer and certified as being suitable for foundation construction, and also notification to purchasers that the lots contain fill.

8-3881RR BRITISH COLUMBIA ENTERPRISE CORP.  
CLEARWATER WAY  
LOT 2, D.L. 305, PL. 79822 (LOTS 454-463)

Approved subject to:

- 1) the physical construction of the proposed cul-de-sac to the standards required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Title Offices of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 4) Council approval of a development variance permit with regard to the proposed horizontal road alignment;
- 5) construction of a concrete retaining wall at the rear of Lots 461 and 462;
- 6) registration of covenants that:
  - a) on Lots 454-463, restrict driveway grades to a maximum of 20%;
  - b) on Lots 459-463, prior to issuance of a building permit, the excavation must be inspected by a geotechnical engineer and certified as being suitable for foundation construction, and also notification to purchasers that the lots contain fill.

8-3881SS BRITISH COLUMBIA ENTERPRISE CORP.  
CLEARWATER WAY  
LOT 3, D.L. 305, PL. 79822 (LOTS 464-469)

Approved subject to:

- 1) physical construction of the The Dell and the walkway to the standards required by Subdivision Control Bylaw No. 1023;

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8-3881SS cont'd

- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 3) registration in the Land Title Offices of any necessary easements;
- 4) construction of a concrete retaining wall at the rear of Lots 467-469;
- 5) registration of covenants that:
  - a) on Lots 464-469, restrict driveway grades to a maximum of 20%;
  - b) on Lots 467-469, prior to issuance of a building permit, the excavation must be inspected by a geotechnical engineer and certified as being suitable for foundation construction, and also notification to purchasers that the lots contain fill;
  - c) on Lots 468 & 469, prior to an application for a building permit, a plan prepared by a geotechnical engineer must be submitted showing the proposed lot grading and establishing the maximum basement and carport elevations.

8-3881TT BRITISH COLUMBIA ENTERPRISE CORP.  
CLEARWATER WAY  
LOT 4, D.L. 305, PL. 79822 (LOTS 470-480)

Approved subject to:

- 1) the completion of any outstanding servicing requirements on Clearwater Way and the physical construction of the proposed new road allowance to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 3) registration in the Land Title Offices of any necessary easements;
- 4) construction of a concrete retaining wall at the rear of Lots 470-473;
- 5) registration of a covenant restricting the driveway grades to a maximum of 20%.

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8-4081B E. PARSONS  
682 FLORENCE STREET  
PCL. 17 OF PCL. B, D.L. 41, PL. 21643

Approved subject to:

- 1) the removal of all existing buildings and structures prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Florence Street, Cottonwood Avenue and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Title Offices of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the three additional dwelling units permitted to be constructed.

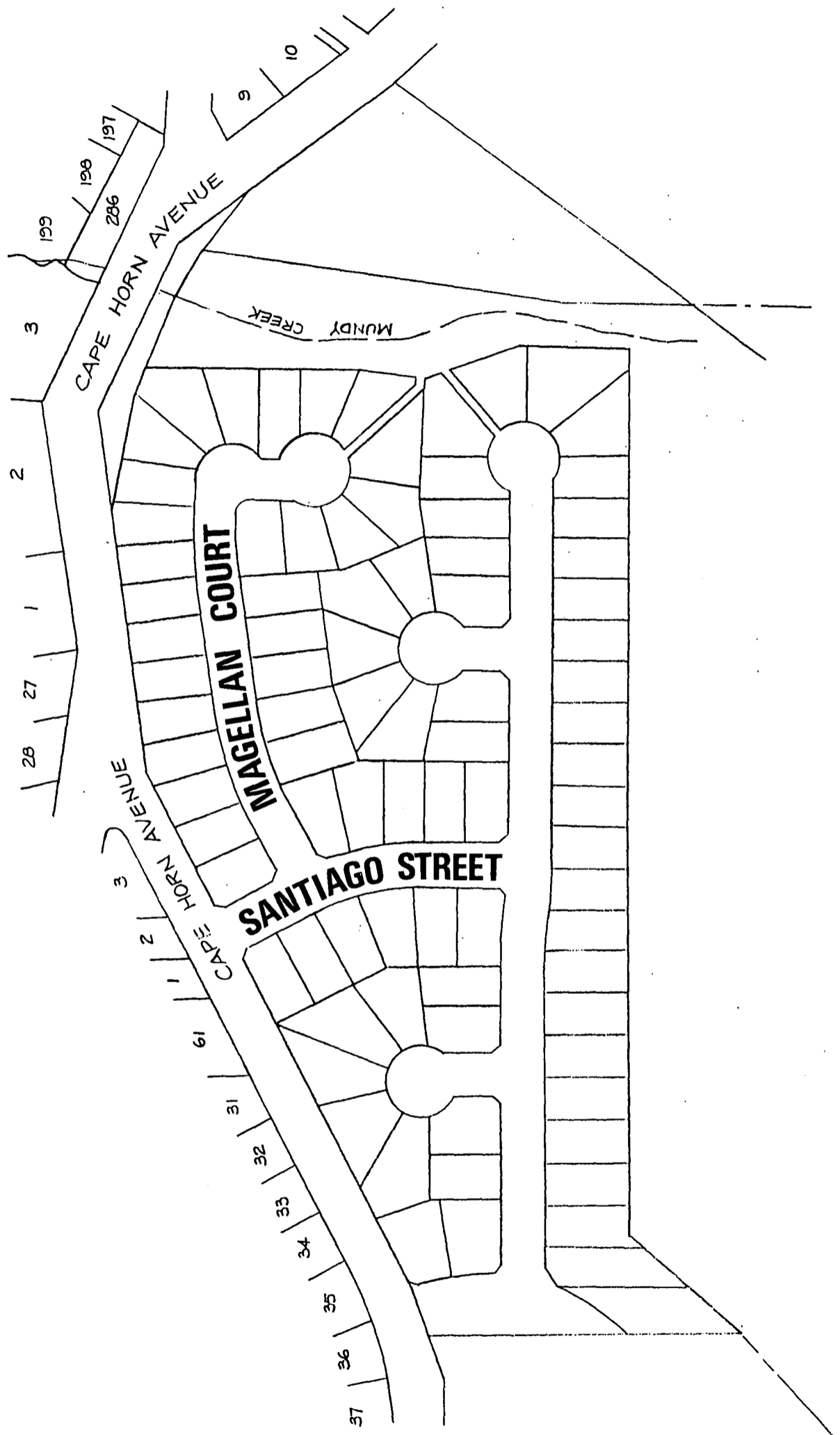
8-3427 DISTRICT OF COQUITLAM  
909 ALDERSON AVENUE  
LOT A, BLK. 99, D.L. 45, PL. 2552

The Committee finds sketch 8-3427 technically feasible, noting Council approval of the required rezoning would be necessary to implement the proposed subdivision.

STREET NAMES

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

Santiago Street  
Magellan Court



**STREET NAMES**

MARCH 28, 1989

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, March 28, 1989 with the following persons present:

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

8-4087C

DISTRICT OF COQUITLAM  
BRAY STREET/BROMLEY STREET  
LOT 350, PLAN 43736, D.L. 113, GP. 1, (EXCEPT PL. 43915,  
44220, 47212, 59946, 60240, 60495, 67289, 74855 & 78679)

The Committee was advised that there is sufficient land area to accommodate a 34 lot subdivision. The Committee then approved sketch 8-4087C subject to:

- 1) Council approval of the required road exchange;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
  - a) physical construction of Bray Street, Bromley Street, the lane allowance and the internal cul-de-sacs to the standards required by Subdivision Control Bylaw No. 1023;
  - b) 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 each of the 34 dwelling units permitted to be constructed.

8-3881WW

MOLNAR CONSTRUCTION LTD.  
CHILKO DRIVE AND DOUGLAS DRIVE  
LOT 2, D.L. 305, PLAN 70847

The Committee heard a report from the Permits and Licences Department that the applicants have proposed an alternative method of a combination of lot regrading and floor level restrictions which would remove the necessity of constructing retaining walls as originally proposed. The proposed regrading and floor slab control elevations is acceptable to the Permits and Licences Department, and therefore the Committee reapproved the subdivision subject to:

- 1) Council approval of a development variance permit in relation to the proposed road centre line radius and the physical construction of a concrete retaining wall at the top of the existing bank along Chilko Drive on proposed Lots 515 to 522, to create usable rear yard spaces and to protect municipal utilities to the satisfaction of the Director of Permits and Licences;

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8-3881WW continued

- 2) 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;
  - c) registration in the Land Titles Office of any necessary easements;
- 3) submission of the geotechnical report requested by the Committee at their meeting of 1988 09 20;
- 4) registration in the Land Titles Office of covenants to ensure:
  - a) all homes on double frontage lots along Chilko Drive be oriented to the internal street and that no accesses will be permitted to Chilko Drive;
  - b) a maximum carport floor elevation and minimum basement slab elevation on Lots 524-532 and a minimum carport floor elevation and maximum basement slab elevation on Lots 507-523;
  - c) individual lot regrading plans are submitted and accepted by the Director of Permits and Licences prior to the issuance of a building permit;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 6) the erection of snow fencing on the south property line adjacent the PARK.

The Committee notes that under the Coquitlam Building Bylaw, driveway grades can not exceed a maximum grade of 20%.

8-3656A

M. & V. BOROJEVIC  
1111 AND 1109 THOMAS AVENUE  
LOT 5, BLOCK 31, D.L. 109, PLAN 5651

Approved subject to:

- 1) removal of the existing dwelling in the southeast corner of the site prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future installation of the services required by Subdivision Control Bylaw No. 1023 for the approximate 23.0 m frontage of the proposed new lot on Therrien Street;

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8-3656A continued

- 2) b) payment for one new water connection;  
c) payment for one new driveway culvert if required;  
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 taxes and the estimated 1989 municipal taxes before final approval.

The Committee recommends that the Approving Officer sign the survey plans for the proposed subdivision with the knowledge that the existing dwelling which is to remain is non-conforming in relation to the siting requirements of the Zoning Bylaw.

8-4034

PABLO AND ADRIANA DOBUD  
539 EBERT AVENUE  
PCL. A (J-93193-E) OF LOT 4, D.L. 7, GP 1, PLAN 6422

Reapproved subject to:

- 1) physical construction of the proposed additions and then demolition of the portions of the existing dwelling which would straddle the proposed property line;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the approximate 15.5 meter frontage of the new lot on Ebert Avenue;
  - b) physical construction of the lane to a gravel standard;
  - c) cash payment for future lane paving;
  - d) payment for one additional water connection;
  - e) payment for one new driveway culvert if required;
- 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 1989 municipal taxes before final approval.

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8-3971           MEHAR GILL; PARKASH GILL; MARTIN GILL  
915 COMO LAKE AVENUE  
LOT 171, D.L. 367, PLAN 33712

Approved subject to:

- 1) removal of all existing buildings and structures prior to final approval;
- 2) reconstruction of the Como Lake sidewalk and the restriction of all new driveways to the lane allowance;
- 3) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) payment for future lane paving as required by Subdivision Control Bylaw No. 1023;
  - b) payment for one additional water connection;
  - c) payment for one additional storm sewer connection;
  - d) payment for two new driveway culverts in the lane;
- 4) relocation of any existing service connections which do not lie entirely within the lot they are to serve.

8-3866A           MARGARET W. ROSS  
2966 DEWDNEY TRUNK ROAD  
LOT C OF 7, BLK. 2, D.L. 378, PLAN 21730

Tabled for the Planning Department to review the road and lotting pattern.

8-4098           HSCY INVESTMENT LTD; WALTER COOPER  
2777 and 2783 DEWDNEY TRUNK ROAD  
LOTS C AND D, PLAN 12138; ALL OF GP. 1, D.L. 373

Tabled for:

- 1) the submission of a complete geotechnical report which addresses the existing fill on the site in terms of suitability for future construction of dwellings and servicing and also the proposed filling to accommodate the anticipated road construction;
- 2) the submission of a plan prepared by a B.C. Land Surveyor which verifies that any new home construction will meet the floor level requirements of Section 405(2)(a)(ii) of the Zoning Bylaw in terms of possible flooding from Scott Creek.

SUBDIVISION COMMITTEE MINUTES  
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8-4091

R. & S. ALLY  
800-802 LILLIAN STREET  
LOT 1, BLK. 11, D.L. 368, PLAN 19587

The Committee recommends acceptance of the proposed lane closure subject to:

- 1) Council approval of a lane closure bylaw;
- 2) enclosure of the existing ditch with a storm drainage facility, to the standards required by the Subdivision Control Bylaw;
- 3) registration in the Land Titles Office of sewerage and drainage easements over the area to be closed, to facilitate the existing and proposed utilities.

8-4099

G. ALLARD  
THOMAS AVENUE WEST OF DECAIRE STREET  
LOTS 1-6, BLKS. 39 & 40, D.L. 110, PLAN 2357

The Committee acknowledges receipt of a letter from an adjacent property owner wherein concern was expressed in relation to this subdivision in general and in particular, the possible loss of view angles, depending upon adjacent house construction. The Committee went on to state that prior to formulating any detailed comments on this application, they request the submission of detailed information to determine if the subdivision is at all technically feasible. The Committee initially requests the submission of the following:

- 1) existing and proposed contours;
- 2) a regrading plan which demonstrates how level back yard amenity areas can be achieved and the regrading between buildings will be handled;
- 3) preliminary road centre line design, including information on proposed vertical curves;
- 4) cross sections which demonstrate that driveway grades with a maximum grade of 20% can be achieved in conjunction with the regrading plans requested in 2) above;
- 5) a geotechnical report which verifies that the proposed lots will be suitable for their intended use;
- 6) a plan which demonstrates that a building envelope as required by Section 406 of the Zoning Bylaw can be achieved.

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

- a) depending upon the level of details supplied, further requests for plans and information may be forthcoming;
- b) the lotting pattern, in particular the panhandle lots, will be analyzed in detail later by the Committee.

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 28, 1989

8-4093

ROSEMAY AND LANCE STANFIELD  
626 THOMPSON AVENUE  
LOT 164, D.L. 106, GP. 1, PLAN 58158

The Committee, after reviewing the responses from adjacent property owners, commented that the irregular lot line would force any home construction toward the rear of the resulting lot. Consequently they recommend that the Approving Officer not approve the proposed subdivision as it would injuriously affect the established amenities of adjoining or reasonably adjacent properties.

APRIL 11, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, April 11, 1989, with the following persons present:

N. Nyberg, Municipal Engineer  
D.M. Buchanan, Planning Director  
R. Camporese, Assistant Chief Building Inspector  
L.T. Scott, Supervisor, Subdivision & Development  
K. Wright, Assistant Municipal Engineer  
N. Maxwell, Planning Assistant

8-4080

A. & E. VIANI  
536 APPIAN WAY  
LOT 6, BLK. E OF LOT 5, PLAN 16986

The Committee, after reviewing the responses from adjacent property owners, recommended that the Approving Officer not approve the proposed subdivision as it would be against the public interest of the neighbourhood.

8-4103A

HASEMAN INVESTMENT CORPORATION  
BRUNETTE AVENUE, LAVAL SQUARE, BEGIN STREET  
LOTS 3, 4, 11, 12 & 14; N. 60' OF LOT 1; PCL. A (S&E PLAN 11786) OF LOT 1; LOT 1 (S&E N. 50' & EX. PL. 11786 & LANE); PCL. A (S&E EX. PL. 15853) OF LOT 2; LOT 2 (S&E PCL. A, EX. PL. 15853); LOT 13 (S&E PCL. A, EX. PL. 17104); PCL. A (S&E EX. PL. 17104) OF LOT 13, ALL OF BLK. 5, D.L. 46, PLAN 2624

Approved subject to:

- 1) Council approval of a Road Exchange Bylaw;
- 2) removal of all existing buildings and structures prior to final approval, except for the home which is located on the northeast corner of Brunette Avenue and Begin Street;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on all existing parcels prior to final approval.

The Committee notes that a condition of building permit issuance requires that the applicants make provision for the upgrading of contiguous street frontages to the standards required by the Subdivision Control Bylaw, this to include perimeter drains at the back of the sidewalks along Brunette Avenue and a cash contribution for surface works over and above those proposed by the District's ditch elimination program which is in progress along Begin and Laval Streets.

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 11, 1989

8-4067C

T. & M. RATNER  
3723 QUARRY ROAD  
LOT D, SEC. 17, TWP. 40, PL. 4518 (S&E RP 11964 & 44165)

Approved subject to:

- 1) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 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.

The Committee notes that approval of this subdivision is being granted pursuant to the provisions of Section 996 of the Municipal Act entitled "Residence for relative".

8-3992C

G. & D. AUDETTE  
1353 PIPELINE ROAD  
LOT 64, SEC. 14, TWP. 39, PL. 55389

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Pipeline Road and the internal streets to the standards required by Subdivision Control Bylaw No. 1023,
  - b) registration in the Land Title Offices of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the five additional dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 4) removal of the existing access to Pipeline Road, and its relocation to the proposed cul-de-sac;
- 5) registration in the Land Title Offices of a restrictive covenant to ensure that all new homes are oriented to face the internal streets; that no new accesses will be permitted to Pipeline Road; and that all buildings and structures will be sited from Pipeline Road, assuming the ultimate dedication for road widening along Pipeline Road.

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 11, 1989

8-4104 B.C. HYDRO & POWER AUTHORITY; MINISTRY OF CROWN LANDS  
PIPELINE ROAD AREA  
LOT A (EX. PL. 16481) OF LOT 28; LOT B (EX. PL. 21901) OF  
LOT 28 AND PART L.S. 1, (B.C. ELECTRIC RIGHT-OF-WAY PLAN  
21359), ALL OF SEC. 14, TWP. 39, PLAN 3022

Tabled for the Planning Department to review the advance street plan for this area. The review will include the road system and lot depths along Pipeline Road.

8-4101 R. & I. WEST  
830 DOGWOOD STREET  
LOT 9, D.L. 9, PLAN 13765

Tabled for comments from the applicant on:

- 1) the loss of the private rear yard space;
- 2) how the required parking for the existing building will be provided for.

8-3534 R. PERRY  
1865 BRUNETTE AVENUE  
PCL. A OF LOTS 2 & 3, BLK. 5, D.L. 64, EX. PL. 25367

Tabled for an on-site inspections by municipal staff.

The Committee notes that the retention of the existing carport is not practical as the proposed new lot would be under the Bylaw minimum of 555 m<sup>2</sup>. Consequently the new property line will have to be located further to the north, which will require removal of this existing carport.

8-4043C NEWCORP PROPERTIES LTD.  
1216 JOHNSON STREET  
LOT 4, D.L. 385, PLAN 6944

The Committee recommends that the Strata Title Approving Officer sign the Form E Phasing Declaration subject to the applicants first making the necessary corrections to the document.

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 11, 1989

8-4105

G. CHILD & A.F. BUONO  
712 & 714 ALTA LAKE PLACE  
LOTS 316, 317, D.L. 305, PLAN 76343

Approved subject to payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on both existing parcels prior to final approval.

8-4028B

J. LAU & K. FOLI  
507, 511 & 515 AUSTIN AVENUE  
LOTS 30, 31 & 32, D.L. 5, PLAN 2279

Approved subject to:

- 1) Council approval of a development variance permit or development permit in regard to the proposed road width for Whiting Way;
- 2) physical construction of Austin Avenue and Whiting Way to the standards required by Subdivision Control Bylaw No. 1023;
- 3) removal of all existing buildings and structures prior to final approval;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on all existing parcels prior to final approval.

8-4055

D. & G. QUIGLEY; F.A. LONG  
3097 & 3099 SPURAWAY AVENUE  
LOTS 1 & 2, BLK. 1, D.L. 374, PLAN 16289

Approved subject to:

- 1) Council approval of a development variance permit in regard to special road construction requirements adjacent the frontage of the new lots, the development variance permit to state that the District will not be responsible for maintenance on the road connection to Heckbert Place, and that there will be a sidewalk on the east side of the new road and a streetlight at the southern end;
- 2) a) reconstruction of the existing sidewalk crossing on Heckbert Place and the construction of a new crossing in the ultimate location further to the north;  
b) removal of the existing limestone walkway and replacement with appropriate landscaping where it parallels the new sidewalk under item 1;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 11, 1989

8-4055 cont'd

- 3) relocation of the service connections to the existing single-family dwellings on Spuraway Avenue and the provision of easements to protect the service lines;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on both existing parcels prior to final approval;
- 5) cash payment for two new water connections;
- 6) the provision for two new storm sewer connections;
- 7) submission of a plan prepared by a B.C. Hydro Land Surveyor which verifies that all lots will contain the required minimum of 650 m<sup>2</sup> of area;
- 8) completion of the lot regrading in accordance with the plans from the applicant's consultant, being Drawing 3205/D/2/0, received in the Engineering Department on February 27, 1989, noting that all works must be completed and accepted prior to final approval of the subdivision.

APRIL 24, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A special Subdivision Committee meeting was held in the Engineering Department Committee Room at 3:00 p.m. on Monday, April 24, 1989, with the following persons present:

N. Nyberg, Municipal Engineer  
D.M. Buchanan, Planning Director  
E. Tiessen, Deputy Planning Director  
R. White, Director of Permits & Licenses  
K. Wright, Assistant Municipal Engineer  
T. Murphy, Supervisor, Traffic & Transportation  
B. Holitzki, Engineering Technologist  
K. McLaren, Development Control Technician  
N. Maxwell, Planning Assistant

8-3729C

REALESCOPE PROJECTS INC.  
2900-2916 GLEN DRIVE  
LOT 97, BLK. E, PL. 52027; LOTS 79 & 80, BLK. E, PL. 31297;  
LOT 72 AND PARCEL A (EX. PL. 31844), PL. 29774

The Committee, after reviewing an updated circulation plan for the area bounded by Pinetree Way, Glen Drive and Johnson Street, finds sketch 8-3729C technically feasible in terms of its relationship to the overall plan.

8-4084B

IBI GROUP  
1160 PINETREE WAY  
LOT 102, D.L. 384A, PL. 51877

The Committee, after reviewing an updated circulation plan for the area bounded by Pinetree Way, Glen Drive and Johnson Street, finds sketch 8-4084B technically feasible in terms of its relationship to the overall plan.

8-4097A

PENSIONFUND REALTY LTD.  
2929 BARNET HIGHWAY  
LOTS 103 & 105, D.L. 384A, PL. 51877; LOT 98, D.L. 384A,  
PL. 52027 AND LOT 149, D.L. 384A, PL. 66060

The Committee, after reviewing an updated circulation plan for the area bounded by Pinetree Way, Glen Drive and Johnson Street, finds sketch 8-4097B technically feasible in terms of its relationship to the overall plan.

APRIL 27, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Thursday, April 27, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director  
N. Nyberg, Municipal Engineer  
R. Camporese, Assistant Chief Building Inspector  
L.T. Scott, Supervisor, Subdivision & Development  
D. Mooney, Traffic Technologist  
K. McLaren, Development Control Technician  
N. Maxwell, Planning Assistant

8-4096

B.C. TRANSIT; JEFFSON PROPERTIES LTD.  
SOUTHEAST CORNER OF LOUGHEED HIGHWAY AND KING EDWARD STREET  
LOT 22 (S&E PL. 70129), D.L. 46 & 48, PL. 66298

Approved subject to:

- 1) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer;
- 2) the applicants making payment of the application fees pertaining to the additional eight lots over and above the original submission;
- 3) the applicants initiating a rezoning application to adjust the zoning boundaries in the northwest corner of the subdivision to ensure that all M-1 General Industrial zoning lies within and south of the road allowance in that area;
- 4) the applicants' consultants providing a revised horizontal alignment for the new road meeting Bylaw standards, noting that a realignment of the road at the east end of the property may be necessary;
- 5) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of all roads bounding, abutting and lying within the subdivision, noting that streetlighting will also be required along the Lougheed Highway;
  - b) registration in the Land Title Offices of any necessary easements;
  - c) physical construction to an interim standard of the road extension over to Schoolhouse Street;
- 6) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval on both existing parcels;
- 7) compliance with any requirements of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, Fisheries and Oceans Canada, and the Ministry of Transportation and Highways, noting that detailed responses have yet to be received from these external agencies;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF APRIL 27, 1989

8-4096 cont'd

- 8) the applicants demonstrating that there will be an adequate building site on the most easterly lot on the south side of the new road once the required setbacks from the watercourse have been identified;
- 9) the submission of an updated plan of the watercourse which locates the natural boundary, the top of bank, and provides information on the elevations of the natural boundary. The plan should be extended up to the south side of the Lougheed Highway. In addition, the Committee requests the submission of a plan, which clearly identifies the minimum floor elevations which are to be established for each of the sites, in conjunction with the flood control elevations likely to be required as part of the Water Management Branch of the Ministry of Environment and Parks review.
- 10) the registration of a covenant in the Land Title Offices to protect the private sanitary sewer pumps which are to be located on the lots on the south side of the road allowance;
- 11) all accesses to the lots fronting the Lougheed Highway being restricted to the new rear road.

8-3992D

G. & D. AUDETTE  
1353 PIPELINE ROAD  
LOT 64, SEC. 14, TWP. 39, PL. 55389

The Committee reviewed sketch 8-3992D, which is identical to the previous preliminary approval, except for the small road truncation on the west side of the north-south road. The additional road dedication is required to facilitate a smooth transition of the northerly projection of the road system proposed to the north of this site. The Committee then stated that the approval conditions of 1989 04 11 would remain the same for sketch 8-3992D.

8-4104B

B.C. HYDRO AND POWER AUTHORITY; MINISTRY OF CROWN LANDS  
PIPELINE ROAD AREA  
LOT A (EX. PL. 16481) OF LOT 28; LOT B (EX. PL. 21901)  
of LOT 28, AND PART L.S.1, (B.C. ELECTRIC RIGHT-OF-WAY  
PL. 21359), ALL OF SEC. 14, TWP. 39, PL. 3022

The Committee finds sketch 8-4104B technically feasible, subject to the preliminary servicing design for the subdivision to the south verifying the feasibility of sewers and drainage facilities being connected to the services in that development.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF APRIL 27, 1989

8-4104B cont'd

The Committee notes that 6.0 meters of pavement is required on a half road width dedication, and that this Bylaw requirement may necessitate the acquisition of lands or the registration of easements from the property to the east to accommodate the required roadworks.

The Committee notes further that if the development does proceed, the preliminary approval conditions will include the physical construction of the full frontage of the property along Pipeline Road.

8-1258

J.H. LEEDER  
2150, 2180, 2200 & 2230 UNITED BOULEVARD  
LOT 2, D.L. 20, PL. 7694; LOT 3, D.L. 20, 21 & 66, PL. 7694;  
REM. 4 (S&E PCL. A, EX. PL. 9322), D.L. 21 & 66, PL. 7694;  
PCL. A, D.L. 21 & 66, EX. PL. 9322

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The Committee reviewed a letter from the applicant's engineering consultant, received in the Planning Department 1989 04 25, wherein a request for a modification of the road location and road right-of-way widths was requested. The Committee received the information and tabled it for distribution to the Engineering Department and also for the Planning Department to write to the adjacent property owners to the east and seek their comments on the suggested modification to the road pattern for that site.

8-3534A

R. PERRY  
18 BRUNETTE AVENUE  
PCL. A OF LOTS 2 & 3, BLK. 5, D.L. 64, EX. PL. 25367

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Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of the frontage of the new lot on Brunette Avenue, Kaptey Avenue, and the lane allowance;
  - b) registration in the Land Title Offices of any necessary easements;
- 2) removal of the existing carport prior to final approval;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF APRIL 27, 1989

8-3534A cont'd

- 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) submission of a plan prepared by a B.C. Land Surveyor, which verifies that the new lots are of adequate bylaw size in terms of minimum areas and the new lot line is the minimum 1.8 meters from the existing home.

8-4106

J. & S. PASMANS  
841 EDGAR AVENUE  
E. 66' OF LOT B (EX. PL. 9188), BLK. F, D.L. 3, PL. 6927

Declined, as the Committee is of the opinion that the proposed subdivision would be against the public interest of the neighbourhood.

8-4109

MASON LAND DEVELOPMENT LTD.; VALLEY RITE-MIX LTD.  
35 LEEDER AVENUE, 2330 UNITED BOULEVARD, 2319 ROGERS AVENUE  
LOT 17, D.L. 21, PL. 47416 & PCL. 138, D.L. 21, PL. 64318

Approved subject to payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on both parcels prior to final approval.

8-3866B

M.W. ROSS  
2966 DEWDNEY TRUNK ROAD  
LOT C OF LOT 7, BLK. 2, D.L. 378, PL. 21730

The Committee find sketch 8-3866B technically feasible, noting that the proposed access to the church site to the west is intended to be utilized as an access for emergency vehicles only.

8-4072

FARS F.R. HOLDINGS LTD.  
425 BROMLEY STREET & 2600 BLOCK CRAWLEY AVENUE  
LOTS 1 & 2, D.L. 112 & 305, PL. 78679

The Committee recommends that the Strata Titles Approving Officer sign the Phase II strata title drawings.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF APRIL 27, 1989

8-4107

L. MURPHY  
644 CHAPMAN AVENUE  
LOT 2, BLK. 3, D.L. 106, PL. 14832

Approved subject to:

- 1) registration of the subdivision to the south to provide the required legal and physical access;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of the approximate 20.1-meter frontage of the new lot on Nicola Avenue;
  - b) registration in the Land Title Offices of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 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) restriction of the driveway for the new lot to the western side of the property;
- 6) removal of the carport and shed prior to final approval.

8-4108

G. & D. KRAUS  
592 CHAPMAN AVENUE  
LOT A, D.L. 106, PL. 24060

Tabled for the applicant to secure either the dedication of sufficient lands from the property to the south or, alternatively, a statutory right-of-way, to accommodate the required roadworks associated with the Nicola Avenue extension.

8-3427

DISTRICT OF COQUITLAM  
909 ALDERSON AVENUE  
LOT A, BLK. 99, D.L. 45, PL. 2552

Approved subject to:

1. removal of all existing buildings and structures prior to final approval;
- 2) physical construction of Alderson Avenue and the two lane allowances to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF APRIL 27, 1989

8-3427 cont'd

- 3) registration in the Land Title Offices of any necessary easements;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the three potential dwelling units permitted to be constructed.

8-3149D

CROWN FOREST INDUSTRIES LTD.  
15 KING EDWARD STREET PLUS FRASER MILLS SAWMILL AND LANDS  
ADJACENT THE FRASER RIVER  
PCL. B, D.L. 16, REF. PL. 445; PCL. 1 & 2, D.L. 16,  
PL. 54459; LOT 3, D.L. 17, PL. 54459; LOT 4, D.L. 18,  
PL. 54459; LOT 23 (S&E PL. 74078), D.L. 48, PL. 66298

The Committee reviewed correspondence from the Ministry of Transportation and Highways, dated 1989 04 17, wherein they request reconsideration of the matter of lack of public access to the Fraser River frontage. The Committee received the correspondence and requested the Planning Department to discuss this matter with the Parks and Recreation Department to determine if an adjustment of the park strip east of the Trans Mountain Oil Pipeline park node down to the waterfrontage is acceptable to the Parks and Recreation Department and the applicants.

8-3881WW

MOLNAR CONSTRUCTION LTD.  
CHILKO DRIVE AND DOUGLAS DRIVE  
LOT 2, D.L. 305, PL. 70847

The Committee was advised that Council has authorized the issuance of a development variance permit for the proposed road centreline radius, which also provides for certain retaining walls on the basis of establishing minimum and maximum floor elevations on the lots west of Nadina Court. The Committee then approved the subdivision 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;
  - c) registration in the Land Title Offices of any necessary easements;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF APRIL 27, 1989

8-3881WW cont'd

- 2) registration in the Land Title Offices of a covenant or covenants to ensure:
- a) all homes on double frontage lots along Chilko Drive be oriented to the internal street, and that no accesses will be permitted to Chilko Drive;
  - b) a maximum basement floor elevation on Lots 524-532 and a minimum carport floor elevation and maximum basement floor elevation on Lots 508-523, as shown on the plan from Hunter Laird Engineering Ltd., being Job No. 1375-481, Revision D, and stamped received in the Planning Department 1989 04 21, and more specifically, the maximum basement floor elevations for Lots 524-532 shall be as follows:

Lot 508	Elevation 132.4
Lot 509	Elevation 131.5
Lot 510	Elevation 130.5
Lot 511	Elevation 129.7
Lot 512	Elevation 128.2
Lot 513	Elevation 126.7
Lot 514	Elevation 125.4
Lot 515	Elevation 124.3
Lot 516	Elevation 123.3
Lot 517	Elevation 121.8
Lot 518	Elevation 120.7
Lot 519	Elevation 119.5
Lot 520	Elevation 118.6
Lot 521	Elevation 117.5
Lot 522	Elevation 116.2
Lot 523	Elevation 116.2
Lot 524	Elevation 125.5
Lot 525	Elevation 126.6
Lot 526	Elevation 127.8
Lot 527	Elevation 129.0
Lot 528	Elevation 130.2
Lot 529	Elevation 131.4
Lot 530	Elevation 132.5
Lot 531	Elevation 133.8
Lot 532	Elevation 134.7

(Elevations in geodetic datum)

- c) the submission with each and every building permit application of an individual lot regrading plan, acceptable to the Director of Permits and Licenses, which:
  - i) shows where retaining/cribbing wall structures are proposed. In the case of Lots 524-532, the plans are to identify how the existing sewer right-of-way at the rear of the lot is protected, and that there will be no cut/fill encroachment on the right-of-way;

SUBDIVISION COMMITTEE MEETING  
MINUTES OF APRIL 27, 1989

8-3881WW cont'd

- 2) c) ii) provides for the maximizing of private rear yard space or spaces of a minimum depth of 6.0 meters, with a final graded maximum slope of 5%, and is integrated into existing or potential development on adjoining lots;
  - iii) ensures that the driveway grade on any proposed lot will not exceed a maximum slope of 20%, noting that this is controlled under the Coquitlam Building Bylaw also;
  - d) that the required minimum/maximum elevations are clearly depicted on form surveys and are acceptable to the Director of Permits and Licenses prior to the placement of any concrete;
  - e) certification from an architect or engineer hired by the applicants that the regrading/retaining walls have been completed in accordance with the approved plans prior to the granting of occupancy by the Director of Permits and Licenses;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
  - 4) the erection of snow fencing on the south property line adjacent the PARK.

MAY 9, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, May 9, 1989, in the Engineering Department Committee Room, with the following persons present:

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

8-4110 B. & P. NEFF; K. SHOKER  
549 & 553 DRAYCOTT STREET  
LOTS 62 & 63, D.L. 358, PL. 28019

Tabled for the Planning Department to write and seek comments from adjacent property owners on the proposed subdivision.

8-4112 T. IALUNGO  
1946 AUSTIN AVENUE  
PCL. 32, (REF. PL. 22138) OF BLK. 4, D.L. 111, PL. 3137

Declined, as the subdivision does not provide for the required lane dedication.

8-4112A T. IALUNGO  
1946 AUSTIN AVENUE  
PCL. 32, (REF. PL. 22138) OF BLK. 4, D.L. 111, PL. 3137

Tabled for the submission of a geotechnical report which addresses the proposed filling required to make the new lot suitable for its intended use. The report should be accompanied by plans which provide detailed information on existing and proposed contours and locates the existing top of bank, noting that filling may be necessary on lands to the west, thereby necessitating encroachment easements for the fill.

The Committee notes that the existing house location was not supplied and therefore a plan prepared by a B.C. Land Surveyor is required which shows the location of all existing improvements which are to remain.

8-4113 B.C. ENTERPRISE CORP.; R.J. NELLESS  
1296 JOHNSON STREET  
LOT 15, PL. 29655 & PART OF LOT B, PL. 80264, ALL OF NE 1/4, SEC. 10, TWP. 39

Approved subject to the payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on both properties prior to final approval. The Committee notes that no servicing of the sites would be required as the number of parcels remains the same. The Committee would note further that the existing carport/deck is to be demolished.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 9, 1989

8-3975C 356447 BRITISH COLUMBIA LTD.; DISTRICT OF COQUITLAM  
2900 GUILDFORD WAY  
REM. J, (S&E PL. 70184 & 73096), D.L. 386, PL. 13324 AND  
REM. 48, (S&E PL. 26094, 62992, 68606 & 72525), PL. 24503;  
LOT 54, D.L. 386, PL. 72461

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Tabled for:

- 1) the applicants to provide "proof of ownership" to the satisfaction of the Planning Department;
- 2) the Parks and Recreation Department to review the location and width of the desired walkway connection between the Hoy Creek leavestrip and the north-south road allowance on the east side of the site.

8-3881UU BRITISH COLUMBIA ENTERPRISE CORP.  
CHILKO DRIVE & SILVER LAKE PLACE  
LOT 5, D.L. 305, PL. 79822

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Approved subject to:

- 1) Council approval of a development variance permit in relation to the horizontal curvature of the new road (Silver Lake Place);
- 2) 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 Title Offices of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes prior to final approval;
- 4) registration in the Land Title Offices of a covenant or covenants to ensure:
  - a) that no accesses will be permitted to Chilko Drive;
  - b) that an individual lot regrading plan acceptable to the Director of Permits and Licenses will be supplied with each and every building permit application which:
    - i) indicates where retaining/cribbing wall structures are proposed;
    - ii) provides for the maximizing of private rear yard space or spaces having a minimum depth of 6 meters with a final graded maximum slope of 5% and is integrated into existing or potential development on adjoining lots;

SUBDIVISION COMMITTEE MINUTES  
OF MAY 9, 1989

8-3881UU cont'd

- 4) b) iii) ensures that the driveway grade on any proposed lot will not exceed a maximum slope of 20%, noting that this is controlled under the Coquitlam Building Bylaw also;
- c) that the maximum basement floor elevations indicated on Drawing No. 1375-533, Revision A, by the applicants engineering consultant, Hunter Laird Engineering Ltd., stamped received District of Coquitlam Planning Dept., Apr. 28, 1989, will be adhered to;
- d) that the required maximum elevations are clearly depicted on form surveys and are acceptable to the Director of Permits and Licenses prior to the placement of any concrete;
- e) that certification will be supplied from an architect or engineer hired by the applicants, verifying that any required retaining/cribbing wall structures have been completed in accordance with the approved plans prior to the granting of occupancy by the Director of Permits and Licenses.

8-3881VV BRITISH COLUMBIA ENTERPRISE CORP.  
CHILKO DRIVE & KALAMALKA DRIVE  
LOT 4, D.L. 305, PL. 79822

Approved subject to:

- 1) Council approval of a development variance permit in relation to the vertical curve on Keets Drive and the road gradient on Kalamalka Drive and Keets Drive;
- 2) Council approval of the proposed road exchange;
- 3) physical construction of the retaining walls on Lots 567, 568, 569, 570, 571 and 575;
- 4) 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;
  - c) registration in the Land Title Offices of any necessary easements;
- 5) registration in the Land Title Offices of a covenant or covenants to ensure:
  - a) that all homes on double frontage lots along Chilko Drive will be oriented to the internal street and that no accesses will be permitted to Chilko Drive:

SUBDIVISION COMMITTEE MINUTES  
OF MAY 9, 1989

8-3881VV cont'd

- 5) b) that the maximum basement floor elevations indicated on plans from Hunter Laird Engineering Ltd., being Job No. 1375-33, Revision A, and stamped received in the District of Coquitlam Planning Dept., April 28, 1989, will be maintained;
- c) that the submission with each and every building permit application of an individual lot regrading plan acceptable to the Director of Permits and Licenses will be supplied which:
  - i) shows where retaining/cribbing wall structures are proposed;
  - ii) provides for the maximizing of private rear yard space or spaces containing a minimum depth of 6.0 meters, with a final graded maximum slope of 5%, and is integrated into existing or potential development on adjoining lots;
  - iii) ensures that the driveway grade on any proposed lot will not exceed a maximum slope of 20%, noting that this is controlled under the Coquitlam Building Bylaw also;
- d) that the required basement elevations are clearly depicted on form surveys and are acceptable to the Director of Permits and Licenses prior to the placement of any concrete;
- e) that certification will be supplied from an architect or engineer hired by the applicants verifying that any required retaining/cribbing wall structures have been completed in accordance with the approved plans prior to the granting of occupancy by the Director of Permits and Licenses;
- f) that no exit doors from any home will be installed into a side yard less than 3.0 meters in width;
- 6) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes prior to final approval;
- 7) relocation of the tentative driveways on Lots 549 to 554 to the upper side of the property.

8-4083A

DISTRICT OF COQUITLAM; PACIFIC PENTECOSTAL EDUCATION AND  
COMMUNICATION SOCIETY  
BROOKMERE AREA  
LOT 42, D.L. 5, PL. 29242 AND PCL. D (BROOKMERE PARK)

Approved subject to payment of the estimated 1989 municipal taxes prior to final approval.

SUBDIVISION COMMITTEE MINUTES  
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8-4039

G. & N. DEERING  
518 SCHOOLHOUSE STREET  
LOT 82, (S&E PL. 35894), D.L. 357, PL. 28455

Reapproved subject to:

- 1) the relocation of the existing home onto the proposed corner lot, and removal of the garage prior to final approval, the relocation of the home to be in keeping with the requirements of the Director of Permits and Licenses, as outlined in the Planning Department letter dated 1988 11 03;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the approximate 26.0-meter frontage of the proposed new westerly lot;
  - b) relocation or removal of any existing service 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 1989 municipal taxes prior to final approval.

8-1258I

J.H. LEEDER  
2150, 2180, 2200 & 2230 UNITED BOULEVARD  
LOT 2, D.L. 20, PL. 7694; LOT 3, D.L. 20, 21 & 66, PL. 7694;  
REM. 4 (S&E PCL. A, EX. PL. 9322), D.L. 21 & 66, PL. 7694;  
PCL. A, D.L. 21 & 66, EX. PL. 9322

The Committee, after reviewing correspondence from the adjacent property owner to the east, approved sketch 8-1258I subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of United Boulevard and the internal roads to the standards required by Subdivision Control Bylaw No. 1023, which includes a 19.0-meter road allowance. This includes sanitary sewer, storm sewer and water main construction. Due to 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 requested.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 9, 1989

8-1258I cont'd

- 1) b) registration in the Land Title Offices of an easement over the areas required for a temporary turnaround at the end of the proposed easterly road;
- c) registration in the Land Title Offices of a pedestrian access right-of-way in the location indicated;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes prior to final approval on all existing parcels;
- 3) compliance with the comments contained in the letter dated September 23, 1988 from the Fish and Wildlife Branch of the Ministry of Environment and Parks, and registration in the Land Title Offices of covenants in keeping with the letters dated September 12, 1988 from Fisheries and Oceans Canada and a letter dated 1988 10 31 from the Water Management Branch of the Ministry of Environment and Parks.

The Committee notes that the Director of Permits and Licenses will likely require a geotechnical report to be supplied at the time of building permit application for any contemplated construction on the resulting lots.

The Committee notes further that as the applicants will be providing a pedestrian access right-of-way through the subdivision to the river and also along the actual frontage of the river, the Committee is of the opinion that the intent of Section 75 of the Land Title Act has been met and therefore would recommend that the Approving Officer provide a letter to the Ministry of Transportation and Highways at the appropriate time recommending relief.

8-4004E

R. PATEL  
1145 ROCHESTER AVENUE  
LOT 40, D.L. 109, PL. 25363

Reapproved subject to:

- 1) Council approval of a development variance permit with regard to the road width of Howse Place;
- 2) the requirements of Subdivision Control Bylaw No. 1023, by way of cash payment, for the future construction on Rochester Avenue and the new road for the full frontage of the proposed new lot;
- 3) the applicants providing a restrictive covenant to ensure that the future dwelling on the new lot to be created will face the new future road to the north;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 9, 1989

8-4111 GEMEX INVESTMENTS CORP.  
PIPELINE ROAD AREA  
PART N. 1/2 OF L.S. 4, SEC. 13, TWP. 39

Tabled for:

- 1) the Planning Department to review the proposed new property line as to possibly making impracticable the future subdivision of the land within or adjacent the lands to be subdivided. This will require refinement of the draft advance street plan under preparation by the Planning Department. The Committee notes further that their initial viewpoint is that the proposed new property line should be along the top of slope west of the Hockaday Creek watercourse.
- 2) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada;
- 3) comments from the Simon Fraser Health Unit.

The Committee notes that if the application reaches a point where a preliminary approval can be granted, the approval conditions would include the following:

- a) provision of a right-of-way for the trunk sanitary sewer line proposed for this area;
- b) dedication for park purposes of the area east of the top of slope west of Hockaday Creek, including most of the land on the east side of the Coquitlam River, noting that compensation therefore would be subject to the provisions contained in Sections 986 and 992 of the Municipal Act.

May 23, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, May 23, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director  
K. Wright, Assistant Municipal Engineer  
R. White, Director, Permits & Licenses  
L.T. Scott, Supervisor, Subdivision & Development  
K. McLaren, Development Control Technician

8-3149E

CROWN FOREST INDUSTRIES LTD.; CROWN FOREST PROPERTIES LTD.  
15 KING EDWARD STREET PLUS FRASER MILLS SAWMILL AND LANDS  
ADJACENT THE FRASER RIVER  
PCL. B, D.L. 16, REF. PL. 445; PCL. 1 & 2, D.L. 16,  
PL. 54459; LOT 3, D.L. 17, PL. 54459; LOT 4, D.L. 18,  
PL. 54459; LOT 23, (S&E PL. 74078), D.L. 48, PL. 66298

Approved subject to:

- 1) registration in the Land Title Offices of a road reservation agreement over the future United Boulevard connector;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on all parcels prior to final approval if required;
- 3) registration in the Land Title Offices of restrictive covenants in keeping with the requirements contained in the July 9, 1987 letter from the Fish and Wildlife Branch of the Ministry of Environment and Parks;
- 4) registration in the Land Title Offices of a restrictive covenant in keeping with the letter dated July 22, 1988 from the Water Management Branch of the Ministry of Environment and Parks;
- 5) compliance with any requirements of Fisheries and Oceans Canada;
- 6) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer;
- 7) a relaxation of the perimeter ruling if required by the Municipal Approving Officer;
- 8) registration in the Land Title Offices of easements, one above the United Boulevard extension north of proposed Lot 3, and one at the southwest corner of Parcel 3 down to the river, both for flood control measures.

The Committee notes that:

- 1) staff have no objection to the removal of the servicing covenant as it relates to existing Lot Rem. 24, noting that the servicing covenant will still apply to the portion of Rem. Lot 23 lying north of the south boundary of the road reservation area west of King Edward Street;

SUBDIVISION COMMITTEE MINUTES  
OF MAY 23, 1989

8-3149E continued

- 2) the applicants are proposing fencing along the boundary of Lot 3 along the south side of a strip of land paralleling the Fraser River. This fencing should be discussed with the Park Administrator prior to construction and must not in any case dissect Lot 3.

8-4100A FLETCHER CHALLENGE CANADA LIMITED  
UNITED BOULEVARD  
LOT 2, PL. \_\_\_\_\_, D.L. 18, 19 & 20

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 Title Offices of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes prior to final approval;
- 3) approval of the Trans Mountain Oil Pipeline Company;
- 4) compliance with any requirements of the Fish and Wildlife Branch or Water Management Branch of the Ministry of Environment and Parks or with Fisheries and Oceans Canada;
- 5) the applicants' Engineers submitting a sanitary sewer proposal prior to detailed design;
- 6) signing of the survey plans if required by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer.

The Committee notes that the applicants are proposing the creation of 29 specific properties. Unless specific users are envisaged, the applicants may wish to give consideration to the creation of "super blocks" for future resubdivision once specific purchasers have indicated their required lot sizes. This may reduce future problems with location of connections and driveway letdowns.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 23, 1989

8-4084B IBI GROUP  
1160 PINETREE WAY  
LOT 102, D.L. 384A, PL. 51877

The Committee reviewed a letter from the applicants' architectural consultant dated May 11, 1989 with the accompanying plan. This matter was then tabled for:

- 1) review by the Planning Department in regard to this applicants' latest proposal and in relation to input received from the property owner directly to the west;
- 2) the applicants to provide a servicing concept.

8-4114 J. & A. MCGILLIVARY  
1395 HOCKADAY STREET  
LOT 2, L.D. 36, SEC. 13, TWP. 39, PL. 14551

Tabled for comments from:

- 1) the Simon Fraser Health Unit with regard to the septic tank disposal systems for both properties;
- 2) the Fish and Wildlife Branch and Water Management Branch of the Ministry of Environment and Parks, and from Fisheries and Oceans Canada.

The Committee notes that if preliminary approval is granted to a subdivision of these lands, then one of the conditions will involve the requirement for a right-of-way for a future dyke construction along the river. This right-of-way would be for 20 meters from the existing property line along the river.

8-3632L DISTRICT OF COQUITLAM  
DURANT DRIVE  
LOT REM. 1 (S&E PL. 75124), D.L. 385, PL. 74220

The Committee finds this layout technically feasible.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 23, 1989

8-4096A

B.C. TRANSIT; JAFFSON PROPERTIES INC.  
LOUGHEED HIGHWAY AND KING EDWARD STREET  
LOT 22 (S&E PL. 70129), D.L. 46 & 48, PL. 66298

The Committee received and reviewed a letter from the applicants' consultant dated May 12, 1989. In response to this letter, the Committee would note as follows:

- 1) The Planning Department will review again the location of the zoning boundary in relation to the proposed lotting layout.
- 2) The Subdivision Committee is aware that the area of road under Clause 5)c) of the original approval is presently under a road reservation agreement in favour of the District of Coquitlam. The Subdivision Committee has requested the Planning Department to activate exercising of this road reservation agreement by the Municipal Solicitor and this request has been forwarded. The Subdivision Committee would clarify that condition 5)c) involves the physical construction of an interim road across the area to be dedicated under the road reservation agreement, and thereby connecting the road to Schoolhouse Street.

8-4115

R. & M. OLVER; R. & D. BEGIN  
308 & 310 MUNDY STREET  
LOTS 1 & 2, D.L. 111, PL. 18490

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

The Committee notes that further review of this application will await consideration of rezoning of the two northerly lots to RS-3 by Council.

8-3678C

UNIVEST GROUP LTD.; DISTRICT OF COQUITLAM  
571-579 NORTH ROAD  
LOTS 27 & 28, D.L. 5, PL. 20066 AND LOTS 1 & 2, D.L. 5, PL. 20268 AND REM. PCL. X, D.L. 5, PL. 37181

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including physical construction of Whiting Way and Cochrane Avenue to the standards of the Bylaw;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes prior to final approval;
- 3) removal of all existing buildings and structures;
- 4) Council approval of the transfer of Parcel X to the applicants.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 23, 1989

8-3763B R. & J. VRACAREVIC  
3360 HAZEL DRIVE  
E.1/2 OF LOT 1 OF N.1/2 L.S. 16, SEC. 13, TWP. 39, PL. 18397

Tabled for resolution of the water supply problem.

8-4109 MASON LAND DEVELOPMENT LTD; VALLEY RITE-MIX LTD.  
35 LEEDER AVENUE AND 2319 ROGERS AVENUE  
LOT 17, D.L. 21, PL. 47416 & PCL. 138, D.L. 21, PL. 64318

The Committee received a letter from the Simon Fraser Health Unit dated May 5, 1989 pertaining to this application for subdivision. The Committee directed that the letter be sent on to the applicants for them to discuss with the Simon Fraser Health Unit.

8-3729C REALESCEPE PROJECTS INC.  
2900-2916 GLEN DRIVE  
LOT 97, BLK. E, PL. 52027; LOTS 79 & 80, BLK. E, PL. 31297;  
LOT 72 & PCL. A (EX. PL. 31844), PL. 29774

Approved subject to:

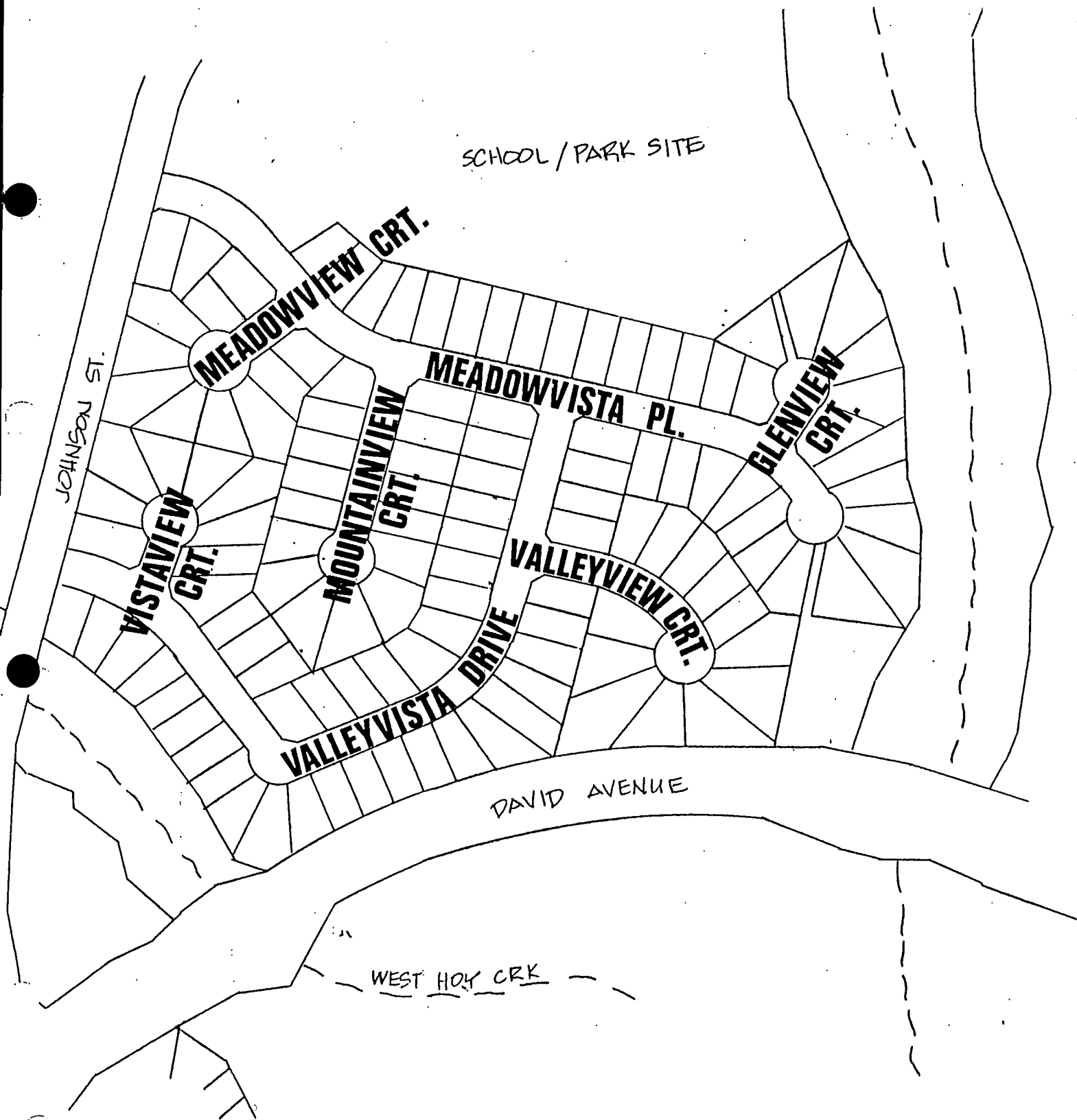
- 1) the requirements of Subdivision Control Bylaw No. 1023, including physical construction of Glen Drive, Atlantic Avenue and Johnson Street to the requirements of the Bylaw;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes prior to final approval;
- 3) the road dedication intended for the extension of Atlantic Avenue to be to the satisfaction of the Engineering Department;
- 4) provision for a temporary right-of-way if necessary to provide for a turnaround at the end of Atlantic Avenue;
- 5) payment of the development cost charge for drainage, as required by Bylaw No. 988, as amended, for this area;
- 6) Council issuance of a Development Permit authorizing subdivision of the land, as required under Section 976(1)(a) of the Municipal Act.

SUBDIVISION COMMITTEE MINUTES  
OF MAY 23, 1989

STREET NAMES

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

Meadowvista Place  
Glenview Court  
Meadowview Court  
Vistaview Court  
Mountainview Court  
Valleyvista Drive  
Valleyview Court



SCHOOL / PARK SITE

JOHNSON ST.

VISTAVIEW CRT.

MEADOWVIEW CRT.

MOUNTAINVIEW CRT.

MEADOWVISTA PL.

GLENVIEW CRT.

VALLEYVIEW CRT.

VALLEYVISTA DRIVE

DAVID AVENUE

WEST HOY CRK

**STREET NAMES**

JUNE 20, 1989

SUBDIVISION COMMITTEE MEETING

MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, June 20, 1989, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director  
N. Nyberg, Municipal Engineer  
R. Camporese, Deputy Director, Permits & Licenses  
L.T. Scott, Supervisor, Subdivision & Development  
N. Maxwell, Planning Assistant

8-4121

A. MANSER; V. & C. PAGET; V. & I. HICKENBOTHAM;  
M. & C. BORDELEAU; J. SENGER; AND S. TUSTIN  
1165-1171 PIPELINE; 1105 INLET STREET  
LOTS 2 - 5, PLAN 18834; LOT 62, PLAN 37011; ALL OF SEC. 11,  
TWP. 39

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Approved subject to removal of all existing buildings and structures prior to final approval.

The Committee notes that if the anticipated development proceeds, a development cost charge for each potential dwelling unit and road improvements to contiguous street frontages would be made conditions of building permit issuance for the anticipated apartment construction.

8-1952

DISTRICT OF COQUITLAM  
MONTEREY AVENUE AND FINNIGAN STREET  
LOT 19, D.L. 112, PLAN 1122

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The Committee commented that they are prepared to review and consider lotting alternatives, however will await formal application in this regard. It was noted that the proposed walkway south off Monterey Avenue is not mandatory and could be deleted. It was also noted that if development does occur, sidewalk construction would be required on all road frontages, including the full circumference of the cul-de-sac.

8-374C

LEO LABERGE  
776 ROCHESTER AVENUE  
LOT 3, BLK. 42, D.L. 3, PLAN 19155

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Declined as the proposed subdivision does not provide for the required Walker Street road widening and the resulting lots would not be of adequate Bylaw width.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JUNE 20, 1989

8-374D LEO LABERGE  
776 ROCHESTER AVENUE  
LOT 3, BLK. 42, D.L. 3, PLAN 19155

Approved subject to:

- 1) removal of all existing buildings and structures prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Rochester Avenue, Walker Street and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 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.

8-4116 P. PERRY; MR. & MRS. LOXTERCAMP; B.C. ENTERPRISE CORP.  
2963 AND 2967 PASTURE CIRCLE  
LOTS 6 & 8, D.L. 374, PLAN 16341; LOT 4, D.L. 305, PL. 79822

Approved subject to:

- 1) registration of the subdivision of the lands to the south (Lot 4) to provide the legal and physical access, noting that physical construction of Keets Drive and Kalamalka Drive would be made a condition of that subdivision;
- 2) physical construction of service connections to the proposed two additional lots to the rear of Lot 6 on Pasture Circle;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval.

The Committee notes that there will be no servicing requirements for the frontage of the existing lots on Pasture Circle.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JUNE 20, 1989

8-4122 R. & L. HAVELAND  
317 DECAIRE STREET  
LOT 194, PLAN 26298, D.L. 47

Tabled for the Planning Department to write and seek comments on this application from adjacent property owners.

8-4120 S. & D. SHAMJI; B. & Y. MAWJI  
756-758 MILLER AVENUE  
LOT 52, D.L. 367, GRP. 1, PLAN 27080

The Committee recommends that Council as the Approving Authority under the Condominium Act, approve the proposed conversion into strata lots, subject to review by the Permits and Licenses Department and any conditions they recommend.

8-4123 HARVEST DEVELOPMENTS LTD.  
1196 LANSDOWNE DRIVE  
LOT 2, D.L. 385, PLAN 67640

Declined as the proposed lease is in excess of 3 years, and therefore, this application must be considered a subdivision of land, not a lease.

8-4123A HARVEST DEVELOPMENTS LTD.  
1196 LANSDOWNE DRIVE  
LOT 2, D.L. 385, PLAN 67640

Approved subject to:

- 1) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 2) registration in the Land Titles Office of a mutual access agreement and the registration of a restrictive covenant to prevent its cancellation.

8-3179G DISTRICT OF COQUITLAM  
MARINER WAY AND DEWDNEY TRUNK ROAD  
LOTS 13-24, BLK. 4; LOT 16-28, BLK. 9; LOTS 3-11, BLK. 5;  
LOTS 1-28, BLK. 8; ALL OF D.L. 373, PLAN 2502

Approved subject to Council approval of a road exchange bylaw to effect the consolidation of the subject properties.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JUNE 20, 1989

8-3881  
UU & VV  
B.C. ENTERPRISE CORP.  
CHILKO DRIVE AND SILVER LAKE PLACE  
LOT 5, D.L. 305, PLAN

The Committee reviewed correspondence from the applicant's consultant dated 1989 05 26, and the reply from the Planning Department dated 1989 06 06. The Committee concurs that item 5(c)(iii) of the Subdivision Committee approval conditions dated 1989 05 11 can be deleted, however, the other item, being 5(f), must be retained. All other approval conditions would still be applicable.

8-3149F  
CROWN FOREST INDUSTRIES LTD.  
UNITED BOULEVARD  
LOT 1, PLAN , D.L. 16, 17, 18, 19, 20 AND 48

Tabled for:

- 1) the submission of a plan prepared by a B.C. Land Surveyor which provides setback information on any existing building or structure which is to remain;
- 2) comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, as well as Fisheries and Oceans Canada.

8-3149G  
CROWN FOREST INDUSTRIES LTD.  
UNITED BOULEVARD  
LOT 1, PLAN , D.L. 16, 17, 18, 19, 20 AND 48

Declined as the proposed subdivision does not make provision for the dedication and construction of United Boulevard.

8-3149H  
CROWN FOREST INDUSTRIES LTD.  
UNITED BOULEVARD  
LOT 1, PLAN , D.L. 16, 17, 18, 19, 20 AND 48

Tabled for:

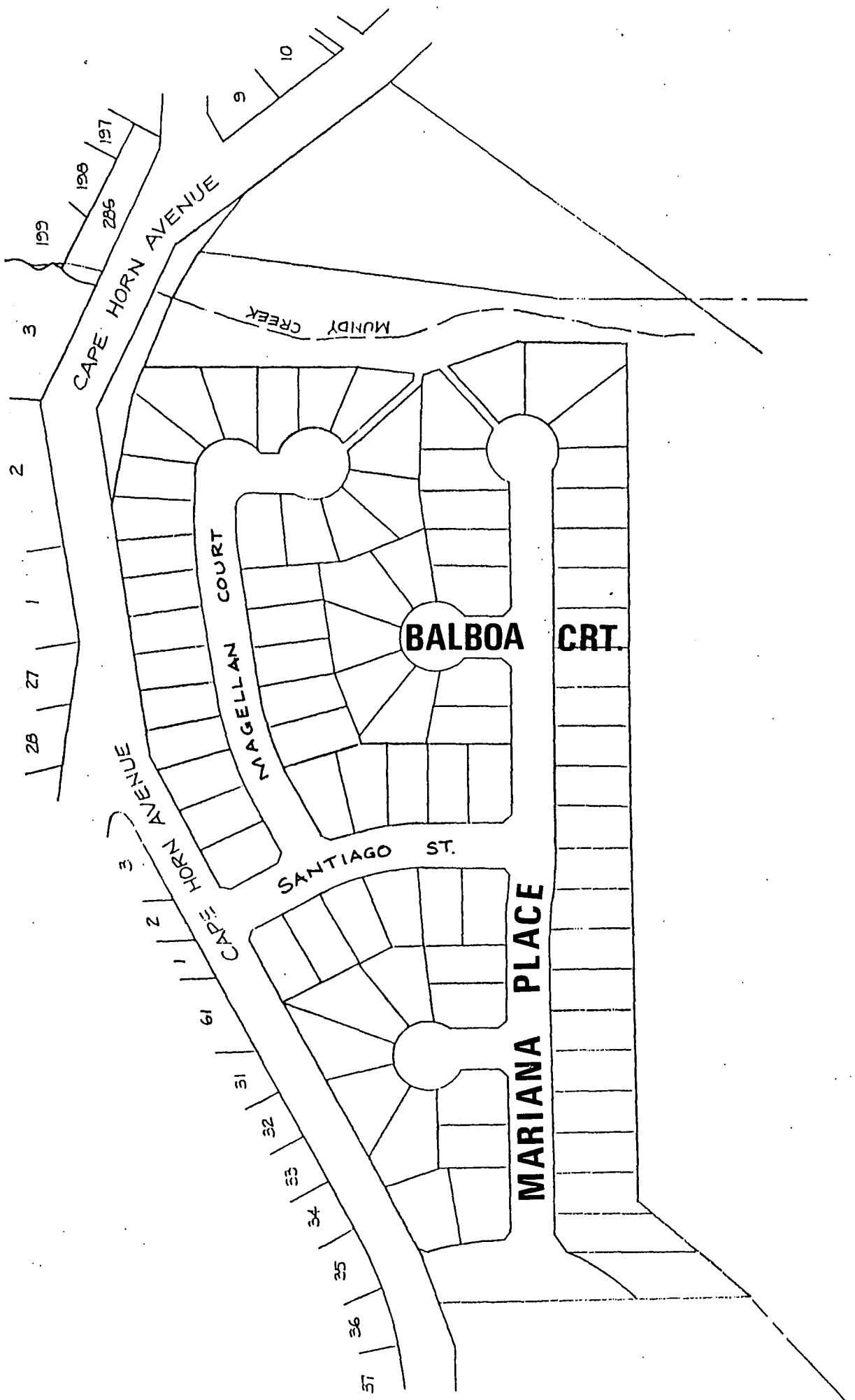
- 1) the submission of a plan prepared by a B.C. Land Surveyor which provides setback information on all existing buildings and structures which are to be removed, noting that a portion of the existing building which currently straddles the United Boulevard road reservation area, must be removed;
- 2) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment, as well as Fisheries and Oceans Canada.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF JUNE 20, 1989

STREET NAMES

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

Balboa Court  
Mariana Place



**STREET NAMES**