

SUBDIVISION COMMITTEE

JULY 19, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, July 19, 1988, with the following persons present:

D.M. Buchanan, Planning Director  
N. Nyberg, Municipal Engineer  
R. Camporese, Assistant Chief Building Inspector  
N. Maxwell, Planning Assistant

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 & PCL. C OF  
N. 1/2 L.S. 5, SEC. 13, TWP. 39; D.L. 6694

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Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) Council approval of a development permit prior to signing of survey plans by the Approving Officer, in keeping with the guidelines and conditions of the Official Community Plan for Northwest Coquitlam. The Committee notes that the development permit will include:
  - a) approved variances in relation to road grades and K values at the intersection of the new collector road and proposed north-south road;
  - b) details of perimeter fencing for the frontage along Pipeline Road, the south side of the site, and up the western boundary to the new collector road, the fence along Pipeline Road to be of solid board construction, whereas the remainder of the fencing is to be of chain link construction;
  - c) the submission of plans of proposed revegetation of the slopes which are to be placed in municipal ownership, the landscape plans to be to the satisfaction of the Parks and Recreation Department;
- 3) Council approval of a Road Exchange Bylaw;
- 4) the submission of a complete set of earthworks drawings to the Engineering Department, one of which should cover the entire area of the site at a suitable scale, showing lot layout, and existing and proposed final grades;
- 5) completion of all earthworks in accordance with a set of plans approved by the Engineering Department prior to the signing of any survey plans by the Approving Officer, noting no earthworks are to commence until all plans have been received and approvals granted;
- 6) the submission of a letter from a professional engineer specializing in geotechnical matters, which states that he has been hired on a continuous basis to supervise the earthworks program, the letter to outline his scope of supervision responsibilities;

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8-3970E cont'd

- 7) the submission of a letter from the professional engineer referred to in item 6) above, which confirms that all earthworks have been completed in accordance with the earthworks drawings;
- 8) the submission of a statement from the professional engineer referred to in item 6) above, which states that all lots are suitable for their intended use, and the submission of individual geotechnical reports on all lots by the original professional engineer, prior to the issuance of any building permits, copies of all reports to be supplied to the District of Coquitlam;
- 9) the submission of a plan prepared by a B.C. Land Surveyor and endorsed by the geotechnical engineer, which identifies the areas where filling has occurred, and registration in the Land Titles Office of a restrictive covenant to make potential purchasers aware of the existence of fill on certain of the lots;
- 10) the submission of a plan prepared by a B.C. Land Surveyor, which resurveys the new crests and toes of slope upon completion of the earthworks, the survey to confirm the crest of slope along the eastern perimeter of the RS-3 area and the East Hoy Creek Ravine and the toe of slope along the western perimeter of the RS-4 area. The Committee notes that the survey along the eastern edge of the RS-3 area must coincide with Schedule A to Rezoning Bylaw No. 1879, 1988. The Committee notes further that no crests of slope or toes of slope should encroach into any of the proposed lots.
- 11) 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, noting:
    - i) Pipeline Road is to be constructed to an arterial standard;
    - ii) the intersection of Pipeline Road and the collector street is to be a fully signalized intersection with an overhead warning signal north of the Pipeline Road/collector intersection;
  - b) registration in the Land Titles Office of any necessary easements;
  - c) extension of the sanitary sewer to an existing municipal sewage system, in keeping with Clause 16.0 of Subdivision Control Bylaw No. 1023;
  - d) construction or improvements to an off-site storm drainage system, as specified in plans received in the Engineering Department on July 12, 1988;

SUBDIVISION COMMITTEE MINUTES  
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8-3970E cont'd

- 12) payment of any current, delinquent or outstanding taxes on all parcels, noting that if final approval is sought after 1988 09 01, then the estimated 1989 municipal taxes must be paid as well;
- 13) registration, if required, in the Land Titles Office of a Section 215 covenant to ensure that driveway grades will not exceed a maximum slope of 20% and the applicant demonstrating that this is technically feasible for all lots prior to final approval, noting that there presently appears to be six lots in the lower RS-4 area which presently are not buildable, due to the location of proposed toes of slope and the actual slope of the proposed lot;
- 14) registration in the Land Titles Office of a restrictive covenant to make purchasers aware of the required setback from the crests of slope whenever the setback exceeds the standard 6.0-meter rear yard requirement. The Committee notes that the Hardy BBT Report recommends a specific setback from the crest of slope for the RS-3 area and any recommendations of the report must be included in the covenant. A survey plan is to be attached to the covenant to clearly identify the required setback.
- 15) the 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 405 of the Zoning Bylaw once all earthworks have been completed and the new crests and toes of slope have been established beyond all proposed lot lines. The Committee notes that the building envelope plan supplied previously does not adequately demonstrate the minimum building envelope required by Section 405 of the Zoning Bylaw and therefore a new plan must be supplied.
- 16) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 235 potential dwelling units permitted to be constructed;
- 17) receipt of updated comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, noting that their comments may necessitate the registration of covenants with regard to siting and elevations of buildings and structures to protect the habitat within the East Hoy Creek Ravine, plus an additional 9.0 meters from the crest of slope;
- 18) the transfer of title of the "slope lands" to the District of Coquitlam;
- 19) the erection of snow fencing along the crest of slope of the East Hoy Creek Ravine to protect the vegetation area;
- 20) the location of supermailbox sites throughout the subdivision prior to the commencement of any home construction;

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8-3970E cont'd

- 21) the submission of a silt control plan with accompanying written verification that the plan is acceptable to the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, the silt control plan to make provision for maintenance and repair during the proposed construction work.

8-1478A

JAIKAR INVESTMENTS LTD.  
1731 & 1801 BRUNETTE AVENUE AND 301 CUTLER STREET  
PCL. A, (REF. PL. 37095) OF LOT 3, PL. 1122; PCL. G, (EXP.  
PL. 21810), INCLUDING PT. INC. IN PCL. 1 (REF. PL. 22052),  
ALL OF D.L. 47, 64 & 111

The Committee reviewed and generally endorsed the revised lotting concept prepared by the applicant's consultant, which was received in the Planning Department 1988 07 08. The application was tabled, however, for the following:

- 1) the Planning Department to prepare and distribute a revised subdivision sketch to the various Municipal Departments including the Fire and Parks and Recreation Departments for review and comments;
- 2) updated comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment, as well as Fisheries and Oceans Canada;
- 3) the submission of a geotechnical report which addresses the proposed earthworks, slope stability, drainage requirements, etc. The report should also include regrading plans which provide information on existing and final contours, any necessary earth retention structures and how private rear yard space or spaces can be provided for in a usable, finally graded state. The Committee notes that the spaces within the rear yards should not contain slopes in excess of 5% for a minimum distance of 6 meters and should be integrated into existing or potential development on adjoining lots. It was also noted that no driveway grades should exceed 20%.

8-4058

MARATHON REALTY COMPANY LIMITED  
GOLDEN DRIVE NORTH OF TAPPEN AVENUE  
LOT 1, D.L. 65, 66 & 67, PLAN 77558

Tabled for:

- 1) the submission of the required subdivision application fee;
- 2) the applicant to clarify the scope of operations of the intended purchasers.

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8-3881R BRITISH COLUMBIA ENTERPRISE CORPORATION  
CHILKO DRIVE AND CLEARWATER WAY  
LOT 2, D.L. 305, PLAN 73007

Tabled for the submission of regrading plans to the satisfaction of the Permits and Licenses Department. The Committee notes that geotechnical reports may be required depending on the outcome of the ensuing review of the plans.

8-3881PP BRITISH COLUMBIA ENTERPRISE CORPORATION  
CHILKO DRIVE AND CLEARWATER WAY  
LOT 1 OF D.L. 305, PLAN 74758

Approved subject to:

- 1) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after 1988 09 01 then the estimated 1989 municipal taxes must be paid as well;
- 2) the Approving Officer granting a "perimeter ruling" for the proposed site at the end of The Dell.

The Committee notes that during the construction of the mini block subdivisions, supermailbox locations must be identified and created as part of any subdivision works.

8-3881QQ  
8-3881RR  
8-3881SS  
8-3881TT  
8-3881UU  
8-3881VV BRITISH COLUMBIA ENTERPRISE CORPORATION  
Chilko Drive, Clearwater Way, The Dell  
LOTS 1, 2, 3, 4, 5 & 6, D.L. 305, PLAN

Tabled for:

- 1) the submission of a geotechnical report which addresses the proposed earthworks required to facilitate the subdivisions. The report should include regrading plans which provide information on existing and final contours, slope stability including any necessary earth retention structures, drainage requirements, and the maximizing of private rear yard space or spaces which provide for rear yards in a usable, finally graded state. The Committee notes that the spaces within the rear yards should not contain slopes in excess of 5% for a minimum distance of 6 meters and should be integrated into existing or potential development on adjoining lots. In addition, the Committee notes that the plans should demonstrate that driveway grades will not exceed a maximum slope of 20%.
- 2) the Planning Department to prepare a report for Council consideration on the road exchange involved with 8-3881VV.

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8-4004 RAJ PATEL  
1145 ROCHESTER AVENUE  
LOT 40, D.L. 109, PLAN 25363

Tabled for:

- 1) the Planning Department to distribute the four subdivision alternatives to the various Municipal Departments for review;
- 2) the Planning Department to review the proposed extension of Howse Place.

8-1472H PACIFIC NORTHWEST LAND CORP.  
1049 WINDWARD DRIVE  
LOT 21, D.L. 238, PLAN 74160

Tabled for the submission of geotechnical reports covering the building envelopes for each of the lots. The reports should provide details and recommendations of proposed construction given the apparent depth of fill material on the lots. The report should also address any requirements to maintain slope stability and prevention of erosion to the slopes.

8-3160B K. & M. CHETNEY  
1500 COAST MERIDIAN ROAD  
REM. N. 1/2 L.S. 16, SEC. 13, TWP. 39

Tabled for:

- 1) a review of the water availability for this area by the Engineering Department, the review to include a preliminary magnitude-of-costs for upgrading of the water supply system;
- 2) the applicant to provide proof of ownership to the satisfaction of the Planning Department.

The Committee notes that if the subdivision proves to be economically feasible, the applicant would be required to supply a plan prepared by a B.C. Land Surveyor which locates the crest of slope of the two watercourses and provides a setback line from the crest of slope, in keeping with the requirements of Section 405 of the Zoning Bylaw.

Depending on the results of the survey, modifications to the road and lot layout may be required.

SUBDIVISION COMMITTEE MINUTES  
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8-3991

DEHABO INVESTMENTS LTD.  
2463-2495 CAPE HORN AVENUE  
LOTS 1, 2 & 3, BLK. 17, D.L. 113, 65 & 67, PLAN 18293

The Committee reviewed a preliminary plan from the applicant's consultant, received in the Planning Department 1988 07 13. The plan indicates proposed building locations and common driveway systems. The proposal was tabled for the Planning Department to analyze the plans, taking into consideration previous reports on land use and density implications, this to include the proposed land exchange along the northern perimeter of the development and the areas proposed for parkland acquisition along the watercourse.

8-3965

BRITISH COLUMBIA ENTERPRISE CORPORATION  
1280, 1286, 1290 & 1294 JOHNSON STREET  
LOTS 1, 2 & 3, PL. 20343, AND LOT 14, PL. 29655, SEC. 10,  
TWP. 39, AND PORTIONS OF JOHNSON STREET

The Committee finds sketch 8-3965 technically feasible, noting the following:

- 1) Council approval of a proposed road exchange will be required;
- 2) development of the resulting lots, particularly the site on the east side of the relocated Johnson Street will require rezoning to the proposed RS-4 category to achieve the ultimate lotting proposed for this area;
- 3) the applicant's Solicitor is to provide "proof of ownership" of Lots 1 and 2.

8-4044A

LE PARC MAISON ESTATES II LTD.  
BEGIN STREET/LAVAL STREET  
LOT 2, D.L. 46 & 48, PL. 75868

Approved subject to the payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after 1988 09 01, then the estimated 1989 municipal taxes must be paid as well.



JULY 26, 1988

SUBDIVISION COMMITTEE MINUTES

A special meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, July 26, 1988, with the following persons present:

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

8-3937B

BRITISH COLUMBIA ENTERPRISE CORPORATION  
JOHNSON STREET AT DAVID AVENUE  
SUBDIVISION OF BLK. A OF SEC. 13 & 14, PLAN 71962 AND PART  
OF BLK. B, SEC. 14, (AA114385E), TWP. 39

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Approved subject to:

- 1) submission of a geotechnical report which establishes the stability of the slopes within the open space adjacent the watercourses which are to come under municipal ownership. The Committee notes that if remedial works are required, they would be the responsibility of the applicant, not the District.
- 2) physical construction of David Avenue and Johnson Street to the standards required by Subdivision Control Bylaw No. 1023;
- 3) registration in the Land Titles Office of a covenant to prevent the disturbance of the existing habitat within six meters of the crest of slope of any watercourse lying within the subdivision, the covenant to be in favour of the Fish and Wildlife Branch of the Ministry of Environment and Parks;
- 4) construction of "protective fencing" along the 6.0-meter habitat protection line referred to in item 3) above;
- 5) registration in the Land Titles Office of a covenant to acknowledge that the proposed triangular-shaped lot in the northeast corner of the subdivision cannot be built upon until it has been "resubdivided" with the adjoining property on the north side of Johnson Street;
- 6) registration in the Land Titles Office of a covenant to ensure that all future lots resulting from the resubdivision of the two block parcels will contain a minimum of 465 m<sup>2</sup>;
- 7) registration in the Land Titles Office of a design control covenant on the proposed school and service commercial sites;
- 8) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after 1988 09 01, then the estimated 1989 municipal taxes must be paid as well;

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8-3937B cont'd

- 9) registration in the Land Titles Office of a covenant over the portion of the school site affected by the proposed recreational improvements under 10) below;
- 10) physical construction of improvements to the park and school sites in accordance with plans approved by the Parks and Recreation Director, with submission of a security to assure performance of such construction. The form of security is to be acceptable to the Municipal Treasurer and be in the sum of \$1,147,666, which is in lieu of development cost charges for acquisition of parkland, noting that the existing security equal to \$955 per lot for the subdivision of certain lands south of David Avenue, currently in an amount of \$286,500 and proposed to be \$343,800, is intended to be cancelled.
- 11) no earthworks going beyond the existing crest of slope, noting that any vegetation which may already have been damaged is to be restored to the satisfaction of the Fish and Wildlife Branch of the Ministry of Environment and Parks, as well as the District's Parks and Recreation Department.

The Committee notes that the owners intend to provide a security to assure further construction of Johnson Street south of David Avenue, in the sum of \$1,790,240 in a form acceptable to the Municipal Treasurer.

8-4014B

PARK LANE VENTURES LTD.  
JOHNSON STREET NORTH OF DAVID AVENUE  
LOT           , SEC. 14 & 15, TWP. 39, PL.           , (PCL. "G")

The Committee finds the road and lot layout indicated on sketch 8-4014B generally acceptable, noting the following:

- 1) Covenants will be required to be registered against any lots bordering the watercourses to make purchasers aware of the setback requirements from the crest whenever the setback exceeds the 6.0-meter Bylaw minimum.
- 2) A development variance permit may be required to be secured from Council in relation to road grades and K values, depending on the outcome of the detailed Engineering Department review of the proposed road designs.
- 3) If encroachment occurs within the six-meter habitat protection area along the crest of slope, the subdivider will be responsible for any restoration to the satisfaction of the Fish and Wildlife Branch of the Ministry of Environment and Parks, as well as the District's Parks and Recreation Department.
- 4) A number of the proposed lots appear to have minimal or undersized building envelopes, which may necessitate an adjustment in the proposed lotting pattern.

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8-4015A      PARK LANE VENTURES LTD.  
JOHNSON STREET NORTH OF DAVID AVENUE  
LOT \_\_\_\_\_, SEC. 14, TWP. 39, PL. \_\_\_\_\_, (PCL. "H")

The Committee finds the road and lot layout indicated on sketch 8-4015A generally acceptable, noting the following:

- 1) The subdivision pattern adjacent to David Avenue requires further review, given the severity of the existing slope of land and the difficulties in achieving acceptable road grades in this area.
- 2) The access connection to David Avenue is temporary in nature and will be removed in the future once access has been made available through the development of the lands to the north beyond the Hydro right-of-way.
- 3) Covenants will be required to be registered against any lots bordering the watercourses to make purchasers aware of the setback requirements from the crest whenever the setback exceeds the 6.0-meter Bylaw minimum.
- 4) If encroachment into the 6.0-meter habitat protection area along the watercourses does occur during the construction, the applicant will be responsible for the relandscaping of these areas in a manner acceptable to the Fish and Wildlife Branch of the Ministry of Environment and Parks and the District's Parks and Recreation Department.
- 5) A development variance permit may be required to be secured from Council in relation to road grades and K values, depending on the outcome of the detailed Engineering Department review of the proposed road designs.

8-3818D      H. LILLIE  
1401, 1403, 1417 HOCKADAY STREET  
REM. LOT A, PL. 16046; REM. LOT 1, PL. 14551; LOT 7,  
PL. 28453; ALL OF L.S. 6, SEC. 13, TWP. 39

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the approximately 40.34-meter frontage of the proposed new lot on Hockaday Street;
  - b) cash payment for four water connections;
  - c) payment of water main charges in accordance with Bylaw No. 1413, as amended;

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8-3818D cont'd

- 2) registration in the Land Titles Office of a road reservation agreement over the panhandle portion of 1417 Hockaday Street;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) submission of a plan prepared by a B.C. Land Surveyor which verifies that the existing buildings and structures which are to remain at 1403 Hockaday Street are sited properly in accordance with the setback requirements of the Zoning and Building Bylaws;
- 5) payment of any current, delinquent or outstanding taxes on all existing parcels prior to final approval, noting that if final approval is sought after 1988 09 01, then the estimated 1989 municipal taxes must be paid as well;
- 6) compliance with any requirements of Fisheries and Oceans Canada and the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks.

AUGUST 9, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 9, 1988 in the Engineering Department Committee Room, with the following persons present:

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

8-4060

DISTRICT OF COQUITLAM  
ROAD EXCHANGE ON MARINER WAY WEST OF DEWDNEY TRUNK ROAD

Tabled for the Planning Department to prepare an updated sketch which incorporates the following:

- a) sufficient right-of-way to provide for physical construction of a cul-de-sac at the end of Palmdale Street;
- b) provision for physical construction of a cul-de-sac within the existing right-of-way at the north end of Ogden Street;
- c) a walkway connection running west from the end of Palmdale Street to the existing lane system;
- d) a potential lane connection east of Palmdale Street to the existing lane between Palmdale Street and Ogden Street;
- e) an east-west lane connection between Ogden Street and the lane east of Saddle Street;
- f) provision of the necessary road dedication at the southwest corner of Dewdney Trunk Road and Mariner Way;
- g) a potential subdivision layout and land exchange to provide for the lane connections and future potential subdivision of the land at the southwest corner of Mariner Way and Dewdney Trunk Road.

Upon completion of this sketch it should be referred to the Engineering Department for them to discuss the various possibilities with the consulting engineer.

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 9, 1988

8-4058

MARATHON REALTY COMPANY LIMITED  
GOLDEN DRIVE NORTH OF TAPPEN AVENUE  
LOT 1, D.L. 65, 66 & 67, PL. 77558

Approved subject to:

- 1) separate utility connections being provided to each lot;
- 2) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1988, then the estimated 1989 municipal taxes must be paid as well;
- 3) provision of accesses to each site and restoration of any unused existing sidewalk crossings.

8-3993C

M. & T. KRAYNYK  
1345 PIPELINE ROAD  
LOT 65, SEC. 14, TWP. 39, PL. 50051

Declined, since the proposed lot at the southeast corner of the new road and Pipeline Road does not have a sufficient building envelope.

8-3993B

M. & T. KRAYNYK  
1345 PIPELINE ROAD  
LOT 65, SEC. 14, TWP. 39, PL. 50051

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 Titles Office of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the six additional dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1988, then the estimated 1989 municipal taxes must be paid as well;
- 4) removal of the existing access to Pipeline Road and its relocation to the proposed cul-de-sac;

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 9, 1988

8-3993B cont'd

- 5) registration in the Land Titles Office of a restrictive covenant to ensure that all new homes are oriented to face the internal street, and that no new accesses will be permitted to Pipeline Road;
- 6) suitable modifications being made to the existing dwelling facing Pipeline Road in order to give the impression of orienting towards the new street.

The Committee would further note that suggestions with regard to noise reduction standards along arterial streets such as Pipeline Road are available in the form of a handout at the Planning Department.

8-3994C

AUSTIN DEV. LTD.; W. & H. ALLEN; DISTRICT OF COQUITLAM  
3189 GABRIOLA DRIVE & 3155 PATHAN AVENUE  
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 requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of the internal road system and the walkway to the standards required by Subdivision Control Bylaw No. 1023;
  - b) the David Avenue right-of-way being cleared and graded for drainage purposes;
  - c) cash payment for the future construction to a local standard of David Avenue;
  - d) registration in the Land Titles Office of any necessary easements;
  - e) the applicants obtaining a working easement over the southwest corner of the parcel directly to the north, being the N. 1/2 of L.S. 4, or alternatively, reworking the lotting layout to provide for an acceptable access to the proposed lots on the east-west road in this area;
- 2) Council approval of the road and park exchange bylaws required to facilitate the lot line adjustments for the land between David Avenue and Gabriola Drive;
- 3) payment of the development cost charge required by Bylaw No. 988, consisting of \$955 for each of the 20 additional dwelling units permitted to be constructed;

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8-3994C cont'd

- 4) registration of the subdivisions to the west to provide the required road access;
- 5) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1988, then the estimated 1989 municipal taxes must be paid as well;
- 6) removal of existing residential access to Pathan Avenue and its relocation to the internal street system;
- 7) registration in the Land Titles Office of a restrictive covenant to ensure that all proposed dwellings are oriented to face the internal street system; that no accesses will be granted to David Avenue; and that all buildings and structures will be sited from David Avenue, assuming the ultimate dedication for road widening along David Avenue;
- 8) the existing single-family dwelling being renovated so as to appear to be facing the new internal street system.

The Committee recommends that the applicants review the noise reduction standards for arterial streets such as David Avenue, as recommended by the Simon Fraser Health Unit, and available as a handout in the Planning Department.

8-4030

M. WHEATING  
1391 HOCKADAY STREET  
LOT 3, L.S. 6, SEC. 13, TWP. 39, PL. 14551

Tabled for review of this subdivision by the Fire Department in terms of the panhandle width and length.

8-4026

LE PARC MAISON ESTATES II LTD.  
98 BEGIN STREET  
LOT 1, D.L. 45 & 46, PL. 75868

The Committee recommends that the Strata Title Approving Officer approve Phase II strata title plans subject to the applicant first submitting a detailed plan and schedule for restoration of Mill Creek to the satisfaction of the Municipal Engineer.



SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 9, 1988

8-3363C DISTRICT OF COQUITLAM  
EAST OF HEFFLEY CRESCENT WEST OF WESTWOOD STREET  
PTN. OF LOT 140 (S&E PL. 68894), PL. 63482, ALL OF D.L. 384A

Approved 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.

8-3689D DISTRICT OF COQUITLAM  
1112 WESTWOOD STREET  
N. 198' OF PCL. A (RP 6082), BLK. D, D.L. 384A, PL. 3718

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of all roads bounding and lying within the subdivision, including Ponderosa Street, the lane and Westwood Street, and including any necessary provision for drainage;
  - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge for drainage, as required by Bylaw No. 988.

8-3966B L. & H. LANGE  
824 MCINTOSH STREET  
LOT 3, D.L. 368, PL. 78181

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of McIntosh Street;
  - b) registration in the Land Titles Office of any necessary easements;
  - c) provision for driveway culverts if required;

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8-3966B cont'd

- 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 on the existing parcel prior to final approval, noting that if final approval is sought after September 1, 1988, then the estimated 1989 municipal taxes must be paid as well;
- 4) removal of the existing dwelling.

8-4053

J. & G. MARCHUK; E. MARCHUK  
1754 BRUNETTE AVENUE  
LOTS 1 & 2, BLK. 2, D.L. 47, PL. 10492

Approved subject to:

- 1) rezoning of the specific portion of the property by Council to allow for the lot sizes proposed;
- 2) the servicing requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of Brunette Avenue and the lane for the approximately 13.77-meter frontage of the new lot to be created;
  - b) provision for any necessary water connections;
  - c) provision for any necessary driveway culverts;
  - d) relocation of any existing service connections which would encroach onto the new property;
- 3) removal or relocation of the existing shed which would be located on the proposed new lot;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes on all existing parcels prior to final approval, noting that if final approval is sought after September 1, 1988, then the estimated 1989 municipal taxes must be paid as well.

8-4059A

C.H. KOLLIAS  
345 NORTH ROAD  
LOT 6, BLK. 26, D.L. 3, PL. 24989

Approved.

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 9, 1988

8-4004E R. PATEL  
1145 ROCHESTER AVENUE  
LOT 40, D.L. 109, PL. 25363

Tabled for:

- 1) the applicant to provide a road centreline design for Howse Place, extending east and west of the property, to prove out the road construction;
- 2) the Planning Department to refer the preferred subdivision alternative to surrounding property owners to seek their input on this proposed subdivision.

8-3682G DISTRICT OF COQUITLAM  
DEWDNEY TRUNK ROAD  
LOTS 1-6, BLK. 2, (S&E PL. 53845); LOTS 1-2, BLK. 1, BOTH OF  
D.L. 373, PL. 2502

The Committee finds the road and lot layout technically feasible, noting that significant earthworks will be a requirement of any subdivision in order to facilitate proper driveway grades, building envelopes and usable rear yard spaces. The Committee also notes that the lands are located within sensitive lands as designated by Council under Bylaw No. 1199, as amended.

8-3940B NOMEN DEVELOPMENT CORP.  
1190 FALCON DRIVE  
LOT A, D.L. 346, PL. 71291

The Committee recommends that the Strata Title Approving Officer approve Phases 3 and 4 of the strata title plan.

8-4057 GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT  
BRAID STREET  
LOT H, PL. 24152; PCL. 1 (REF. PL. 49372) OF PCL. D,  
PL. 4724; BOTH OF D.L. 16

The Committee reviewed a subdivision plan relating to the Brunette River realignment. The Committee recommends approval of this plan by the Municipal Approving Officer.

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 9, 1988

STREET NAMES

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

Crystal Court, Laurel Court



## STREET NAMES

AUGUST 23, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 23, 1988 in the Engineering Department Committee Room, with the following persons present:

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

8-1802F

NU-WEST DEVELOPMENT CORPORATION  
CAPE HORN AVENUE AND DAWES HILL ROAD  
PT. OF LOT 10, PL. 1002; PCL. A OF LOT 10 & PCL. C,  
PL. 8029F; ALL IN D.L. 65 & 66

The Committee finds this revised subdivision layout technically feasible, noting that Council consideration of rezoning is required and that there are still outstanding issues with regard to particulars of the lotting layout, which upon resolution may mean changes.

The outstanding issues would now appear to include the following matters, noting that other requirements may evolve through more detailed review of this subdivision layout:

- 1) the applicant to comment on their proposal for the small piece of land lying west of the most westerly north-south road;
- 2) input from the Parks and Recreation Department;
- 3) fully detailed lot regrading plans and geotechnical reports covering the entire subdivision;
- 4) the applicants to advise on the proposed tenure of the lands under the B.C. Hydro right-of-way, noting that the Ministry of Transportation and Highways in their letter of July 28, 1988, indicate that they do not perceive a need for any portion of the B.C. Hydro right-of-way (other than the highway dedication requirements);
- 5) the applicants to comment on their proposal for the area upon which the creek will be located and including maintenance thereof;
- 6) compliance with the requirements of the report on the acoustical evaluation with regard to berming and fencing will be required;
- 7) provision of a restrictive covenant which would prohibit creation of any lots for residential use of less than 465 m<sup>2</sup>;
- 8) detailed survey of the natural boundary of the water-course in its revised location in order that the suitability of building envelopes on adjacent lots can be evaluated;
- 9) the applicant to demonstrate how they propose to protect the subdivision against major flood flows based on the 200-year flood plain plus freeboard.

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 23, 1988

8-3179E

DISTRICT OF COQUITLAM  
MARINER WAY AND DEWDNEY TRUNK ROAD  
LOTS 13-24, BLK. 4, LOTS 15-28, BLK. 9, LOTS 3-11, BLK. 5,  
LOTS 1-28, BLK. 8, ALL IN D.L. 373, PLAN 2502

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The Committee finds the road and lot layout technically feasible noting that significant earthworks will be a requirement of any subdivision in order to facilitate proper driveway grades, building envelopes and usable rear yard spaces. The Committee also notes that the lands are located within sensitive lands as designated by Council under Bylaw No. 1199 as amended, and depend upon development of lands directly to the east for access to the majority of the property.

8-4062

K.W. & J.L. LUKAWESKY  
634 THOMPSON AVENUE  
LOT 179, BLOCKS 4 & 5, D.L. 106, GP. 1, PLAN 61263

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Declined as the proposed subdivision would not comply with Section 994 of the Municipal Act with regard to the requirement for a minimum frontage, noting that the Approving Officer is not prepared to approve a relaxation of this requirement under Section 994(3) of the Municipal Act.

8-4061

TERRY J. FILIPPELLI; TONY FILIPPELLI; JAN ELLIOTT  
647 AND 649 SARGENT COURT  
LOTS F & G, BOTH OF D.L. 358, PLAN 23930

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Tabled for:

- 1) review of the proposed subdivision by the Director of Permits and Licences and the Supervisor, Traffic and Transportation;
- 2) the Planning Department to seek written comments from surrounding property owners on this proposed subdivision layout.

8-3993D

M. & T. KRAYNYK  
1345 PIPELINE ROAD  
LOT 65, SEC. 14, TWP. 39, PLAN 50051

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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 Titles Office of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the seven additional dwelling units permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 23, 1988

8-3993D cont'd

- 3) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1988, then the estimated 1989 municipal taxes must be paid as well;
- 4) removal of the existing access to Pipeline Road and its relocation to the proposed cul-de-sac;
- 5) registration in the Land Titles Office of a restrictive covenant to ensure that all new homes are oriented to face the internal street, and that no new accesses will be permitted to Pipeline Road;
- 6) suitable modifications being made to the existing dwelling facing Pipeline Road in order to give the impression of orienting towards the new street.

The Committee would further note that suggestions with regard to noise reduction standards along arterial streets such as Pipeline Road are available in the form of a handout at the Planning Department.

8-4030A

M. WHEATING  
1391 HOCKADAY STREET  
LOT 3, L.S. 6, SEC. 13, TWP. 39, PLAN 14551

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
  - a) cash payment for the future construction of the full frontage of the proposed new lot on Hockaday Street to the standards required by Subdivision Control Bylaw No. 1023;
  - b) payment for one additional water connection;
  - c) payment for any required driveway culvert;
- 2) construction of physical access along the panhandle to the requirements of the Fire Department as outlined in their memo of August 17, 1988;
- 3) compliance with the requirements of the Ministry of Environment and Parks in their letters of April 26, 1988 and April 20, 1988, noting that any required covenants should be in favour of that Ministry;
- 4) approval of the Simon Fraser Health Unit of the septic tank disposal system for both properties;
- 5) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;



SUBDIVISION COMMITTEE MINUTES  
OF AUGUST 23, 1988

8-4030A cont'd

- 6) payment of any current, delinquent or outstanding taxes on the existing parcel prior to final approval, noting that if final approval is sought after September 1, 1988, then the estimated 1989 municipal taxes must be paid as well;
- 7) the Approving Officer granting relaxation to the required minimum frontage of 10% of the perimeter of the lot in accordance with his powers under Section 994(3) of the Municipal Act.

8-3937

B.C. ENTERPRISE CORPORATION  
JOHNSON STREET AT DAVID AVENUE  
BLK. A OF SEC. 13 & 14, PLAN 71962 AND PART OF BLK. B,  
SEC. 14, (AA114385E), TWP. 39

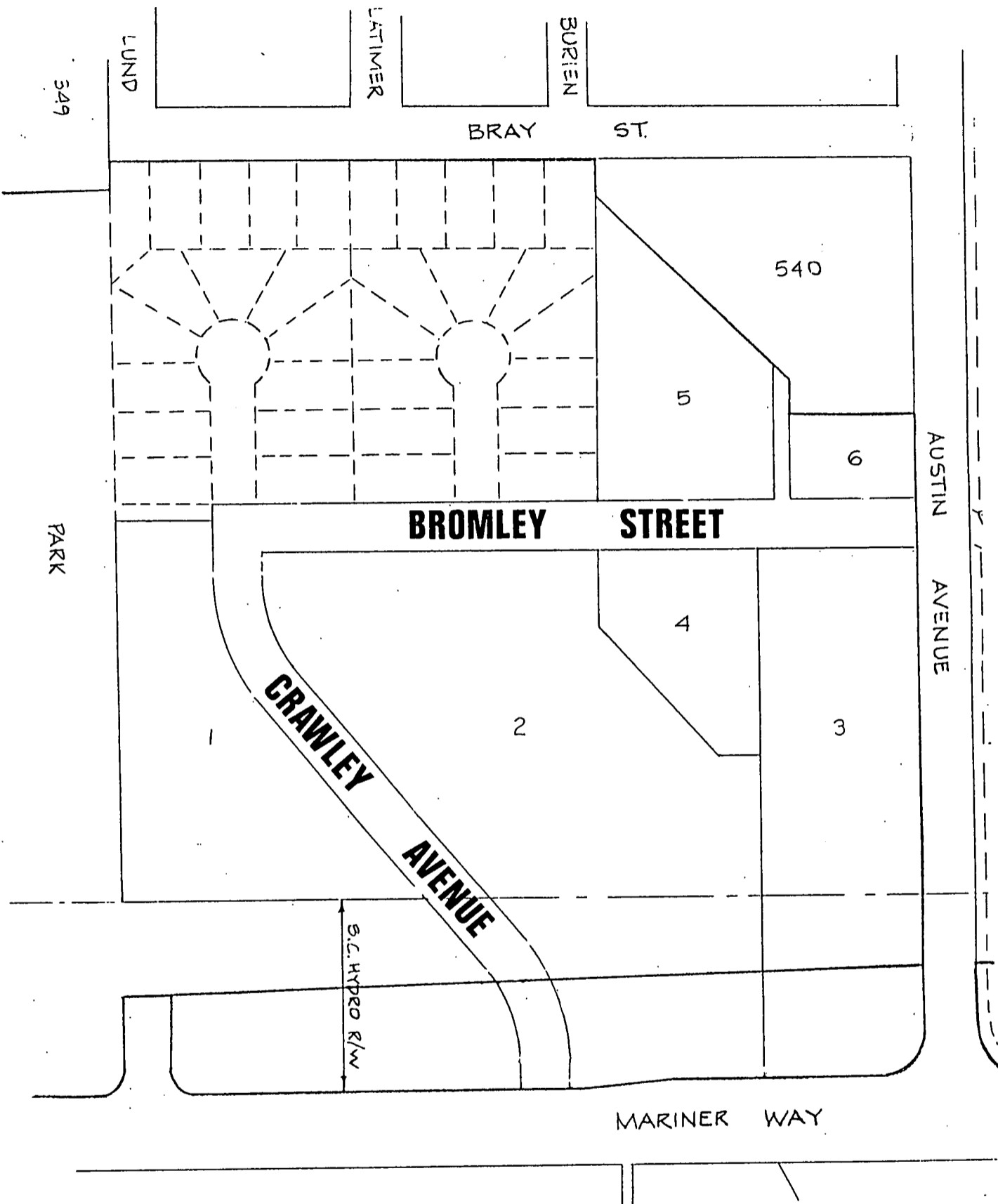
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The Committee reviewed this application further, in view of the approval of a master servicing agreement for the Westwood Plateau by Coquitlam and the owners of the land, B.C. Enterprise Corporation. The Committee notes that a number of the conditions for final approval of this subdivision, as set out in the Committee's letter of 1988 08 03, items 2), 4), 6), 7), 9) and 10), as well as the provision of security for the further construction of Johnson Street south of David Avenue, are implemented by the servicing agreement. The Committee notes further that it is a term of the agreement that the agreement shall not be binding on the parties until the "Development Covenant" which is a part of the agreement is registered against certain lands, including the lands covered by this subdivision application. The Committee notes that this subdivision application will not receive final approval until the "Development Covenant" has been registered against the land at the New Westminster Land Titles Office. The Committee notes also that such a master servicing agreement is a requirement under Policy 18 of District of Coquitlam Northwest Coquitlam Official Community Plan Bylaw No. 1713, 1987.

STREET NAMES

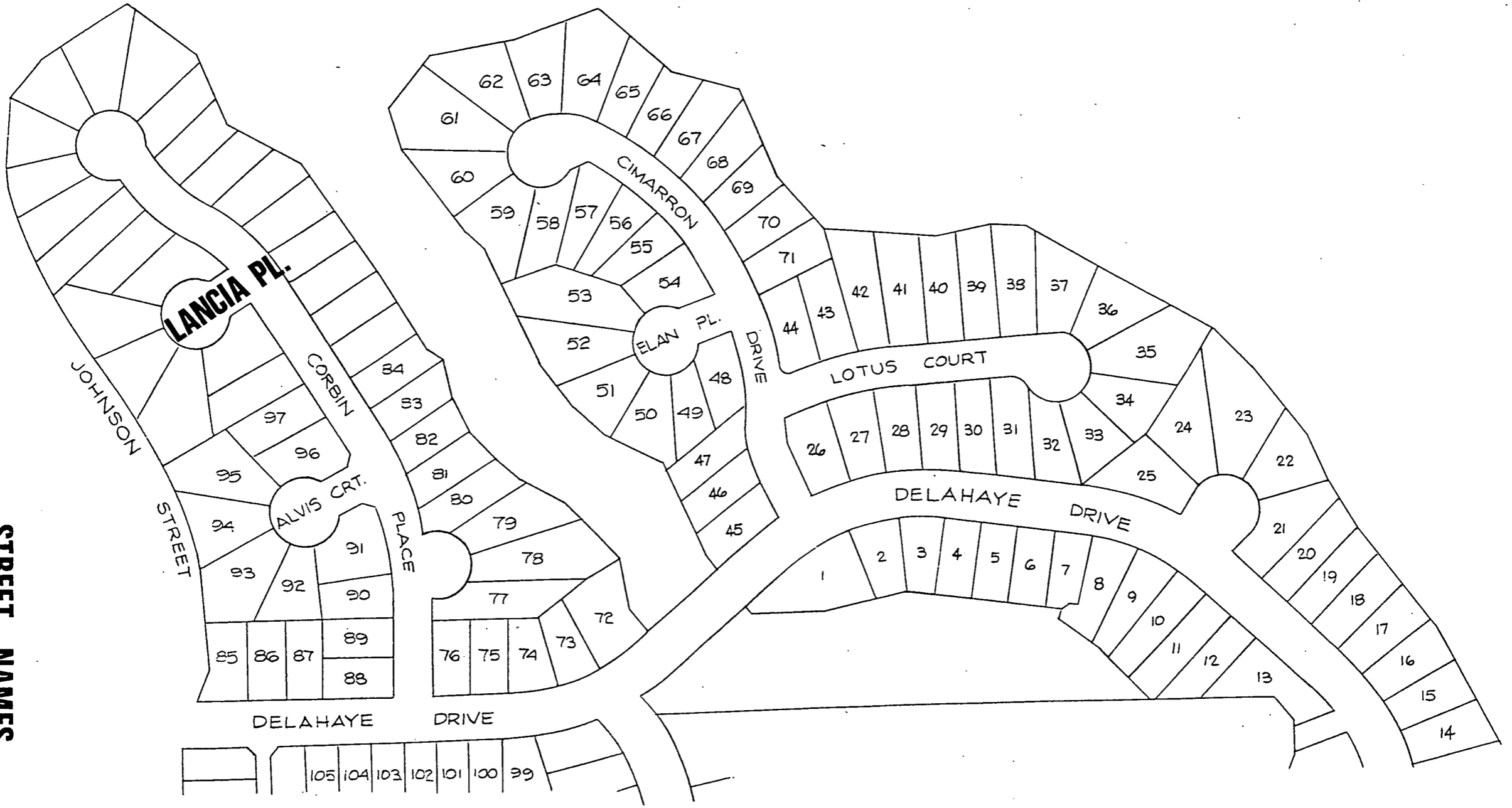
The Committee reviewed proposed street names and their locations as indicated on the attached maps which form a part of the minutes. The Committee recommends that Council approve the following street names subject to their acceptance by the Post Office:

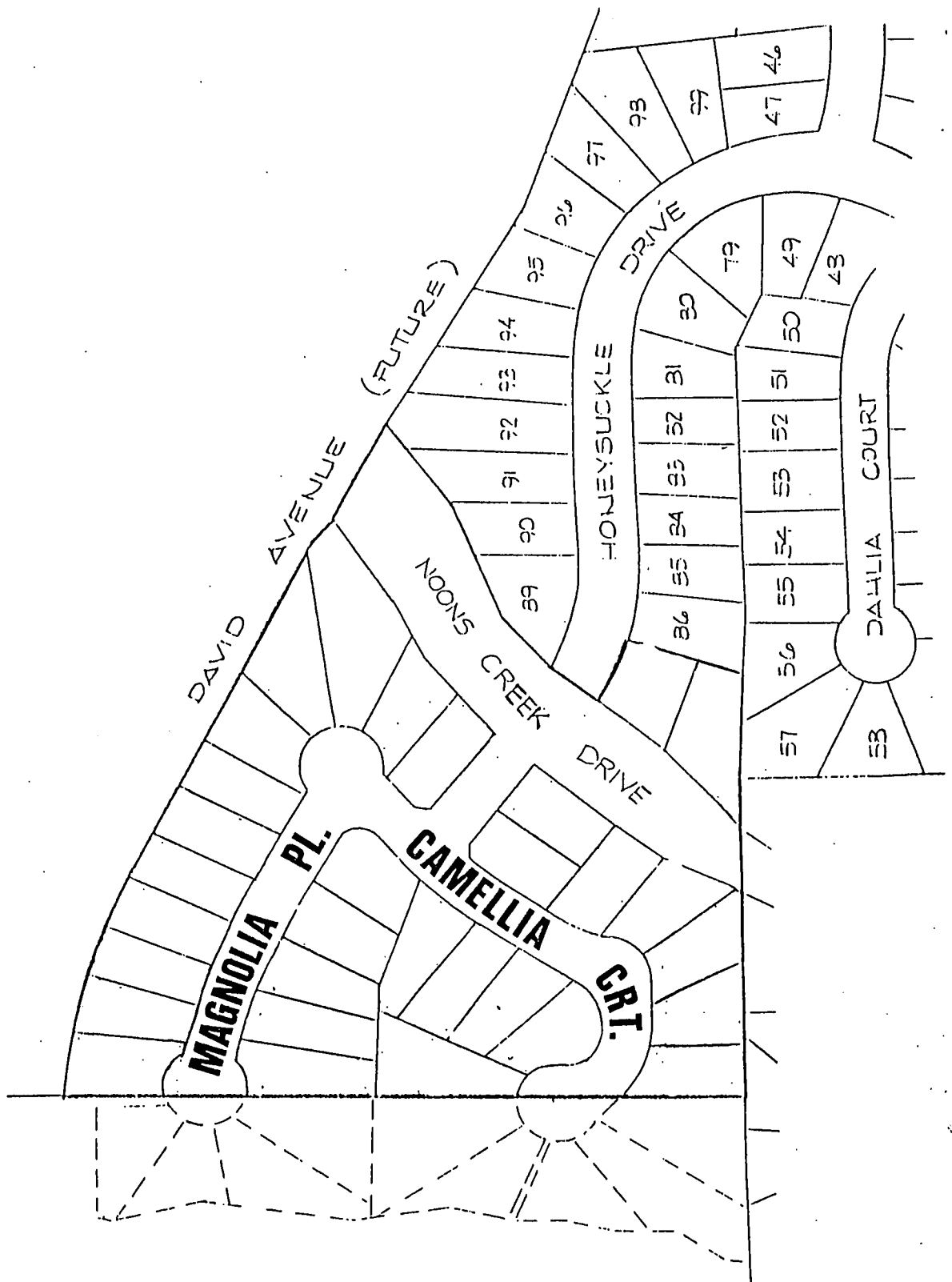
Bromley Street	Christina Place
Crawley Avenue	Camellia Court
Lancia Place	Magnolia Place
Redfern Place	Norbury Place



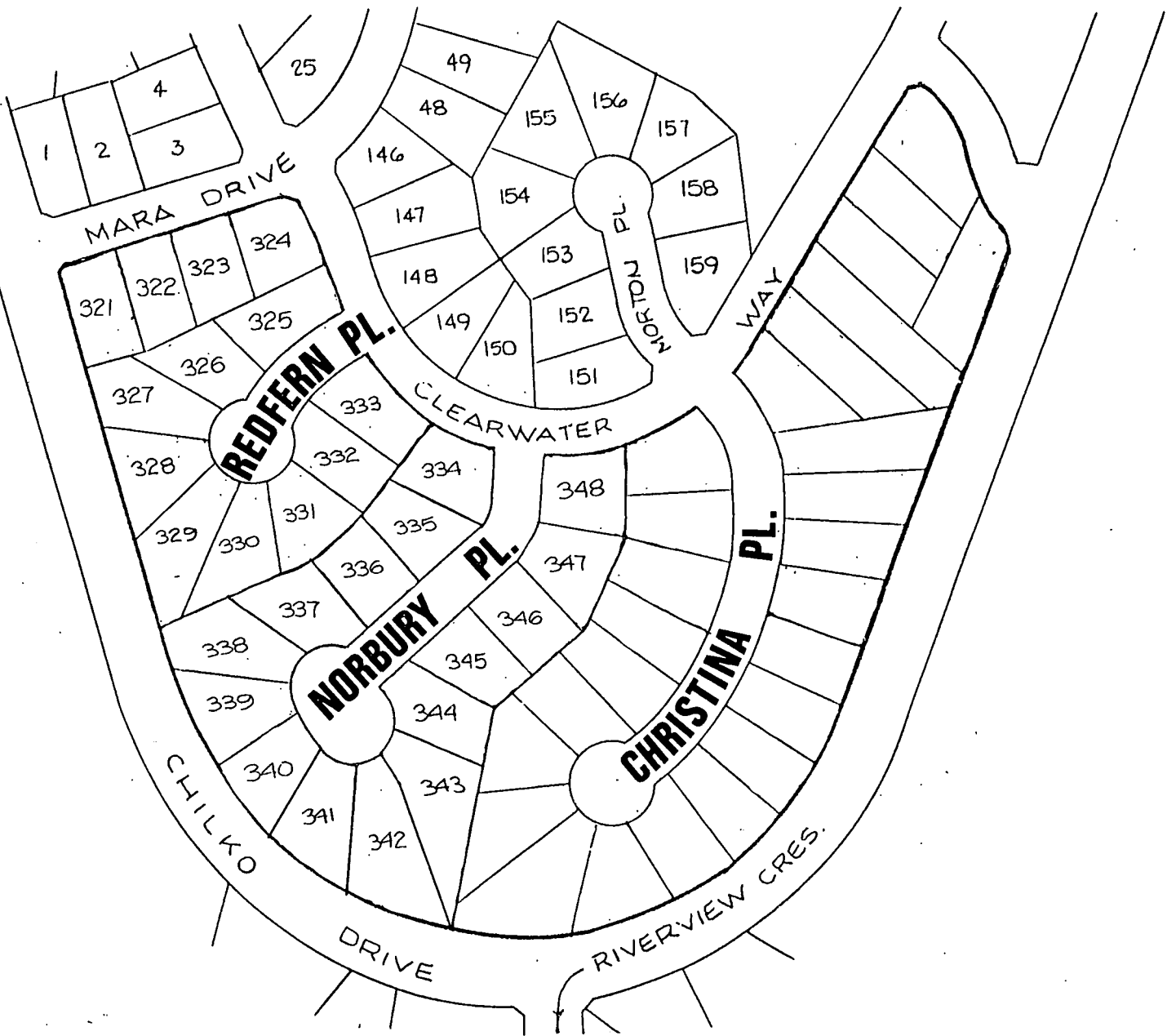
**STREET NAMES**

**STREET NAMES**





**STREET NAMES**



**STREET NAMES**

SEPTEMBER 6, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, September 6, 1988 in the Engineering Department Committee Room, 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  
K. McLaren, Development Control Technician  
N. Maxwell, Planning Assistant

8-4004E

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

The Committee lifted this application from the table to review responses from adjacent property owners. After reviewing the replies, the Committee commented that the subdivision proposal appears technically feasible, however, the application remains tabled for:

- 1) the applicant to provide preliminary road centerline design drawings;
- 2) the Planning Department to finalize the advance street plan for the area east of the property under application.

8-3184A

L. YZERMAN, DISTRICT OF COQUITLAM  
677 GATENSBURY STREET  
LOT 5, BLK. B, D.L. 364, PL. 22529 AND LANE

Tabled for staff to investigate the status of the existing walkway.

8-3179F

DISTRICT OF COQUITLAM  
MARINER WAY AND DEWDNEY TRUNK ROAD  
LOTS 13-24, BLK. 4, LOTS 15-28, BLK. 9, LOTS 3-11, BLK. 5,  
LOTS 1-28, BLK. 8, ALL IN D.L. 373, PL. 2502

The Committee, after noting the minor adjustment in the lotting pattern from the previous sketch 8-3179E, commented that the road and lot layout indicated on sketch 8-3179F is generally acceptable, however, significant earthworks may be a requirement of any subdivision in order to facilitate acceptable road grades, building envelopes and usable rear yard spaces. In addition, a detailed review of servicing requirements must be undertaken prior to implementation of any development of the lands.

The Committee noted further that the lands are located within sensitive lands, as designated by Council under Bylaw No. 1199, as amended, and depend upon development of the property directly to the east for access to the majority of the District's property.

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 6, 1988

8-3986A N. & L. EDGE CUMBE  
1308 CARTIER AVENUE  
LOT 6, BLK. 8, D.L. 46, PL. 2624

Tabled for review of this application in relation to the Official Community Plan work presently being carried out in the Maillardville area.

8-4063 G. & G. WOLDENGA, V. BOSSLEY  
719 & 725 CLARKE ROAD  
LOT 2, BLK. 5, L.D. 36, D.L. 106, PL. 8382 AND LOT 21,  
BLKS. 4 & 5, L.D. 36, D.L. 106, PL. 21226

Declined, as the subdivision proposal does not make provision for the eastern one-half of the lane system running north off Harrison Avenue and the resulting lot facing Harrison Avenue would be irregular in shape and have a very limited frontage.

8-1557F M. MCMICHAEL  
2240 DAWES HILL ROAD  
REM. LOT 56, D.L. 65, PL. 76896

Reapproved subject to:

- 1) the submission of a geotechnical report, to the satisfaction of the Director of Permits and Licenses, which addresses slope stability, drainage requirements, etc. The report should include site regrading plans which provide information on existing and final contours. The Committee notes that any necessary works must be completed and accepted prior to the signing of any survey plans by the Approving Officer.
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) the completion of any outstanding works on Dawes Hill Road and Warrick Street;
  - 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 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) registration in the Land Titles Office of a restrictive covenant to ensure that the driveway to the new lot will not exceed a maximum grade of 20%:

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 6, 1988

8-1557F cont'd

- 6) registration in the Land Titles Office of a covenant to prevent the filling or excavation activities on the lot after the initial home construction, other than a nominal amount of topsoil for landscape purposes.

8-1557G

M. MCMICHAEL  
2240 DAWES HILL ROAD  
REM. LOT 56, D.L. 65, PL. 76896

Reapproved subject to:

- 1) the submission of a geotechnical report, to the satisfaction of the Director of Permits and Licenses, which addresses slope stability, drainage requirements, etc. The report should include site regrading plans which provide information on existing and final contours. The Committee notes that any necessary works must be completed and accepted prior to the signing of any survey plans by the Approving Officer.
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) the completion of any outstanding works on Dawes Hill Road and Warrick Street;
  - 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 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) registration in the Land Titles Office of a restrictive covenant to ensure that the driveway to the new lot will not exceed a maximum grade of 20%:
- 6) registration in the Land Titles Office of a covenant to prevent the filling or excavation activities on the lot after the initial home construction, other than a nominal amount of topsoil for landscape purposes.



SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 6, 1988

8-1258F

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

Tabled for:

- 1) the applicant to advise if the existing building in the northwest corner of the site is to remain. If the building is to remain, the Committee requests submission of plans and information which verify that the building will meet the siting and parking requirements of the Zoning Bylaw.
- 2) the Traffic Section of the Engineering Department to review the proposed road alignment connection with United Boulevard;
- 3) the comments of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada;
- 4) the Planning Department to review the matter of access to the river, park/leavestrips adjacent to the Fraser River, as well as the long-range development possibilities of the lands to the east and the west.

8-4064

B. MURRAY  
828 DOGWOOD STREET  
LOT 8, D.L. 9, PL. 13765

The Committee notes the applicant's desire to maintain the potential to create two 740 m<sup>2</sup> (duplex) lots. In this regard, the application was tabled for:

- 1) the Engineering Department to advise of the minimum acceptable cul-de-sac radius required to accommodate the necessary road improvements;
- 2) the applicant to demonstrate that the resulting lots will contain the minimum size required in the RT-1 zone to maintain duplex lot potential;
- 3) the applicant to provide a calculation of the remaining area in Lot 9 to the north once the dedication requirements have been established.

It was noted by the Committee that a Development Variance Permit will be required to be secured from Council in relation to road widths and possible location of certain utilities.

JULY 5, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, July 5, 1988, 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  
N. Maxwell, Planning Assistant  
B. Elliott, Parks Administrator (for items 8-4014  
D. Palidwor, Landscape Design Technician & 8-4015)

8-4014A

PARK LANE VENTURES LTD.  
JOHNSON STREET NORTH OF DAVID AVENUE  
LOT , SEC. 14 & 15, TWP. 39, PLAN , (PCL. "G")

The Subdivision Committee, in conjunction with representatives from the Parks and Recreation Department, identified a need for a continuous walkway connection between David Avenue and the school/park site. The Committee therefore requests the applicants review this matter in conjunction with the Committee's previous request that the applicants review the lotting layout in relation to the Provincial and Federal Fisheries authorities requests for a 12-meter setback from the crest. Possible alternatives which should be considered would be the introduction of a second walkway running north off of the proposed cul-de-sac in the northeast corner of the site or a walkway above the crest of slope adjacent to the watercourse along the eastern side of the subdivision.

The subdivision itself remains tabled pending resolution of the matters raised by the Subdivision Committee at their meeting of 1988 06 07.

8-4015

PARK LANE VENTURES LTD.  
JOHNSON STREET NORTH OF DAVID AVENUE  
LOT , SEC. 14, TWP. 39, PLAN , (PCL. "H")

The Subdivision Committee, in conjunction with representatives from the Parks and Recreation Department, commented that a trail system is proposed to be established along the B.C. Hydro right-of-way along the northern side of this subdivision, and that the construction would be made a condition of any preliminary subdivision approval.

The subdivision itself remains tabled pending resolution of the matters raised by the Subdivision Committee at their meeting of 1988 06 07.

SUBDIVISION COMMITTEE MINUTES  
OF JULY 5, 1988

8-3818C

J. & V. LILLIE  
1401 HOCKADAY STREET  
REM. LOT A, (S&E PL. 28453), L.S. 6, SEC. 13, TWP. 39,  
PLAN 16046, & REM. LOT 1, (S&E PL. 16046), L.S. 6, SEC. 13,  
TWP. 39, PLAN 14551

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Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the approximate 36.69-meter frontage of the proposed new lot on Hockaday Street;
  - b) cash payment for three water connections;
  - c) payment of water main charges in accordance with Bylaw No. 1413, as amended;
- 2) registration in the Land Titles Office of a road reservation agreement over the panhandle portion of 1417 Hockaday Street;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes on both properties prior to final approval;
- 5) compliance with any requirements of Fisheries and Oceans Canada and the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks.

8-3611B

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

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Approved subject to:

- 1) physical construction of Cottonwood Avenue and Spruce Avenue to the standards required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles Office of any necessary rights-of-way;
- 3) payment of any current, delinquent or outstanding taxes before final approval;

SUBDIVISION COMMITTEE MINUTES  
OF JULY 5, 1988

8-3611B cont'd

- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the four additional dwelling units permitted to be constructed;
- 5) removal of all existing buildings and structures prior to final approval.

8-4056

MARATHON REALTY COMPANY LIMITED  
GOLDEN DRIVE BETWEEN NORTH BEND STREET AND TAPPEN AVENUE  
LOT 1, D.L. 22, 66 & 67, PLAN 71711

Approved subject to:

- 1) physical construction of separate and independent service connections to both lots;
- 2) payment of any current, delinquent or outstanding taxes before final approval.

8-3984B

L. & J. PROPERTIES INC.  
RUNNEL DRIVE  
LOT 2, D.L. 238, PLAN 75671

Approved subject to:

- 1) physical construction of two accesses in the proposed locations;
- 2) payment or reconstruction of sanitary, storm and water connections;
- 3) payment of any current, delinquent or outstanding taxes before final approval;
- 4) registration in the Land Titles Office of any necessary easements for sewerage and drainage purposes.

8-4054

M. & G. HORTIN  
657 SCHOOLHOUSE STREET  
LOT 1, D.L. 364, PLAN 17668

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the frontages along Schoolhouse Street and Spruce Avenue of the proposed corner lot to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES  
OF JULY 5, 1988

8-4054 cont'd

- 1) b) payment for one additional water connection;
- 2) relocation where necessary of any service connections to the existing dwelling, or, alternatively, registration in the Land Titles Office of easements to protect any service lines which are to remain;
- 3) payment of any current, delinquent or outstanding 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) a reduction in the existing window areas on the west wall of the home to a maximum of 14.5% of the total wall area, and confirmation from the Permits and Licenses Department that the reductions have been completed 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

Tabled for the submission of plans prepared by a professional engineer which demonstrate how access at a reasonable grade can be achieved from Heckbert Place and how the lots will be regraded. The regrading plans should address drainage requirements, retaining structures, landscaping, and any necessary remedial works. The regrading plan should also provide detailed information on existing and final contours, taking into consideration the maximizing of the private rear yard space or spaces which provide for the rear yards to be developed in a usable, final graded state, containing maximum slopes of 5% for a minimum distance of 6.0 meters, and be integrated into existing or potential development on adjoining lots.

8-4049

ARCO PROPERTIES LTD.  
925 TUPPER AVENUE  
LOT D, BLKS. 7 & 8, PL. 1531, D.L. 16, (EXC. PLANS 43218,  
61376 & RW 63067)

The Committee, after reviewing reports from the Engineering and Planning Departments and the previous comments from the Permits and Licenses Department, recommended that Council, as the Approving Authority, approve the proposed creation of the strata lots subject to the applicant first completing the following to the satisfaction of the Engineering, Planning and Permits and Licenses Departments.

SUBDIVISION COMMITTEE MINUTES  
OF JULY 5, 1988

8-4049 cont'd

1) Permits and Licenses Department

- a) reconstruction of the party wall between Units 1 and 2 to a one-hour fire separation (5/8 inch gyproc both sides of stud wall);
- b) main sprinkler valve and domestic main shutoff in Unit 2 to be accessible from outside to all strata owners;
- c) office and mezzanine at east end of Unit 2 to be separated by a one-hour fire separation from Unit 3 and provide new access stairs to mezzanine in Unit 2;
- d) roof air supply ducts now providing air-conditioning to Units 2 and 3 offices to be removed from Unit 2 and holes in wall between Units 2 and 3 to be repaired;
- e) removal of electrical meters from Unit 2 that are for Areas 3 and 4 and their reconstruction into their own strata lot.

2) Engineering Department

Physical construction of Tupper Avenue and the lane allowance to the standards of Subdivision Control Bylaw No. 1023, noting the laneworks include enclosure of the existing ditch which presently exists in the lane.

3. Planning Department

- a) restriping of the existing parking lot lines to clarify the location of the existing parking spaces, the restriping to include a one-way directional arrow for the easterly access on Tupper Avenue;
- b) the submission of an acceptable landscape plan for the buffer areas along Tupper Avenue;
- c) the submission of a security to ensure that the landscape works referred to in b) above are completed in an acceptable manner, the amount of the security to be based on the material and installation costs of the proposed landscape works.

SUBDIVISION COMMITTEE MINUTES  
OF JULY 5, 1988

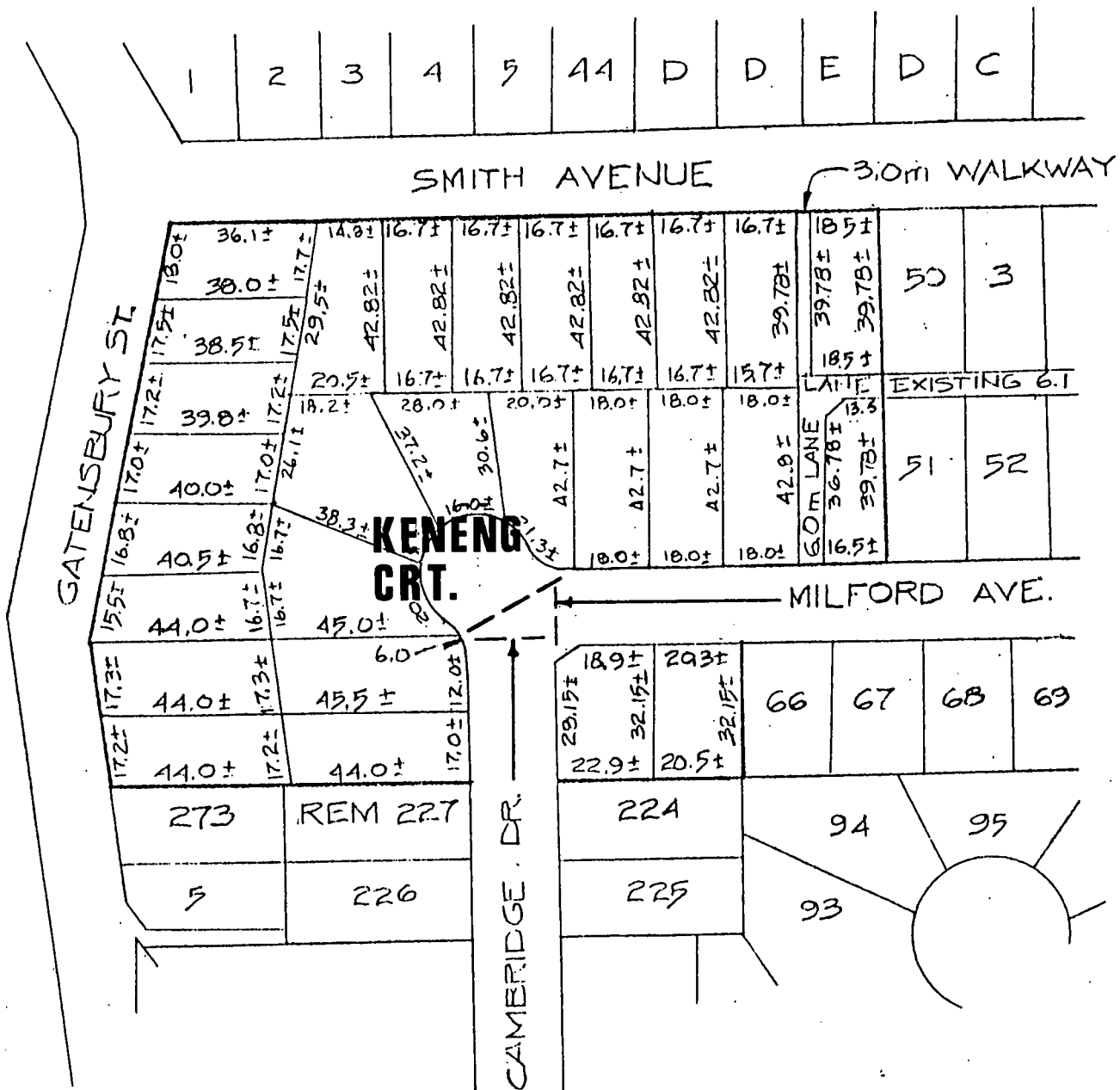
8-1557 - COMPLETION OF WARRICK STREET

The Committee reviewed a memo from the Planning Director in relation to an inquiry as to the possibility of not connecting the two portions of Warrick Street or constructing a barrier only passable by emergency vehicles. After reviewing the request and after hearing reports from the Traffic and Fire Departments, the Committee commented that it is not practical to now abandon the proposed connection or erect a barrier, and therefore the preplan for the area should be maintained to allow for the ultimate connecting through of Warrick Street.

STREET NAMES

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

OMO LAKE PARK



STREET NAME



OCTOBER 18, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 18, 1988 in the Engineering Department Committee Room, 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  
N. Maxwell, Planning Assistant  
B. Elliott, Parks Administrator  
D. Palidwor, Landscape Design Technician

8-1258F

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

The Committee reviewed staff reports relating to the previous tabling motion. After hearing the reports, the Committee recommends that the Planning Department adjust the sketch to provide for a 10.0-meter wide public access right-of-way from the south end of the southerly cul-de-sac to the river, as well as along the river itself. In addition, the Committee recommends that the easterly cul-de-sac be adjusted southwards to make provision for a possible extension of Rogers Avenue if development of the property to the east occurs.

The Committee noted that the Traffic Section of the Engineering Department have not completed their review as to the proposed intersection at United Boulevard, consequently the application remains tabled pending receipt of that information.

8-4067A

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

Tabled for comments from the Simon Fraser Health Unit.

8-3184A

L. YZERMAN; DISTRICT OF COQUITLAM  
677 GATENSBURY STREET  
LOT 5, BLK. B, D.L. 364, PL. 22529 AND LANE

The Committee declined the proposed walkway closure after reviewing objections from two of the abutting property owners.

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 18, 1988

8-4069 DISTRICT OF COQUITLAM  
SICAMOUS AVENUE & LECLAIR DRIVE  
REM. LOT B (S&E PL. ), D.L. 112 & 65, PL.

Approved subject to:

- 1) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 67 dwelling units permitted to be constructed;
- 3) registration in the Land Title Offices of any necessary easements;
- 4) submission of lot grading plans for the subdivision to the satisfaction of the Permits and Licenses Department;
- 5) physical identification of utility corridors in the field by way of erection of temporary fencing;
- 6) registration in the Land Title Offices of a covenant to ensure that driveway grades will not exceed 20%.

8-881E M.A. DECKER  
404 ASHLEY STREET  
LOT F (S&E PL. 25308 & 40598), BLK. 11, D.L. 3, PL. 20242

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the approximate 16.37-meter frontage of the proposed new lot on Ashley Street 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 one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 18, 1988

8-4070

LAVAL DEVELOPMENTS LTD.  
100 LAVAL STREET; 1212-1220 BRUNETTE AVENUE  
LOT 1, D.L. 46, REF. PL.

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Approved subject to:

- 1) the Planning Director being satisfied with the implications of signing a Form E declaration prior to Council adopting a rezoning bylaw and issuing a development permit covering the Phase II area;
- 2) the Engineering Department advising whether or not the proposed parking spaces on the sanitary sewer right-of-way will be acceptable.

8-4068

PETRO CANADA INC.  
1700 COMO LAKE AVENUE  
LOT A (S&E PL. 68984), BLK. 1, D.L. 363, EX. PL. 29025

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The Committee finds sketch 8-4068 technically feasible, noting that if and when preliminary subdivision approval is granted, the conditions would include:

- 1) Council approval of the proposed rezoning;
- 2) restoration of all existing accesses except for the most southerly access on Poirier Street;
- 3) registration of a covenant in the Land Title Offices to state that access for the easterly lot should be from the lane allowance and the westerly lot from Poirier Street;
- 4) provision for storm sewer, sanitary sewer and water connections to both of the sites;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval.

The Committee notes that soils reports will be required prior to issuance of any building permits for the contemplated house construction on the resulting lots.

8-4072

FARS F.R. HOLDINGS LTD.; RICHARDSON BROS. DEVELOPMENT LTD.;  
GARY RICHARDSON HOLDINGS; CRAIKA INVESTMENTS  
425 BROMLEY STREET; 2600 BLOCK CRAWLEY AVENUE  
LOT 1, D.L. 113, PL. 78679; LOT 2, D.L. 113 & 305, PL. 78679

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The Committee recommends that the Strata Title Approving Officer sign the Form E phasing declaration, subject to the applicant first clarifying the possible discrepancies in the Form E document.

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 18, 1988

8-4073

DISTRICT OF COQUITLAM; R. & M. BERGLAND  
1162 WESTWOOD STREET  
LOT A, L.D.36, D.L.385, PL.21383 & LOT 140, (S&E PL.68894),  
PL. 63482

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Approved subject to:

- 1) Council approval of a road and land exchange;
- 2) removal of all existing buildings and structures prior to final approval or, alternatively, the submission of a surveyor's plot plan which verifies that all existing buildings and structures which are to remain meet the siting requirements of the Building and Zoning Bylaws;
- 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) no driveway accesses being granted to Westwood Street for any future development on the resulting parcel.

The Committee notes that prior to the issuance of any building permit on the resulting lot, the applicant would be required to provide for:

- a) improvements to contiguous road frontages, i.e. Westwood Street and the full frontage of Heffley Crescent;
- b) a development cost charge payment at the rate of \$955 for each potential dwelling unit permitted to be constructed.

OCTOBER 4, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 4, 1988 in the Engineering Department Committee Room, 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  
B. Elliott, Parks Administrator  
D. Palidwor, Landscape Design Technician

8-4064B

B. MURRAY  
828 DOGWOOD STREET  
LOT 8, D.L. 9, PL. 13765

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction for the full frontage of the property on Lea Avenue;
  - 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 three potential new 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) Council approval of issuance of a development variance permit which would vary the minimum required road allowance width under the Subdivision Control Bylaw.

8-4034

P. & A. DOBUD  
539 EBERT AVENUE  
PCL. A (J-93193-E) OF LOT 4, D.L. 7, PL. 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;

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 4, 1988

8-4034 cont'd

- 2) 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.

8-3962A

G.L. COOMBE  
656 FOLSOM STREET  
LOT E OF LOT 8, D.L. 365, PL. 25913

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the approximate 30.4-meter frontage of the new lot on Folsom Street;
  - b) payment for one additional water connection;
  - c) payment for one additional driveway culvert if required;
- 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;
- 4) removal of the carport and deck prior to final approval;
- 5) approval of the proposed subdivision by the Trans Mountain Oil Pipeline Company;
- 6) compliance with any requirements of the Permits and Licenses Department pertaining to spatial separation requirements for the existing dwelling in relation to the new property line.

The Committee notes that the proposed lot will contain a limited building envelope which will likely require the preparation of a custom house plan.

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 4, 1988

8-4030C

M. WHEATING  
1391 HOCKADAY STREET  
LOT 3, L.S. 6, SEC. 13, TWP. 39, PL. 14551

Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the full frontage of the proposed new lot on Hockaday Street to the standards required by Subdivision Control Bylaw No. 1023;
  - b) payment for one additional water connection;
  - c) payment for any required driveway culvert;
- 2) construction of physical access along the panhandle to the requirements of the Fire Department, as outlined in their memo of September 9, 1988;
- 3) compliance with the requirements of the Ministry of Environment and Parks in their letters of April 26, 1988 and April 20, 1988, noting that any required covenants should be in favour of that Ministry;
- 4) approval of the Simon Fraser Health Unit of the septic tank disposal system for both properties;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 7) the Approving Officer granting relaxation to the required minimum frontage of 10% of the perimeter of the lot in accordance with his powers under Section 994(3) of the Municipal Act.

8-2246F

A.S. SOON  
1520 SMITH AVENUE  
LOT 3, BLK. 6, D.L. 364, L.D. 36, (S&E PL. 38675), PL. 1613

Tabled for the Planning Department to write to adjacent property owners seeking their comments on this proposed subdivision, since the circumstances have changed since the earlier application.

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 4, 1988

8-3160B

K. & M. CHETNEY  
1500 COAST MERIDIAN ROAD  
REM. N. 1/2 L.S. 16, SEC. 13, TWP. 39

The Subdivision Committee received a report from the Engineering Department with regard to the water supply in the Coast Meridian/Hazel Drive area.

This subdivision application is generally premature since the water supply is insufficient to service the property.

Although this subdivision cannot be approved at this time, the Committee tabled the application for establishment of next year's expenditure program, which is expected to be formulated by the end of December.

8-2951M

KAYE DEVELOPMENTS LTD.  
JOHNSON STREET  
LOT 11, D.L. 356, PL.

Approved subject to:

- 1) registration of the subdivision of the lands to the west;
- 2) the servicing requirements of Subdivision Control Bylaw No. 1023;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the four additional dwelling units permitted to be constructed;
- 4) payment of the development cost charge for drainage;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval.

8-1478B

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

The Committee finds this road and lot layout technically feasible, noting that prior to preliminary approval, we will still require fine-tuning of the grading plan.

Furthermore, the Parks and Recreation Department have identified certain walkway needs within the area to be dedicated as park. An estimate for construction of these walkways will be prepared and may be the subject of further negotiations with the applicants in relation to the required development cost charges under Bylaw No. 988.



SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 4, 1988

8-4004E R. PATEL  
1145 ROCHESTER AVENUE  
LOT 40, D.L. 109, PL. 25363

Approved subject to:

- 1) 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;
- 2) 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;
- 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.

8-3139C N. & C. VIRGINILLO; DISTRICT OF COQUITLAM  
1062 RIDGEWAY AVENUE  
LOT A, D.L. 356, PL. 14679 & LANE ALLOWANCE

Tabled for the Planning Department to write the property owners directly to the south to seek their comments on the proposed lane cancellation.

8-3904M B.C. ENTERPRISES CORPORATION  
NOONS CREEK/HONEYSUCKLE LANE  
REM. 3 (S&E PL. 73926, 76488 & \_\_\_\_\_), SW 1/4, Sec. 15,  
TWP. 39, PL. 72701

Approved.

8-3904N B.C. ENTERPRISES CORPORATION  
NOONS CREEK/HONEYSUCKLE LANE  
REM. 3 (S&E PL. 73926, 76488 & \_\_\_\_\_), PL. 72701; LOT 87,  
PL. \_\_\_\_\_, BOTH OF SW 1/4 SEC. 15, TWP. 39

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;

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 4, 1988

8-3904N cont'd

- 1) b) registration in the Land Title Offices of any necessary easements;
- 2) registration in the Land Title Offices of a restrictive covenant if required to ensure that driveways to any proposed new lot will not exceed a maximum grade of 20%;
- 3) registration in the Land Title Offices of a restrictive covenant against all lots having frontage on David Avenue and Noons Creek Drive to stipulate that no access is to be permitted from these lots except for the first lot on the east side of Noons Creek Drive. The covenant should also state that all homes should be oriented to the internal street system rather than to David Avenue or Noons Creek Drive.
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 31 potential new dwelling units permitted to be constructed;
- 5) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval.

8-1802F

NU-WEST DEVELOPMENT CORPORATION  
CAPE HORN AVENUE AND DAWES HILL ROAD  
PT. OF LOT 10, PL. 1002; PCL. A OF LOT 10 AND PCL. C,  
PL. 8029F; ALL IN D.L. 65 AND 66

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Various Committee members reported on their findings with regard to a package submitted by the applicant's consultants dated September 29, 1988 which responds to the Committee's earlier tabling motion on August 23, 1988. The submission does update the Committee in respect to certain of the tabling items, however, it is not complete in terms of covering the entire subdivision proposal.

The outstanding issues for the applicants would now appear to include the following matters, noting that other requirements may evolve through more detailed review of this subdivision layout:

- 1) liaison with the Parks and Recreation Department on the two areas suggested for park dedication by the applicants;
- 2) the submission of fully detailed lot regrading plans and geotechnical reports covering the entire subdivision;
- 3) provision of the restrictive covenant with the necessary priority consents, which would prohibit creation of any lots for residential use of less than 465 m<sup>2</sup>;

SUBDIVISION COMMITTEE MINUTES  
OF OCTOBER 4, 1988

8-1802F cont'd

- 4) provision of a detailed survey of the natural boundary of the watercourse in its revised location in order that the suitability of building envelopes on adjacent lots can be evaluated.

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

- a) The Engineering Department will be reviewing the applicant's plans with regard to major flood flows and how they propose to handle storm drainage from the subdivision.
- b) The Planning Department will revise the subdivision layout to dedicate the small piece of road allowance west of the most westerly north-south road.
- c) The Planning Department will review and report to the Committee on the revised acoustical evaluation with regard to berming and fencing.

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

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The Committee reviewed a request from the applicants to proceed with the upper portion of this subdivision prior to the total earthworks being completed for the lower portion of the lands. It was reported by the Engineering Department that the majority of the earthworks have been completed, however, a small area along the north property line has not been cut to its final grade.

The Committee amended its earlier approval conditions dated 1988 07 25 that all earthworks must be completed prior to the registration of any subdivision to allow for a phasing of the subdivision of the lands. This, however, is conditional upon the Approving Officer being satisfied that all other preliminary approval conditions have been met, and that all earthworks are in a stable state during the winter months. In addition, the Approving Officer must be satisfied with regard to the location of the future placement of fill from the cut slope in order that conflict with vehicular traffic on the collector road can be avoided. This is assuming that construction activity may take place before the final grading is completed.

SEPTEMBER 20, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, September 20, 1988 in the Engineering Department Committee Room, 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

8-1478A

JAIKAR INVESTMENTS LTD.  
1731 & 1801 BRUNETTE AVENUE AND 301 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

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The Committee lifted this application from the table to review staff reports on the subdivision. After reviewing the material, the Committee concluded that a walkway connection running east off the Sheridan Avenue extension into the park area along the east side of the site would be more preferable than one connecting down to Brunette Avenue. The Committee also commented that the floodway requirements to Brunette Avenue, as well as the Fire Department's requirements for emergency vehicle access from Brunette Avenue to Sheridan Avenue, be consolidated into one right-of-way.

The Committee commented further that the regrading plans are incomplete and do not provide the level of detailed information requested by the Committee at their meeting of 1988 07 19.

The application remains tabled, pending resolution of the above matters.

8-4061

T. FILIPPELLI; J. ELLIOTT  
647 & 649 SARGENT COURT  
LOTS F & G, BOTH OF D.L. 358, PL. 23930

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Declined, under Section 85(3) of the Land Title Act, in that the Approving Officer is of the opinion that the anticipated subdivision is not in the public interest.

8-4063

G. & G. WOLDENGA  
719 & 725 CLARKE ROAD  
LOT 2, BLK. 5, L.D. 36, D.L. 106, PL. 8382 AND LOT 21, BLKS.  
4 & 5, L.D. 36, D.L. 106, PL. 21226

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The Committee reviewed the revised lotting pattern, received in the Planning Department 1988 09 15. After reviewing the latest proposal, the Committee concluded that the revised proposal does not overcome the Committee's concerns in regard to irregular lot shape and limited frontage.

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 20, 1988

8-4063A

G. & G. WOLDENGA  
719 & 725 CLARKE ROAD  
LOT 2, BLK. 5, L.D. 36, D.L. 106, PL. 8382 AND LOT 21, BLKS.  
4 & 5, L.D. 36, D.L. 106, PL. 21226

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Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
  - b) payment for one new water connection;
  - c) registration in the Land Title Offices of any necessary easements for drainage and sanitary sewer purposes;
  - d) payment for two access culverts in the lane;
- 2) access to Clarke Road being limited to one joint access with appropriate easements, and payment for any necessary relocation, removal or widening of the existing access to Clarke Road;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 4) submission of a plan prepared by a B.C. Land surveyor which verifies that the lots will contain at least 740 m<sup>2</sup> of area within the RT-1 (Duplex) portion of the lot. If the "zoned areas" do not contain the 740 m<sup>2</sup>, and if the applicant wishes to pursue rezoning to the RT-1 zone for the entire portions of the two lots, an application for rezoning will be required and ultimately a report would be prepared and forwarded to Council for consideration.
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed. The Committee notes that if the lots do contain the 740 m<sup>2</sup> referred to above and an application for rezoning is not required, the development cost charge payment would be adjusted to a payment for three additional dwelling units to correspond with the permitted density.

8-4064

B. MURRAY  
828 DOGWOOD STREET  
LOT 8, D.L. 9, PL. 13765

The Committee reviewed a sketch prepared by the Engineering Department in relation to the recommended road right-of-way, the sketch to be forwarded to the applicants to demonstrate the resulting lot sizes, as requested by the Committee at their meeting of 1988 09 06.

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 20, 1988

8-3184A L. YZERMAN; DISTRICT OF COQUITLAM  
677 GATENSBURY STREET  
LOT 5, BLK. B, D.L. 364, PL. 22529 AND LANE

The Committee, after hearing the results of staff research, tabled the proposal and requested the Planning Department to write adjacent property owners and seek their comments on the proposed lane closure.

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 sketch 8-3091S and commented that they are not prepared to recommend acceptance of this lotting alternative and suggested that the applicants pursue the preliminary subdivision approval granted in relation to sketch 8-3091R. The Committee believes that sketch 8-3091R provides more flexibility.

8-3729A DISTRICT OF COQUITLAM  
2900 GLEN DRIVE  
LOT 97, BLK. E, D.L. 384A, PL. 52027

Approved, noting:

- 1) all accesses to the proposed development must be in a location satisfactory to the Engineering Department;
- 2) servicing of the frontage of the lot is to be provided for through the sales agreement or at the time of building permit issuance. It was noted that the servicing requirements will include the provision for development cost charge payment for drainage.

8-3881WW B.C. ENTERPRISE CORPORATION  
CHILKO DRIVE & DOUGLAS DRIVE  
LOT 2, D.L. 305, PL. 70847

Tabled for:

- 1) the submission of a geotechnical report which addresses the proposed earthworks required to facilitate the subdivision. The report should include regrading plans which provide information on existing and final contours, slope stability including any necessary earth retention structures, drainage requirements, and the maximizing of private rear yard space or spaces which provide for rear yards in a usable, finally graded state. The Committee notes that the spaces within the rear yards should not contain slopes in excess of 5% for a minimum distance of 6 meters and should be integrated into existing or potential development on adjoining lots. In addition, the Committee notes that the plans should demonstrate that driveway grades will not exceed a maximum slope of 20%.

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 20, 1988

8-3881WW cont'd

- 2) the applicant's engineering consultant to review the road centreline radius to determine if a 70-meter centreline radius is possible, thereby eliminating the necessity for a development variance permit application.

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

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The Committee heard a report from Planning Department staff that the approval conditions outlined in the Planning Department letter dated 1988 07 25 did not specifically outline the Committee's objective in relation to maximum slopes in the private rear yard space or spaces. In this regard, the Committee stated that the earthworks drawings referred to in Clause 4 of the 1988 07 25 letter should be expanded to state that the regrading plans should provide information on existing and final contours, any necessary earth retention structures, and how the private rear yard space or spaces can be provided for in a usable, finally graded state. It was noted further that the spaces within the rear yards should not contain slopes in excess of 5% for a minimum distance of six meters, and should be integrated into existing and potential development on adjoining lots.

8-4030B

M. WHEATING  
1391 HOCKADAY STREET  
LOT 3, L.S. 6, SEC. 13, TWP. 39, PL. 14551

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The Committee reviewed a request from the applicant for a relocation of the panhandle driveway to the northern side of the existing site. The Committee commented that they have no objection to the proposed adjustment and in this regard approved sketch 8-3040B, subject to the following:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the full frontage of the proposed new lot on Hockaday Street to the standards required by Subdivision Control Bylaw No. 1023;
  - b) payment for one additional water connection;
  - c) payment for any required driveway culvert;
- 2) construction of physical access along the panhandle to the requirements of the Fire Department, as outlined in their memo of September 9, 1988;
- 3) compliance with the requirements of the Ministry of Environment and Parks in their letters of April 26, 1988 and April 20, 1988, noting that any required covenants should be in favour of that Ministry;
- 4) approval of the Simon Fraser Health Unit of the septic tank disposal system for both properties;

SUBDIVISION COMMITTEE MINUTES  
OF SEPTEMBER 20, 1988

8-4030B cont'd

- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 6) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval;
- 7) the Approving Officer granting relaxation to the required minimum frontage of 10% of the perimeter of the lot in accordance with his powers under Section 994(3) of the Municipal Act.



NOVEMBER 1, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 1, 1988 in the Engineering Department Committee Room, 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  
N. Maxwell, Planning Assistant  
K. McLaren, Development Control Technician  
B. Elliott, Parks Administrator  
D. Palidwor, Landscape Design Technician

8-1802G

NU-WEST DEVELOPMENT CORP.  
CAPE HORN AVENUE AND DAWES HILL ROAD  
PT. OF LOT 10, PL. 1002; PCL. A OF LOT 10 AND PCL. C,  
PL. 8029F; ALL IN D.L. 65 & 66

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 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, noting that the south curb line of Cape Horn Avenue between Dawes Hill Road and the Mariner Way intersection will be oriented to permit a future width of 14.0 meters;
  - b) registration in the Land Title Offices of any necessary easements;
- 3) Council approval of a development variance permit in regard to vertical and horizontal road geometry, including the width of the collector street;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on all parcels prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 85 dwelling units permitted to be constructed;
- 6) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the survey plans by the Municipal Approving Officer;

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 1, 1988

8-1802G cont'd

- 7) submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots will contain the required minimum area of 465 m<sup>2</sup> and have a building envelope once the siting restrictions of Sections 405 and 406 are applied to the proposed lots. The Committee notes that all buildings and structures located on the lots must comply with the siting provisions of municipal bylaws, and it should not be assumed building envelopes shown on preliminary grading and siting plans comply.
- 8) submission of a plan which verifies that the existing home which is presently under construction is sited on one of the proposed lots, in keeping with the setback requirements of the Building and Zoning Bylaws;
- 9) registration in the Land Title Offices of restrictive covenants to ensure that:
  - a) driveway grades will not exceed 20%;
  - b) no accesses will be permitted to Cape Horn Avenue;
  - c) all house construction on lots with frontage on Cape Horn will be oriented to the internal street system and not Cape Horn Avenue;
- 10) physical construction of a solid, six-foot high board fence around the perimeter of the subdivision, noting that the height must be lowered at the intersections with Cape Horn Avenue, in keeping with the height limitations of the Zoning Bylaw;
- 11) submission of geotechnical reports and regrading plans, including lot drainage, to the satisfaction of the Director of Permits and Licenses, and physical construction of these works, prior to registration of the proposed subdivision;
- 12) registration in the Land Title Offices of a building scheme to ensure that the recommendations of the acoustical engineer are met. The building scheme is to provide for review and certification of compliance of proposed house plans by an acoustical engineer hired by the applicants prior to submission of said plans to the Permits and Licenses Department. The Committee notes that the District does not accept any responsibility in terms of accuracy or adequacy of the recommendations or as to effectiveness. The District is to be a party to the covenant only to ensure that the plans are reviewed and accepted by an acoustical engineer hired by the applicant prior to building permit issuance.
- 13) registration in the Land Title Offices of a covenant, if required by the Permits and Licenses Department, to make potential purchasers aware of the soil conditions, the existence of fill material on certain of the lots, and the need for geotechnical reports to accompany building permit applications on these lots;

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 1, 1988

8-1802G cont'd

The Committee also commented on the proposed transfer of the lands under the B.C. Hydro right-of-way and in the creek area to the District. The Committee understands that these lands have been offered to the Parks and Recreation Department for the sum of \$1.00, recognizing the state of the lands and the maintenance implications. The Committee is prepared to recommend acceptance of this offer and therefore these lands should be created as one lot and transferred to the District upon acceptance of the lands by the Parks and Recreation Department, and at no cost or obligation to reduce the required development cost charge payment.

The Committee also notes that the two most westerly lots on the south side of the proposed east-west road may be the subject of future negotiation for acquisition by the Parks and Recreation Department for the purpose of creating a "tot lot".

8-3149B

CROWN FOREST INDUSTRIES LTD.; CROWN FOREST PROPERTIES LTD.  
15 KING EDWARD STREET PLUS FRASER MILLS SAWMILL AND LANDS  
ADJACENT TO 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, after hearing status reports from staff on the various aspects of this application, commented that they endorse subdivision sketch 8-3149B in terms of park dedication requirements along Popeye Creek and the Fraser River, however, given the extent of dedication, requests comments from the applicants on this matter.

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. 7694

Approved 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. 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 suggested.

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 1, 1988

8-1258H 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 before 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.

8-3844I

LANCO ASSEMBLED PROPERTIES LTD.  
1000 AUSTIN AVENUE  
LOT A, D.L. 108, PL. 75976

The Committee reviewed a plan and covering letter from the applicant's solicitor, both received in the Planning Department 1988 10 26. After reviewing the information, the Committee tabled this application for a detailed review by the Traffic Section of the Engineering Department.

8-4071

DISTRICT OF COQUITLAM; M. ROBINSON  
SADDLE STREET AND 3260 MARINER WAY  
LOT C, D.L. 373, PL. 39095, AND LOTS 1-5, BLK. 7, D.L. 373,  
PL. 2307A, AND CANCELLATION OF PORTION OF LANE

The Committee endorses the lotting configuration indicated on sketch 8-4071A in terms of a "lotting preplan" for this area.

8-4074

C. HEIDOLF  
567 COTTONWOOD AVENUE  
LOT F, (S&E E. 91.53'), BLK. 13, D.L. 7, PL. 5619

Approved subject to:

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

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 1, 1988

8-4074 cont'd

- 1) a) cash payment for the future construction of the approximate 22.87-meter frontage of the proposed new lot to the standards required by Subdivision Control Bylaw No. 1023;
- b) registration in the Land Title Offices of any necessary easements;
- c) payment for one additional water connection;
- d) payment for one new driveway crossing and reconstruction of any existing crossings if required;
- 2) relocation, if required, of existing service connections;
- 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. The Committee notes that if the applicant is successful in his proposed rezoning of the front lot to the RT-1 category, the payment would be increased by one additional unit;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval.

The Committee notes that they decline the applicant's offer on possible access through the site to the apartment property directly to the north.

8-4050

J. KUZIK  
1264 JOHNSON STREET  
PCL. H (S&E PL. 14566, 26678), PL. 2145

The Committee, after reviewing the preliminary road and lane centreline designs from the applicant's consultant, received in the Planning Department 1988 10 20, finds the subdivision technically feasible. The Committee noted, however, that if the subdivision does proceed, the applicant would be required to secure a development variance permit from Council in relation to road grades and K values subsequent to Council consideration of the required rezoning to RS-4.

8-2246F

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

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the approximate 17.6-meter frontage of the new lot on Smith Avenue, and future lane paving for the frontage of the proposed new lot;

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 1, 1988

8-2246F cont'd

- 1) b) cash payment for one new driveway crossing and one additional water connection;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval.

8-3902C

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

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) cash payment for the future construction of the approximate 19.47-meter frontage of the proposed new lot, and future lane paving for the frontage of the lot;
  - b) registration in the Land Title Offices of any necessary easements;
- 2) removal of the carport and storage room and confirmation from the Permits and Licenses Department that the reconstruction has been completed in an acceptable manner. The Committee notes that the applicants must also verify, by way of a plan prepared by a B.C. Land Surveyor, that the new property line will be at least 1.8 meters from the existing dwelling.
- 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.

8-2507B

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

Declined, as the proposed lane configuration does not provide for an acceptable turning area at the 90° corner.

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 1, 1988

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

The Committee finds sketch 8-2507C technically feasible, noting that Council consideration of the proposed rezoning to the RS-3 zoning category will be required to facilitate the lot size proposed.

8-4059A C.H. KOLLIAS  
345 NORTH ROAD  
LOT 6, BLK. 26, D.L. 3, PL. 24989

The Committee, after hearing reports from staff on the implications of requiring the 3.5-meter dedication along North Road, commented that they would have no objection to this area being protected by registration of a road reservation agreement, thereby allowing the contemplated development on the site to proceed as presently planned.

SUBDIVISION COMMITTEE MINUTES

A special meeting of the Subdivision Committee was convened at 9:00 a.m. on Friday, November 4, 1988 in the Engineering Department Committee Room, with the following persons present:

N. Nyberg, Municipal Engineer  
 E. Tiessen, Deputy Planning Director  
 K. Wright, Assistant Municipal Engineer  
 L. Scott, Supervisor, Subdivision & Development  
 R. Camporese, Assistant Chief Building Inspector  
 K. McLaren, Development Control Technician  
 B. Elliott, Parks Administrator  
 N. Maxwell, Planning Assistant

8-4014B  
 (PARCEL G)

B.C. ENTERPRISE CORPORATION  
 JOHNSON STREET AT DAVID AVENUE  
LOT 2, SEC. 14 & 15, TWP. 39, PLAN 79094

The Committee discussed the possibility of granting a conditional preliminary approval to this block parcel. However, as there are still several outstanding issues relating to the creation of the development block, a preliminary approval cannot be entertained. The issues which require attention prior to further reconsideration of preliminary approval of lotting are as follows:

- 1) a) the deposit of a 150% security for site protection to protect Parks and Recreation lands and other open space;
- b) the submission of plans which demonstrate the location of the site protection measures to the satisfaction of the Parks and Recreation Director;
- c) inspection by municipal staff to verify that the site protection measures are being installed prior to development work on contiguous parcels;
- 2) the transfer of titles of the "park" and "other open space" parcels;
- 3) the registration of the design review covenant over the school site;
- 4) the submission of acceptable Engineering servicing design drawings for the upper portion of Johnson Street;
- 5) the submission of a geotechnical report which establishes the stability of the slopes within the open space adjacent the watercourses which are to come under municipal ownership. If remedial works are required, they would be the responsibility of the applicants, not the District.
- 6) revegetation of any disturbed areas along the crests of the watercourses to the satisfaction of the Parks and Recreation Director, as well as the Fish and Wildlife Branch of the Ministry of Environment and Parks.



NOVEMBER 15, 1988

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 15, 1988 in the Engineering Department Committee Room, with the following persons present:

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

8-3644G

DANCORP DEVELOPMENT CORP.  
736 FARROW STREET  
PCL. A, D.L. 9, PLAN 74472

The Committee recommends that the Strata Title Approving Officer sign the Form E phasing declaration, noting that the strata plan proposals for each phase should come back before the Committee when presented.

8-3632H

DISTRICT OF COQUITLAM  
RAMBLER DRIVE, DURANT DRIVE AND GUILDFORD WAY  
LOT REM. 1, PL. 75124, D.L. 385, PT. SK. 1960

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Nash Drive, Rambler Drive and Guildford Way to the standards required by Subdivision Control Bylaw No. 1023, noting that Guildford Way would be to an arterial standard;
  - b) physical construction of earth retaining walls along the rear property line of the lots lying between Nash Drive and Rambler Drive to the satisfaction of the Director of Permits and Licenses;
  - c) 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 26 potential dwelling units permitted to be constructed;
- 3) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 4) registration in the Land Title Offices of a covenant to ensure that driveway grades will not exceed 20%.

The Committee notes that the trunk drainage facility on Guildford Way should be funded from the Development Cost Charge Reserve Fund.

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 15, 1988

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

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Approved subject to:

- 1) Council approval of a development permit for the proposed subdivision;
- 2) physical construction by the District of the Johnson Street and Glen Drive frontage of the corner lot to the standards required by Subdivision Control Bylaw No. 1023 and the submission of funds for the physical construction by the applicant of the remaining frontage on Glen Drive and the Atlantic Avenue cul-de-sac. The Committee notes that the District could coordinate the physical construction of all road frontages and then be reimbursed for the ultimate cost of construction.
- 3) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes before final approval for all existing parcels;
- 5) removal of all existing buildings and structures before final approval.

8-1478C 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

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The Committee reviewed sketch 8-1478C, which reflects minor adjustments in the proposed lotting pattern reviewed by the Committee at their previous meeting. After reviewing the sketch, the Committee commented that sketch 8-1478C is technically feasible, with the notation that prior to preliminary approval, adjustments in the regrading plan will be required.

8-4073 DISTRICT OF COQUITLAM; R. & M. BERGLAND  
1162 WESTWOOD STREET  
LOT A, L.D.36, D.L.385, PL.21383 & LOT 140, (S&E PL.68894), PL. 63482

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The Committee was advised that the centreline radius of Heffley Crescent should be adjusted to a 35.0-meter centreline radius to be consistent with the Heffley Crescent dedication to the south. The Committee then instructed the Planning Department to amend sketch 8-4073 accordingly.

The Committee also noted that the approval conditions, dated 1988 10 18, should be updated to include a requirement that the applicant must secure a development permit from Council of the proposed subdivision prior to final approval.

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 15, 1988

8-3881WW

B.C. ENTERPRISE CORPORATION  
CHILKO DRIVE AND MARINER WAY  
LOT 2, D.L. 305, PLAN 70847

Approved subject to:

- 1) Council approval of a development variance permit in relation to the proposed road centreline radius and the physical construction of:
  - a) a concrete retaining wall at the top of the existing bank along Chilko Drive on proposed Lots 507 through 523; and
  - b) a retaining wall at the rear of Lots 524 through 532;  
to create usable rear yard spaces and to protect municipal utilities to the satisfaction of the Director of Permits and Licenses;
- 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 Title Offices 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) driveway grades will not exceed a maximum slope of 20%;
  - b) 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.

8-4039

G. & N. DEERING  
518 SCHOOLHOUSE STREET  
LOT 82 (S&E PL. 35894), D.L. 357, PLAN 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 Building Inspector, as outlined in the Planning Department letter dated 1988 11 03;

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 15, 1988

8-4039 cont'd

- 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 connections;
- 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.

8-4004E

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

The Committee was advised that the approval conditions, dated 1988 10 04, did not include a requirement for the applicant to first secure a development permit from Council in relation to the proposed road width of Howse Place. The Committee then updated their conditions to read as follows:

Approved 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.

8-4075

CROWN FOREST INDUSTRIES LTD.  
1101 UNITED BOULEVARD  
LOT A, D.L. 48, PLAN 74078

The Committee finds sketch 8-4075 technically feasible, noting that Council consideration of the proposed rezoning to the M-2 zoning category will be required. In the meantime, the Committee requests that the applicants clearly identify the location of all utilities such as waterlines, railroad spurs, etc., which cross both sites.

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OF NOVEMBER 15, 1988

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

The Committee finds sketch 8-3988A technically feasible, noting that Council consideration of the proposed rezoning to the RT-2 zoning category will be required.

8-4014B PARK LANE HOMES  
JOHNSON STREET AT OF DAVID AVENUE  
LOT 2, SEC. 14 & 15, TWP. 39, PLAN 79094

The Approving Officer advised the Committee that the concerns raised by the Committee at their meeting held 1988 11 01 have been resolved to a point where preliminary approval of the block parcel is now possible. The Committee then approved subdivision sketch 8-4014B subject to:

- 1) receipt of a letter of undertaking from the Solicitor of the British Columbia Enterprise Corporation to transfer titles of the "park" and "other open space" parcels and to register the design review covenant over the school site;
- 2) the immediate construction of the site protection measures to the satisfaction of the Parks and Recreation Director or his delegate;
- 3) the submission of a Letter of Credit in an amount acceptable to the Parks and Recreation Director to guarantee the revegation of any open space areas damaged by construction activities;
- 4) the submission of acceptable servicing design drawings for the upper portion of Johnson Street;
- 5) 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;
- 6) Council issuance of a development variance permit with regard to road grades and K values;
- 7) 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:

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 15, 1988

8-4014B cont'd

- 7) 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 "level" rear yards with a minimum length of six meters and a maximum slope of five percent. 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.

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 15, 1988

8-4014B cont'd

- 7) b) ix) a \$1,000 bond per lot shall be posted by the builder to ensure compliance with these requirements;
- 8) 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;
- 9) 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;
  - 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;
  - e) that no building permits will be issued until the sanitary pump station and force main have been constructed.
- 10) the submission of a security in an amount acceptable to the Municipal Engineer to ensure removal of the pump station;
- 11) completion of all site regrading works prior to final approval;
- 12) the submission of a geotechnical report to confirm the suitability of the settlement pond backfill for structures;
- 13) a transfer of title to the District of the proposed lot in the southeast corner of the subdivision.

NOVEMBER 23, 1988

SPECIAL SUBDIVISION COMMITTEE MEETING

MINUTES

A special meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, November 23, 1988 in the Planning Department, with the following persons present:

N. Nyberg, Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
R. Camporese, Assistant Chief Building Inspector  
N. Maxwell, Planning Assistant

8-3881R BRITISH COLUMBIA ENTERPRISES CORPORATION  
REVISION 1 CLEARWATER WAY  
LOT 2, D.L. 305, PLAN 73007

Approved subject to:

- 1) physical construction of Clearwater Way, East Lake Gate and Chilko Drive, to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of any current, delinquent or outstanding taxes prior to final approval;
- 3) registration in the Land Title Offices of covenants to ensure that:
  - a) driveway grades will not exceed 20%;
  - b) no accesses will be granted to Chilko Drive;
  - c) retaining walls will be constructed on each of the lots in a location and in a method acceptable to the Director of Permits and Licenses.



NOVEMBER 29, 1988

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, November 29, 1988, 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  
N. Maxwell, Planning Assistant

8-3968

A. & A. SZETO; W. & H. HILLEN  
654-656 CHAPMAN AVENUE  
LOTS 2 & 3 OF LOT 8, BLK. 3, D.L. 106, PL. 14042

Reapproved subject to:

- 1) Council approval of a Development Variance Permit with regard to the proposed road width;
- 2) registration of subdivision sketch 8-3942 to the south and west to provide the required access;
- 3) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of the new road and the contiguous lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Title Offices of any necessary easements;
- 4) removal of all existing buildings and structures which straddle or are located south of the proposed rear lot line of the lots on Chapman Avenue;
- 5) payment for the erection of parking regulatory signs on the new road;
- 6) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on both properties prior to final approval;
- 7) 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.

SUBDIVISION COMMITTEE MINUTES  
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8-4076

MR. & MRS. J. VUCKOVIC  
907 FOSTER AVENUE  
W. 1/2 LOT 29, D.L. 366, PL. 6908

Approved subject to:

- 1) submission of a surveyor's plot plan to verify that any existing buildings and structures which are to remain will meet the siting requirements of the Building and Zoning Bylaws;
- 2) registration of the subdivision to the north on Sprice Avenue to provide the required legal and physical access;
- 3) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Sprice Avenue and Foster Avenue to the standards required by Subdivision Control Bylaw No. 1023;
  - b) 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 prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

8-4078

PARK LANE VENTURES (WESTWOOD) LTD.; DISTRICT OF COQUITLAM  
2946 DELAHAYE DRIVE  
LOT 98, SEC. 14, TWP. 39, PL. 76567; LOT 106, SEC. 14,  
TWP. 39, PL. 76567; AND PT. REM. 3 (S&E PL. 72471), R/W  
PL. 74218 & 77097), SEC. 11, TWP. 39, PL. 77097

Approved subject to:

- 1) Council approval of the road dedications from municipal lands to provide the required access to the proposed lots;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of the western half of Sherman Street to the standards required by Subdivision Control Bylaw No. 1023, including a 6.0-meter pavement strip;
  - 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;

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 29, 1988

8-4078 cont'd

- 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;
- 5) payment of the development cost charge for drainage, if required.

8-4079

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

The Committee finds sketch 8-4079 technically feasible, noting that Council consideration of the proposed rezoning is required prior to preliminary approval.

8-3993D

M. & T. KRAYNYK  
1345 PIPELINE ROAD  
LOT 65, SEC. 14, TWP. 39, PL. 50051

Reapproved 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, including sanitary and storm sewers, watermains, etc.;
  - 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 seven 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 street, and that no new accesses will be permitted to Pipeline Road;
- 6) suitable modifications being made to the existing dwelling facing Pipeline Road in order to give the impression of orienting towards the new street.

The Committee would further note that suggestions with regard to noise reduction standards along arterial streets such as Pipeline Road are available in the form of a handout at the Planning Department.

SUBDIVISION COMMITTEE MINUTES  
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8-3994E

W. & H. ALLEN; DISTRICT OF COQUITLAM  
GABRIOLA DRIVE & PATHAN AVENUE  
LOT 27, PL. 3002, PARK & ROAD ALLOWANCE, ALL OF SEC. 13,  
TWP. 39

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Reapproved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of the internal road system and the walkway to the standards required by Subdivision Control Bylaw No. 1023;
  - b) the David Avenue right-of-way being cleared and graded for drainage purposes;
  - c) cash payment for the future construction, to a local standard, of David Avenue;
  - d) registration in the Land Title Offices of any necessary easements;
  - e) the applicants obtaining a working easement over the southwest corner of the parcel directly to the north, being the N. 1/2 of L.S. 4, or alternatively, reworking the lotting layout to provide for an acceptable access to the proposed lots on the east-west road in this area;
- 2) payment of the development cost charge required by Bylaw No. 988, consisting of \$955 for each of the 20 additional dwelling units permitted to be constructed;
- 3) registration of the subdivisions to the west to provide the required road access;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on both parcels prior to final approval;
- 5) removal of existing residential access to Pathan Avenue and its relocation to the internal street system;
- 6) registration in the Land Title Offices of a restrictive covenant to ensure that all proposed dwellings are oriented to face the internal street system; that no accesses will be granted to David Avenue; and that all buildings and structures will be sited from David Avenue, assuming the ultimate dedication for road widening along David Avenue;
- 7) the existing single-family dwelling being renovated so as to appear to be facing the new internal street system.

The Committee recommends that the applicants review the noise reduction standards for arterial streets such as David Avenue, as recommended by the Simon Fraser Health Unit, and available as a handout in the Planning Department.

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 29, 1988

8-3994E cont'd

The Committee notes that the applicants have requested compensation for the excess road widening along David Avenue beyond a 20 m width, and staff will be recommending same to Council.

8-3706I  
PHASE IV

S. SAYANI, B. SAYANI, N. SAYANI  
1235 JOHNSON STREET  
STRATA PLAN OF LOT 1, D.L. 386, PL. 70184

Tabled for:

- 1) the applicants to resolve the outstanding servicing deficiencies with the Engineering Department;
- 2) the Planning and Parks and Recreation Departments to conduct an on-site inspection to determine if there have been encroachments into the PARK along the east side of the townhouse site.

8-2438C

W. BRADLEY, S. & G. BARR, M. THIBERT  
3041 ANSON AVENUE  
LOT 78, D.L. 384A, PL. 31701

Approved subject to:

- 1) Council issuance of a development permit for the contemplated subdivision;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Anson Avenue and Ponderosa Street to the standards required by Subdivision Control Bylaw No. 1023;
  - b) registration in the Land Title Offices of any necessary easements for joint access;
- 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) a suitable access arrangement being found acceptable by the Traffic Section of the Engineering Department, noting that no access to the westerly lot from Ponderosa Street or Anson Avenue will be allowed.

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 29, 1988

8-3149C

CROWN FOREST INDUSTRIES LTD.; CROWN FOREST PROPERTIES LTD.  
15 KING EDWARD STREET PLUS FRASER MILLS SAWMILL AND LANDS  
ADJACENT TO 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 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;
- 7) a relaxation of the "perimeter ruling" if required by the Municipal Approving Officer.

The Committee notes that when development of the resulting block parcel occurs, there will be no further requirements from the District in relation to additional park dedications.

8-4015B

PARK LANE VENTURES LTD.  
AREA NORTH OF DAVID AVENUE EAST OF JOHNSON STREET  
LOT \_\_\_\_\_, SEC. 14, TWP. 39, PL. \_\_\_\_\_, (PCL. "H")

Tabled for the applicants to outline the areas of non-compliance with Subdivision Control Bylaw No. 1023.

The Committee notes that if not already installed, site protection measures adjacent to the watercourses should be installed in accordance with the agreement. The Committee notes further that covenants will likely be required in relation to driveway grades, retaining wall construction, lot drainage and lot regrading.

SUBDIVISION COMMITTEE MINUTES  
OF NOVEMBER 29, 1988

8-4077 ALLEN CONTRACTING LTD.  
PIPELINE ROAD  
D.L. 6694, SEC. 14, TWP. 39

Tabled for:

- 1) the submission of a comprehensive preliminary design brief in relation to proposed water, sewer and drainage, as well as access, slope stability and school capacity. It was noted by the Committee that a comprehensive submission is requested, and that no further action will be undertaken by staff until a complete package of information has been received. It should be noted further that, depending on the outcome of future reviews, requests for additional information may be forthcoming, and that modifications to the lotting layout may be necessary.
- 2) comments from the Fire Department in terms of accessibility to development.

DECEMBER 13, 1988

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, December 13, 1988, 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

8-3485A

E. FERAGEN  
3248 MARINER WAY  
REM. BLK. 6, (S&E SOUTHERLY 396' OF 6), D.L. 373, PL. 6703

Approved subject to:

- 1) the submission of an up-to-date surveyor's plot plan, which verifies that all existing buildings and structures which are to remain meet the siting requirements of the building and zoning bylaws in relation to existing and future lot lines. The Committee notes that depending upon the location of the most easterly building, it may be possible to retain said building or, alternatively, removal may be required.
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
  - a) physical construction of Ogden Street and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
  - b) physical construction of a water main from Ogden Street through to Saddle Street;
  - c) registration in the Land Title Offices of any necessary easements;
- 3) registration in the Land Title Offices of a covenant to ensure that no driveway accesses will be permitted to Mariner Way;
- 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 three dwelling units.



SUBDIVISION COMMITTEE MEETING  
MINUTES OF DECEMBER 13, 1988

8-4081

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 two additional dwelling units permitted to be constructed.

8-4067A

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;
- 3) removal of the existing barn or, alternatively, its relocation onto the "home lot", in accordance with the siting requirements of the building and zoning bylaws.

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".

SUBDIVISION COMMITTEE MEETING  
MINUTES OF DECEMBER 13, 1988

8-4080            A. & E. VIANI  
536 APPIAN WAY  
LOT 6, BLK. E OF LOT 5, PL. 16986

Tabled for a review of drainage implications by the Engineering Department.

The Committee notes that, depending on the outcome of the review, the Committee may instruct the Planning Department to circulate the proposed subdivision to the adjacent property owners for comments.

8-4031A            L. & C. HILL, M. O'CALLAGHAN, E. KAWAGOYE  
659 & 661 CHAPMAN AVENUE  
LOT 143, D.L. 106, PL. 44711 & LOT 4, D.L. 106, PL. 78972

Approved subject to:

- 1) the extension of servicing on Ailsa Avenue for the approximate 14.9-meter expanded frontage of the proposed new lot, in keeping with the standards outlined in the Municipal Approving Officer's report dated 1987 09 15;
- 2) the payment of any current, delinquent or outstanding taxes and the estimated 1989 municipal taxes on both parcels prior to final approval.

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

The Committee reviewed a letter dated December 1, 1988, including attachments, from W. E. Frith, Land Surveyor, in relation to the intermunicipal boundary adjustment along Coquitlam River. After reviewing the information, the Committee tabled this matter for the following:

- 1) an outline from the surveyor of the sequence of events which would occur upon signing of the survey plans by the Municipal Approving Officer;
- 2) the surveyor to demonstrate, by way of draft or proposed survey plan, the ultimate subdivision pattern for both sides of the river to demonstrate its relationship with existing and proposed roads and the dyking plans;
- 3) the Planning Department to bring forward earlier reports for the Committee's review on the municipal boundary adjustment in this area;
- 4) the Engineering Department to review this proposal in relation to preliminary dyking proposals in this section of the Coquitlam River.

SUBDIVISION COMMITTEE MEETING  
MINUTES OF DECEMBER 13, 1988

8-3706I

S. SAYANI, B. SAYANI, N. SAYANI  
1235 JOHNSON STREET  
STRATA PLAN OF LOT 1, D.L. 386, PL. 70184

The Committee reviewed information from the applicants in relation to Engineering Department concerns and a letter from the Parks and Recreation Department in relation to encroachment into the adjacent parkland.

After reviewing the information, the Committee advised that the Engineering Department will be proceeding to resolve the road construction items through the hiring of contractors and drawing upon the present security to pay for any outstanding works. In relation to the park encroachment, the Committee recommended signing of the Phase IV drawings subject to the Strata Title Approving Officer first being satisfied that the remedial works in the PARK will be resolved expeditiously.

8-4082

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

Tabled for:

- 1) the applicant to submit a plan prepared by a B.C. Land Surveyor which accurately locates the watercourse in relation to Section 405 of the Zoning Bylaw, i.e. natural boundary, crest of slope, etc. Upon receipt of the plan referred to above, it will be forwarded to the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada, for review and comments.
- 2) comments from the Simon Fraser Health Unit;
- 3) the Planning Department to review the application in relation to the advance lotting pattern for the area.