

SUBDIVISION

1997

SUBDIVISION COMMITTEE



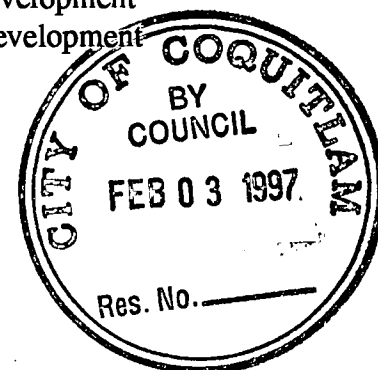
T-1

SUBDIVISION COMMITTEE MEETING MINUTES

Mayor L. Sekora

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, January 07, 1997, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Park Planner
Neil Maxwell	-	Planning Assistant
Tom Hawkins	-	Planning Assistant



96 043758 SD

GURPREET AND PARMJIT SARAN
1288 OXFORD STREET
LOT 6 SEC 12 TWP 39 NWD PL LMP 18855

The Subdivision Committee re-approves the proposed subdivision shown on sketch 96 043758 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works along Oxford Street, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. The applicant installing a temporary fence along the existing covenant boundary (BH32655), to ensure that the area beyond that line is not cleared and all excavation material will be placed in the front yards during building construction. This fence to be installed prior to final approval, to the satisfaction of the Permits & Licences Department;
3. The applicant installing a permanent 1.8 metre high chain link fence, 3 metres from the top of bank, to the satisfaction of the Permits & Licences Department;
4. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition;
5. Payment of a Development Cost Charge for one additional lot to be created in the amount of \$6,620 (Transportation Charge - \$2,760; Parkland Charge - \$3,860);

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MEETING MINUTES

96 043758 SD cont'd/

6. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

96 047484 SD
(8-1969C)

LEO VAN TONGEREN
2003 COMO LAKE AVENUE
LOT 12 DL 2 TWP 39 GRP 1 NWD PLAN 12542
EXCEPT PLAN 28790 & 70393

The Subdivision Committee recommends that the Strata Title Approving Officer re-approve the proposed subdivision shown on sketch 96 047484 SD, subject to the following conditions:

1. The applicant applying for and securing a Tree Cutting Permit from Council to allow tree removal below the existing top of bank;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Como Lake Avenue to include the provision for a right-in/right-out access to the satisfaction of the Traffic Section of the Engineering Department;
 - b) registration in the Land Title Office of any necessary easements;
3. The applicant submitting a detailed regrading and revegetation plan prepared by a Professional Engineer, with experience in geotechnical engineering which indicates:
 - a) the existing and proposed elevations ensuring adjacent properties are not affected by any regrading and soil removal;
 - b) the areas of cuts and fill;
 - c) the details of the "new slope" including required revegetation for slope stabilization;

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MEETING MINUTES

96 047484 SD cont'd/
(8-1969C)

d) site drainage;

all to the satisfaction of the Permits & Licences Department;

4. The registration of a restrictive covenant which ensures that the recommendations outlined in the January 14, September 30 and October 12, 1993 HBT Agra Ltd. reports are met including the supervision of any earthworks and site grading by a Professional Engineer and restrictions on the placement and construction of buildings and structures in relation to the newly defined top of slope;
5. Prior to signing of the registrable bare land strata subdivision plans, the applicant providing the following:
 - a) a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering, which states that all required earthworks and recommendations as outlined within the three geotechnical reports outlined in No. 4 above have been completed to their satisfaction;
 - b) an as-constructed plan of the newly defined slope;

all to the satisfaction of the Permits & Licences Department;

6. The applicant providing a detailed landscape plan prepared by a landscape architect, for the proposed buffer area adjacent to the private access driveway, to the satisfaction of the Planning Director;
7. The installation of a 1.22 metre high chain link fence along the newly defined top of slope, to the satisfaction of the Permits & Licences Department;
8. Submission of plans which indicate that the private road is designed and is capable of being constructed in accordance with the standards generally accepted as good engineering practice;
9. The applicant submitting a site development security to ensure that the above noted fencing, landscape buffer and private road have been installed to the satisfaction of the Planning Director. The applicant should also provide a cost estimate for the above noted works in order to determine the required security;

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SUBDIVISION COMMITTEE
MEETING MINUTES

96 047484 SD cont'd/

10. The installation of "no parking" signs along the private access driveway to the satisfaction of the Planning Department;
11. Registration of a restrictive covenant indemnifying the City against any liability in regard to possible slope failure to the satisfaction of the City Solicitor which was undertaken to be provided by the applicant's consultant;
12. Registration of a restrictive covenant to ensure that two accessory off-street parking spaces and two visitor parking spaces are provided for on each strata lot;
13. Registration of an easement to provide for a turnaround for garbage/fire trucks, in a location acceptable to the Fire Department and the Engineering Department;
14. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
15. Payment of any delinquent, outstanding and current 1996 taxes, prior to final approval;
16. The requirements of Section 992 of the Municipal Act, noting the owner shall pay to the City an amount that equals the market value of 5% of the land being subdivided as required by Council;
17. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine the market value in relation to No. 16 above. The fee should be submitted to the Planning Department with the submission of servicing drawings which should include a servicing cost estimate;
18. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

**96 049800 02 DOUBLE ALPHA HOLDING CORPORATION
2561 PANORAMA DRIVE PARCEL 6A
LOT A SECTION 15 TWP 39 NWD PLAN LMP 9891**

The Subdivision Committee finds the proposed subdivision shown on sketch 96 049800 02 SD, technically feasible subject to Council's approval of RS-4 zoning.

The Committee notes that further review of the walkway connection in the northwest corner of the subdivision may be required if the subdivision reaches the preliminary approval stage.

**96 050778 SD DENNIS AND PEGGY BRALIC
1133 AND 1137 CHARLAND AVENUE
LOTS 5 & 6 DL 109 GP 1 NWD PL 11988**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 050778 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Charland Avenue and the lane, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant applying for and securing a Development Variance Permit from Council to permit the existing dwelling located at 1133 Charland Avenue to be sited less than the required side yard setback from the proposed lot line, or the applicant reconstructing the dwelling to comply with building spatial separation requirements of the BC Building Code and the Zoning Bylaw, to the satisfaction of the Permits & Licences Department;

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96 050778 SD cont'd/

3. The removal of all buildings and structures, with the exception of the dwelling at 1133 Charland Avenue, prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
4. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

96 050814 01 **CRAIG A. COOK**
1451 PIPELINE ROAD
LOT D SECTION 13 TWP 39 NWD PL 14303

The Subdivision Committee finds the proposed subdivision shown on sketch 96 050814 01 SD, technically feasible subject to Council's approval of RS-3 zoning.

96 050881 01 **POLYGON DEVELOPMENT 83 LTD.**
1681 SUGARPINE COURT (PARCEL 5F)
LOT 185 DL 112 BLK 14 NWD PL 31272

The Subdivision Committee finds the proposed subdivision shown on sketch 96 050881 01 SD, technically feasible subject to Council's approval of a Development Variance Permit, which varies certain provisions of the Zoning Bylaw for apartment use.

**96 050896 SD DOUBLE ALPHA HOLDING CORPORATION
PARKWAY BOULEVARD PARCELS 8F, 8G, 8H, 8U
LOTS F, G, H & U SEC 23 TWP 39 NWD LMP 26646**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 050896 SD, for the following:

1. The applicant to apply for rezoning of the block parcels to RS-4 One-Family Compact Residential;
2. The applicant modifying the subdivision design to incorporate lots which are in keeping with the minimum lot size of the RS-4 One-Family Compact Residential zone (375m²), including the provision of a 6 metre laneway for all lots fronting Parkway Boulevard.

**96 101793 01 EARTHBOUND ENTERPRISES LTD.
1280 JOHNSON STREET
LOT A SECTION 10 TWP 39 NWD PL 80264**

The Subdivision Committee finds the proposed subdivision shown on sketch 96 101793 01 SD, technically feasible subject to Council's approval of RS-4 zoning and a Road Exchange Bylaw.

**96 102057 SD PERRY, GERALD AND ANNE VANDERGULIK
943 DELESTRE AVENUE
LOT 6 BLK 103 DL 45 LD 36 GP 1 NWD PLAN 1648 EXCEPT PLAN 21528**

The Subdivision Committee approves the proposed subdivision shown on sketch 96 102057 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) cash payment for the future construction of Delestre Avenue and lane, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;

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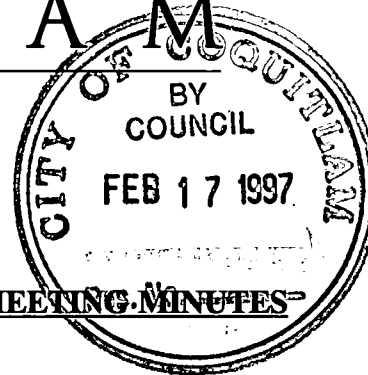
96 102057 SD cont'd/

2. The applicant removing the existing shed located on the west side of the existing garage, to the satisfaction of the Permits & Licences Department;
3. Payment of a Development Cost Charge for the three potential units to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

CITY OF

C O Q U I T L A M



Mayor L. Sekora

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SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, January 21, 1997, in the Planning Department Committee Room, with the following persons present:

- Lorne Scott - Supervisor - Subdivision & Development
- Catherine Mohoruk - Traffic Technologist
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant

**96 050934 01 HOBBS & SONS MANAGEMENT LTD.
518 - 524 SMITH AVENUE
LOT 3 NWD PL 11275; LOTS B & C NWD PL 10404 E98'
OF LOT 10 NWD PL 3967; ALL OF DL 7 LD 36 GP 1**

The Subdivision Committee finds the proposed consolidation shown on sketch 96 050934 01 SD, technically feasible.

**96 101812 SD S. BELBAS, E. POSTLETHWAITE
2299 GALE AVENUE
LOT 185 DL 112 BLK 14 NWD PL 31272**

The Subdivision Committee continues to defer the proposed subdivision shown on sketch 96 101812 SD, for comments from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks.



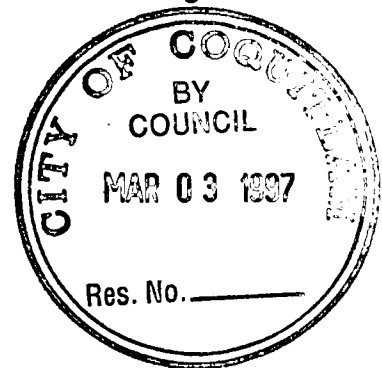
Mayor L. Sekora

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SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, February 04, 1997, in the Planning Department Committee Room, with the following persons present:

- Deb Day - Planning Director
- Jason Cordoni - Subdivision & Development Technologist
- Catherine Mohoruk - Traffic Technologist
- Dave Palidwor - Park Planner
- Neil Maxwell - Planning Assistant
- Tom Hawkins - Planning Assistant



96 043748 SD **CHRIS WILSON**
632 HILLCREST STREET
LOT 204 DL 358 LD 36 NWD PLAN 30916

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 043748 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Hillcrest Street to a collector standard;
 - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);

1997 February 04
SUBDIVISION COMMITTEE
MEETING MINUTES

96 043748 SD cont'd/

4. Payment of any current, delinquent or outstanding taxes, prior to final approval;

The Committee recommends that the applicant make every effort to retain the existing mature stand of trees with the redevelopment of the subject property.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

96 044461 SD **S. & C. THOMPSON AND M. & L. MACMILLAN
1988 AND 1998 CAPE HORN AVENUE
LOT 84 DL 63 GP 1 NWD PLAN 32080 & LOT 3
EXCEPT PLAN 32080 DL 63 GP 1 NWD PLAN 13516**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 044461 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of Cape Horn Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
2. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways, prior to signing of the survey plans by the City Approving Officer;

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SUBDIVISION COMMITTEE
MEETING MINUTES

96 044461 SD cont'd/

3. Physical construction of the proposed driveway and hammerhead on both lots including the provision of curbing and a guard rail on the south side of said driveway, prior to final approval;
4. Registration in the Land Title Office of an access easement over the above noted driveway, to provide physical access to the proposed eastern lot;
5. The applicant providing detailed regrading plans to the satisfaction of the Engineering Department, noting that the two proposed lots must be regraded to a maximum 15% and any retaining wall construction associated with the subdivision must be constructed prior to final approval. The Committee also notes that the rear yard areas should not contain slopes in excess of 5% for a minimum distance of 6 metres;
6. Removal of the existing pond and landscape features located on the western lot, to the satisfaction of the Engineering Department;
7. Registration in the Land Title Office of a "no build" covenant for the proposed eastern lot, which would restrict buildings within the hammerhead driveway;
8. Payment of a Development Cost Charge for the two additional lots to be created in the amount of \$14,418.00 (Transportation Charge - \$6,698.00; Parkland Charge - \$7,720.00);
9. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

**96 048639 SD DENNIS AND ELIZABETH RATCLIFFE
3655 CROUCH AVENUE
LEGAL SUBDIVISION 6 SECTION 17 TWP 40 EXCEPT PART
SHOWN OF PLAN BYLAW FILED NO. 35359 NWD**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 048639 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of the full frontage of Crouch Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water and storm sewer connections to the newly created lot;
2. Compliance with the requirements contained in the June 21, 1996 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the installation of a 1.2 metre high fence;
3. Compliance with the requirements contained in the August 24, 1993 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks;
4. Registration in the Land Title Office of an access easement over the existing driveway to provide legal access to the proposed western lot;
5. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$6,620.00 (Transportation Charge - \$2,760.00; Parkland Charge - \$3,860.00);
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

1997 February 04
SUBDIVISION COMMITTEE
MEETING MINUTES

96 048642 SD HUA GEK NGOW
1940 JASPER COURT
LOT 2 DL 358 GP 1 NWD PL 72313

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 048642 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of Jasper Court to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. Compliance with the requirements contained in the August 02, 1995 and November 06, 1995 letters from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the construction of an additional fence;
3. Compliance with the requirements contained in the April 10, 1995 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
4. Registration in the Land Title Office of a restrictive covenant which outlines the recommendations in the United Pacific Geotechnical Engineering Ltd. report dated September 07, 1995 for this property;
5. The removal of all buildings and structures, including the pool, prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition. The Committee requires receipt of a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering, which states that all required earthworks and recommendations as outlined in the above noted geotechnical report in relation to the pool removal has been completed to their satisfaction;
6. The applicant removing the existing asphalt pavement which borders the proposed southern lot and the property at 1930 Jasper Court, to the satisfaction of the Engineering Department;

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SUBDIVISION COMMITTEE
MEETING MINUTES

96 048642 SD cont'd/

7. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
8. Payment of any delinquent or outstanding taxes and estimated 1996 taxes, prior to final approval.
9. Effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

The Committee notes that the lots contain limited building envelopes and therefore care must be taken in choosing house plans which meet setback requirements of the Zoning Bylaw and Development Variance Permit (DVP-42-95).

96 048837 SD **HENDERSON CIVIC CENTRE LTD.**
1151 PINETREE WAY
LOT 2 DL 384A GP 1 NWD PLAN 85929

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 048837 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Pinetree Way, Heffley Crescent and Lincoln Avenue, to the standards of the Subdivision Control Bylaw No. 2038, except as supplemented by Development Permit DP-57-91 and Development Variance Permit DVP-54-93;
 - b) construction of individual and separate service connections to each proposed lot;
 - c) the installation of traffic signals and the provision for pedestrian crossings to the satisfaction of the Traffic & Transportation Section of the Engineering Department;

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SUBDIVISION COMMITTEE
MEETING MINUTES

96 048837 SD cont'd/

- d) registration in the Land Title Office of any necessary easements as required by the Engineering Department and the City Solicitor;
2. The applicant satisfying the Permits & Licences Department as to Building Code implications with the creation of the proposed internal lot lines through the development;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that the payment of Development Cost Charges must be provided for prior to issuance of any building permit.

96 050473 SD **HOOSHANG AND JAMILEH ASKARIAN**
1510 AND 1512 AUSTIN AVENUE
LOT C LMP 13940 & REM 1 PLAN 11542 BOTH OF DL 110 GP 1 NWD

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 050473 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of any remaining works on Austin Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) reconstruction of the existing driveway letdown to provide for a joint access between the two westerly lots, to the satisfaction of the Traffic & Transportation Section of Engineering Department;
2. Removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Registration in the Land Title Office of a 3.5 metre right-of-way along Austin Avenue to provide for future road widening;
4. Registration in the Land Title Office of a joint access easement between the two westerly lots, to the satisfaction of the Engineering Department;

1997 February 04
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96 050473 SD cont'd/

5. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge \$3,349.00; Parkland Charge - \$3,860.00);
6. Payment of any current, delinquent or outstanding taxes, prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

96 101812 SD **M. BELBAS AND E. POSTLETHWAITE**
2299 GALE AVENUE
LOT 185 DL 112 BLK 14 NWD PL 31272

The Subdivision Committee after reviewing and considering the comments from the neighbourhood residents, recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 101812 SD subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Gale Avenue and Portage Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of additional water, sanitary and storm sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a joint access easement between the two northern lots having frontage on Portage Avenue, to the satisfaction of the Planning Department and the Subdivision & Development Section of the Engineering Department;

96 101812 SD cont'd/

3. Registration in the Land Title Office of a restrictive covenant, to the satisfaction of the Planning Department, which limits potential house size as follows:

- maximum 280 square metres of floor area above finished grade, noting that a basement may be permitted provided it is located fully below finished grade;
- maximum two storeys;
- maximum two-car garage, not to exceed 44m² in size;

The Committee notes that the lot adjacent to the ravine will be restricted further in terms of house size due to its limited building envelope;

4. Compliance with the requirements contained in the January 28, 1997 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this require the registration of a restrictive covenant and the installation of a 1.2 metre high fence;

5. Removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;

6. Council direction as to whether the 5 percent provision of parkland is required under Section 992 of the Municipal Act;

7. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);

8. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

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97 102255 ST **LANDMARK VENTURES LTD.**
62 FAWCETT ROAD
LOT 4 DL 20 LD 36 GP 1 NWD PLAN 86812

The Subdivision Committee recommends that the Strata Title Approving Officer approve the Form E Phasing Declaration and the strata plans for Phase 1.



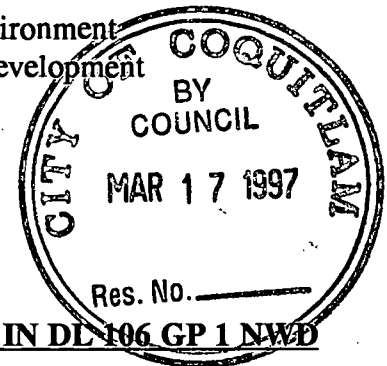
Mayor L. Sekora

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SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, February 18, 1997, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Subdivision & Environment
Lorne Scott	-	Supervisor - Subdivision & Development
Dave Palidwor	-	Park Planner
Tom Hawkins	-	Planning Assistant



**96 045399 SD TOTOVIC, CERNOVEC, HIGHAM
623, 625 AND 627 THOMPSON AVENUE
LOT 154 PL 54923 LOTS 158 & 159 PL 56003 ALL IN DL 106 GP 1 NWD**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 045399 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Nicola Avenue and Thompson Avenue;
 - b) registration of any necessary easements;
 - c) physical construction of water, storm and sanitary sewer connections for the newly created lot;
2. The applicant installing "no parking" signs along Nicola Avenue to the satisfaction of the Fire Department;
3. Payment of a Development Cost Charge for each of the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
4. Payment of any delinquent or outstanding taxes, prior to final approval on all three existing parcels."

1997 February 18
SUBDIVISION COMMITTEE
MEETING MINUTES

96 045399 SD cont'd/

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

96 050899 SD **DOUBLE ALPHA HOLDING CORP.**
PARCEL 8J, 8N AND 8P, WESTWOOD PLATEAU
LOTS J, N & P, SEC 23 TWP 39 NWD PLAN LMP 26646

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 050899 SD, subject to the following:

1. The applicant applying for and securing a Development Variance Permit from Council, which would vary certain provisions of the Zoning Bylaw for apartment use;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) construction of a water, sanitary and storm sewer connection to each newly created lot;
 - b) registration in the Land Title Office of any necessary easements;
3. The applicant providing a regrading plan, to the satisfaction of the Subdivision & Development Section of the Engineering Department;
4. Council direction as to whether the 5 percent provision of parkland under Section 992 of the Municipal Act is required;
5. The Leisure & Parks Services Department providing confirmation that the danger tree identification and removal, as indicated in the report by Susan M. Murray dated May 30, 1996, has been completed to their satisfaction;
6. Council approval of cancellation of the existing design review covenant registered against the block parcels, while noting that the applicant will be required to register a building scheme as a replacement to the covenant to provide for control of house siting, massing and exterior design;

1997 February 18
SUBDIVISION COMMITTEE
MEETING MINUTES

96 050899 SD cont'd/

7. Registration in the Land Title Office of a restrictive covenant which stipulates that two units must be constructed on each lot;
8. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

96 050900 SD **DOUBLE ALPHA HOLDINGS CORP.**
PARCEL 8I, WESTWOOD PLATEAU
LOT 1 SECTION 23 TWP 39 NWD LMP 26646

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 050900 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of the internal road and walkway to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, sanitary and storm sewer connection to each of the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant providing a regrading plan to the satisfaction of the Subdivision & Development Section of the Engineering Department;
3. The Leisure & Parks Services Department providing confirmation that the danger tree identification and removal, as indicated in the report by Susan M. Murray dated May 30, 1996, has been completed to their satisfaction;
4. Council direction as to whether the 5 percent provision of parkland under Section 992 of the Municipal Act is required;

1997 February 18
SUBDIVISION COMMITTEE
MEETING MINUTES

96 050900 SD cont'd/

5. Payment of any delinquent or outstanding taxes prior to final approval.

The Committee would reiterate the requirements of the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks regarding ground water and storm water retention should be implemented.

Effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

97 103670 ST **GORDON AND ROSALYN RICHARDSON**
725 ROCHESTER AVENUE
LOT 124 DL 3 LD 36 NWD PLAN 28690

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 103670 ST, for the following:

1. The applicant submitting an arborist report accompanied by a tree survey, identifying those trees which are suitable for retention. The report must outline the measures to ensure the retention i.e. proximity of excavation, root cutting, etc. to the satisfaction of the Leisure & Parks Services Department;
2. Comments from the Fire Department;
3. Comments from the Traffic & Transportation Section of the Engineering Department in relation to the proposed 12 metre diameter driveway turnaround.



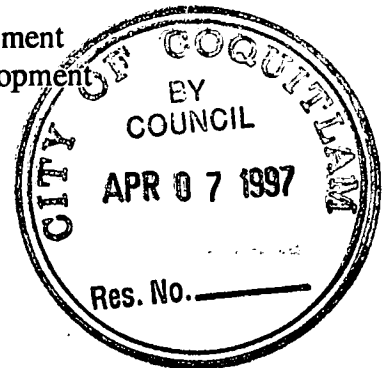
Mayor L. Sekora

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SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 04, 1997, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Subdivision & Environment
Lorne Scott	-	Supervisor - Subdivision & Development
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Park Planner
Tom Hawkins	-	Planning Assistant



96 101793 02

**EARTHBOUND ENTERPRISES LTD.
1280 JOHNSON STREET
LOT A SECTION 10 TWP 39 NWD PL 80264**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 101793 02 SD, subject to the following:

1. Council's approval of RS-4 zoning;
2. Council's approval of a Road Exchange Bylaw;
3. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) construction of any remaining works on Johnson Street, Walton Avenue and Johnson Court;
 - b) construction of a water, sanitary and storm sewer connection to each of the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
4. Registration in the Land Title Office of a Section 215 covenant, which prohibits vehicular access to Johnson Street and Walton Avenue;

1997 March 04
SUBDIVISION COMMITTEE
MEETING MINUTES

96 101793 02 SD cont'd/

5. Registration in the Land Title Office of an access easement over proposed Lots 3 and 4 to provide for physical access to proposed Lot 1. The Committee notes that the construction of this driveway must be completed prior to final approval, to the satisfaction of the Subdivision & Development Section of the Engineering Department;
6. Registration in the Land Title Office of a Section 215 covenant in favour of proposed Lots 1, 4 and 5, in relation to the placement of future landscape screens along Johnson Street. The covenant will ensure review by the Traffic & Transportation Section of the Engineering Department in relation to acceptable site lines for traffic;
7. Council direction as to whether the 5 percent provision of parkland or cash-in-lieu under Section 992 of the Municipal Act is required;
8. The applicant providing a report from a professional engineer, with experience in geotechnical engineering, investigating subsurface soil conditions in relation to house foundations, to the satisfaction of the Permits & Licences Department;
9. Payment of a Development Cost Charge for the six newly created lots in the amount of \$43,254.00 (Transportation Charge - \$20,094.00; Parkland Charge - \$23,160.00);
10. Payment of any current, delinquent or outstanding taxes prior to final approval;
11. Submission of a regrading plan to the satisfaction of the Engineering Department.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

1997 March 04
SUBDIVISION COMMITTEE
MEETING MINUTES

96 050814 SD **PETER AND FAITH LEE**
1451 PIPELINE ROAD
LOT D SECTION 13 TWP 39 NWD PL 14303

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 050814 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Pipeline Road and Dormel Court, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, sanitary and storm sewer connection to each newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of an access easement over proposed Lots 2 and 3 to provide physical access to proposed Lots 4 and 5, to the satisfaction of the Engineering Department;
3. Physical construction of the above noted access driveway, prior to final approval, to the satisfaction of the Engineering Department;
4. Registration in the Land Title Office of a restrictive covenant to prohibit vehicular access to Pipeline Road;
5. Compliance with the requirements contained in the March 04, 1997 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the installation of a 1.2 metre high chainlink fence. In addition, the Ministry has indicated in their letter that a reduction in covenant boundary would be considered with the application;
6. Compliance with the requirements contained in the November 20, 1996 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks;
7. The applicant providing regrading plans to the satisfaction of the Subdivision & Development Section of the Engineering Department;
8. Council direction as to whether the 5 percent provision of parkland or cash-in-lieu is required under Section 992 of the Municipal Act;

96 050814 SD cont'd/

9. Payment of a Development Cost Charge for the five newly created lots in the amount of \$36,045.00 (Transportation Charge - \$16,745.00; Parkland Charge - \$19,300.00);
10. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

CITY OF PORT COQUITLAM REFERRAL FOR A PROPOSED SUBDIVISION AT 2611 LARKIN AVENUE

The Subdivision Committee reviewed a letter from the City of Port Coquitlam Approving Officer dated February 20, 1997, with regard to a proposed subdivision at 2611 Larkin Avenue, immediately adjacent to the City of Coquitlam boundary. The letter addressed to the City Engineer/Approving Officer requests input regarding any requirements or comments that the City of Coquitlam may have.

The Subdivision Committee recommends that the City of Port Coquitlam Approving Officer consider the following items prior to final approval of the subdivision:

1. Dedication of 3.658 metres of road along the entire Lincoln Avenue frontage, as indicated by City of Port Coquitlam Engineering staff. The Committee notes that the City of Coquitlam is still anticipating that this portion of Lincoln Avenue will be constructed to an arterial standard;
2. Restriction of direct vehicular access to Lincoln Avenue in the form of a restrictive covenant.

The Committee observes that since Woodland Drive terminates south of Lincoln Avenue, the construction of a proper cul-de-sac may be pursued.



T-1

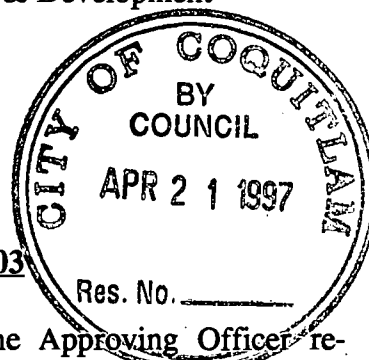
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, March 18, 1997, in the Planning Department Committee Room, with the following persons present:

- Lorne Scott - Supervisor - Subdivision & Development
- Dave Palidwor - Park Planner
- Tom Hawkins - Planning Assistant

**96 043949 SD RICHARD AND RITA LUTERBACH
1445 PIPELINE ROAD
LOT E SECTION 13 TWP 39 NWD PLAN 14303**



The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 043949 SD, subject to the following:

1. Registration of the subdivisions to the east to provide legal and physical access;
2. The requirements of Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Pipeline Road and the rear cul-de-sac;
 - b) cash payment for future construction of the driveway relocation/ extensions along the southwest corner of the property to the satisfaction of the Engineering Department;
 - c) registration in the Land Title Office of any necessary easements;
3. The applicant to extend the sanitary sewer to service the individual lots;
4. Registration in the Land Title Office of a restrictive covenant which prohibits vehicular access from Pipeline Road;
5. The applicant providing a geotechnical report and regrading plans to the satisfaction of the Permits & Licences Department;

1997 March 18
SUBDIVISION COMMITTEE
MEETING MINUTES

96 043949 SD cont'd/

6. The removal of a portion of the existing carport and detached garage prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
7. Compliance with the requirements contained in the May 07, 1993, March 01, 1994 and April 10, 1995 letters from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that approval under Section 7 of the Water Act to work in and around Hockaday Creek has been granted;
8. Compliance with the requirements contained in the February 22, 1994 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks noting that this requires registration in the Land Title Office of a restrictive covenant and the construction of a 1.2 metre permanent fence;
9. Compliance with the requirements contained in the February 22, 1994 letter from the Department of Fisheries & Oceans Canada;
10. Payment of a Development Cost Charge for the five additional lots to be created in the amount of \$36,045.00 (Transportation Charge - \$16,745.00; Parkland Charge - \$19,300.00);
11. Payment of any current, delinquent or outstanding taxes prior to final approval;
12. Registration in the Land Title Office of a covenant to prohibit building on proposed Lots 2 and 4, with the covenant providing for the release of this prohibition once the relocation of Hockaday Creek has been completed to the satisfaction of the Ministry of Environment, Lands & Parks;
13. The requirements of Section 992 of the Municipal Act noting the owner shall pay to the City an amount that equals 5 percent of the market value of the land being subdivided, as required by Council;
14. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 14 above. The fee is to be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;

96 043949 SD cont'd/

15. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

The Committee notes that the proposed relocation of Hockaday Creek and re-vegetation approvals noted in 7. and 8. above are valid until April 30, 2000, as indicated in the April 10, 1995 letter from the Ministry of Environment, Lands & Parks.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

In addition, Council has recently given three readings to a new Development Cost Charge Bylaw, which will increase the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to one year beyond the effective date of the Bylaw.

**96 049800 02 SD DOUBLE ALPHA HOLDING CORPORATION
2561 PANORAMA DRIVE (PARCEL 6A)
LOT A SEC 15 TWP 39 NWD PLAN LMP 9891**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 049800 02 SD, subject to the following:

1. Council's approval of RS-4 and P-5 zoning;
2. The applicant securing a Development Variance Permit from Council in relation to proposed intersection design, road grades, lot sizes and building setbacks;

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MEETING MINUTES

96 049800 02 SD cont'd/

3. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of all internal roads and walkways to the standards of the Subdivision Control Bylaw No. 2038, except as varied by Council under Item 2, above and noting that the north/south spine road shall be constructed to a collector standard;
 - b) construction of water, sanitary and storm sewer connections for the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
4. The applicant providing detailed regrading plans which includes all retaining wall locations, to the satisfaction of the Subdivision & Development Section of the Engineering Department;
5. The applicant providing a modification to the existing yield covenant, noting an amendment to the Westwood Plateau Development Agreement will be required, to the satisfaction of the City Solicitor;
6. Council approval of a Specified Area Bylaw to cover maintenance costs with regard to the additional park areas to be dedicated;
7. The applicant installing a 1.8 metre high chain link fence along the park and covenant boundaries and along the entire west boundary of the subdivision, to the satisfaction of the Leisure & Parks Services Department;
8. The applicant removing the abandoned roadway and culvert over Noons Creek, north of Panorama Drive and revegetating the area to the satisfaction of the Ministry of Environment, Lands & Parks and the Leisure & Parks Services Department;
9. The applicant entering into a compensation agreement with the Ministry of Environment, Lands & Parks and the Department of Fisheries & Oceans Canada with regard to the loss of the Noons Creek tributary within the block parcel;
10. The applicant constructing a pedestrian walkway through the proposed northern park site to be dedicated, to a park standard including revegetation, to the satisfaction of the Leisure & Parks Services Department;

1997 March 18
SUBDIVISION COMMITTEE
MEETING MINUTES

96 049800 02 SD cont'd/

11. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes the following:

- i) The applicant should ensure that storm water drainage is diverted into Noons Creek during low flows, to the satisfaction of the Engineering Department;
- ii) The Leisure & Parks Services Department would request the standard residential lawn be installed behind the sidewalk to the property line adjacent to the lands to be designated Park;
- iii) Effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

96 101812 SD M. BELBAS, E. POSTLEWAITE, S. ROUTLEDGE
2299 GALE AVENUE
LOT 185 DL 112 BLK 14 NWD PL 31272

The Subdivision Committee reviewed a letter dated March 14, 1997 from the applicant, Mr. Stewart Routledge, requesting re-consideration of maximum permitted floor area for the two lots which front Gale Avenue. After consideration, the Committee has no objection to the request and therefore recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 101812 SD, subject to the following:

1. Fulfilment of the requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Gale Avenue and Portage Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of additional water, sanitary and storm sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;

1997 March 18
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MEETING MINUTES

96 101812 SD cont'd/

2. Registration in the Land Title Office of a joint access easement between the two northern lots having frontage on Portage Avenue, to the satisfaction of the Planning Department and the Subdivision & Development Section of the Engineering Department;
3. Registration in the Land Title Office of a restrictive covenant, to the satisfaction of the Planning Department, which limits potential house size as follows:
 - maximum 315 square metres of floor area above finished grade for the two lots fronting Gale Avenue, noting that a basement may be permitted provided it is located fully below finished grade;
 - maximum 280 square metres of floor area above finished grade for the two lots fronting Portage Avenue, noting that a basement may be permitted provided it is located fully below finished grade and that the lot adjacent to the ravine will be restricted further in terms of house size due to its limited building envelope;
 - maximum two storeys;
 - maximum two-car garage, not to exceed 44m² in size;
4. Compliance with the requirements contained in the January 28, 1997 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration of a restrictive covenant and the installation of a 1.2 metre high fence;
5. Removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
6. Council direction as to whether the 5 percent provision of parkland is required under Section 992 of the Municipal Act;
7. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
8. Payment of any current, delinquent or outstanding taxes prior to final approval.

1997 March 18
SUBDIVISION COMMITTEE
MEETING MINUTES

96 101812 SD cont'd/

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

In addition, Council has recently given three readings to a new Development Cost Charge Bylaw, which will increase the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to one year beyond the effective date of the Bylaw.

97 103670 01 ST **GORDON AND ROSALYN RICHARDSON**
725 ROCHESTER AVENUE
LOT 124 DL 3 LD 36 NWD PLAN 28690

The Subdivision Committee finds the proposed subdivision shown on sketch 97 103670 01 ST, technically feasible subject to Council's approval of RS-6 zoning.

8-4279 **INTERGULF DEVELOPMENT (DEERCREST) CORP.**
1470 JOHNSON STREET
LOT 1 SECTIONS 14&15 TWP 39 NWD PLAN LMP 24161
(EXCEPT LMS 1222)

The Subdivision Committee recommends that the Strata Title Approving Officer defer signing of the Phase Eleven strata plans until the Planning Department has conducted a site inspection to determine whether the major issues with regard to visitor parking, retaining walls and drainage have been resolved to their satisfaction.



T-2

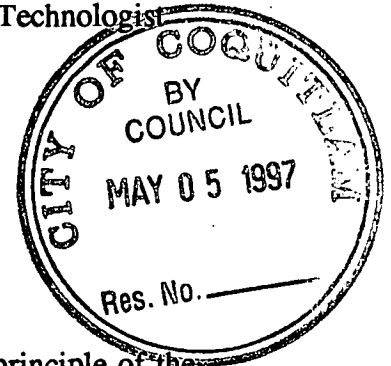
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, April 08, 1997, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Catherine Mohoruk	-	Traffic Technologist
Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Tom Hawkins	-	Planning Assistant

**96 048837 SD HENDERSON CIVIC CENTRE LTD.
1151 PINETREE WAY
LOT 2 DL 384A GROUP 1 NWD PLAN 85929**



The Subdivision Committee recommends approval in principle of the creation of three air space parcels as shown on sketch 96 048837 SD, subject to the following:

1. The applicant satisfying the Permits & Licences Department as to Building Code implications with the creation of air space parcel lot lines;
2. A complete review of the legal air space parcel plans will be required to the satisfaction of the City Solicitor;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that if the applicant wishes to register the air space parcel subdivision prior to building construction, they will be proceeding with the inherent risk associated with the creation of air space parcels in terms of all buildings being located within the three dimensional lot lines.

**96 050343 SD OLIVIERO HOLDINGS LTD., F. MARIN HOLDINGS LTD.
1035 LOUGHEED HIGHWAY
LOTS 4 & 5, BLK 5, PL 1531; PCL B, BLK 5 & 6, PL 1531 (EX PL
63067); LT A, BLK 6, PL 1531 (EX PL 8027); LT 57, PL 28077; LT 64,
PL 39647; LT 68, PL 48189, PCL 1,2,3,5&16, PL 76923; BLK A, B & C;
LT 59, PL 33516, GP 1, NWD & PCL C, BLK 5, DL 16, PLAN 54249**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 050343 SD, subject to the following:

1. The applicant completing the necessary road exchange documentation in conjunction with Road Exchange Bylaw No. 3011, 1996, approved by Council;
2. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
3. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Lougheed Highway, Woolridge Avenue, Nelson Street and the internal lane to the standards of the Subdivision Control Bylaw No. 2038. The Committee notes that the lane should be of sufficient width to accommodate two 3.5m travel lanes, sidewalk and streetlighting on the north side;
 - b) cash payment for the future construction of that portion of Adair Avenue west of the two lots intended for multi-family residential use, to the standards outlined in the Maillardville Streetscape & Pedestrian Bicycle Corridor Design Guidelines;
 - c) registration in the Land Title Office of any necessary easements;
 - d) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
4. Compliance with the requirements contained in the April 12, 1996 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that the registration of a restrictive covenant is required.

1997 April 08
SUBDIVISION COMMITTEE
MEETING MINUTES

96 050343 SD cont'd/

5. The applicant providing a \$12,000 compensation towards the design of a drainage and fish habitat plan for Mackin Park, to the satisfaction of Council, the Leisure & Parks Services Department and the Ministry of Environment, Lands & Parks;
6. Compliance with the requirements contained in the February 17, 1992 and October 25, 1993 letters from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that the registration of a restrictive covenant is required;
7. The removal of all buildings and structures (except those located at 970 and 976 Adair Avenue) prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
8. The applicant providing regrading plans to the satisfaction of the Permits & Licences Department;
9. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes the following:

- a) Prior to Council consideration of rezoning of the two lots intended for multi-family residential use, the applicant will be required to provide certification that the soil conditions meet the residential standards to the satisfaction of the Ministry of Environment, Lands & Parks;
- b) The payment of Development Cost Charges will be required prior to issuance of any building permits;
- c) In addition to the servicing requirements for this site, the applicant is responsible for a portion of the cost to improve those intersections of Brunette Avenue, at Woolridge and Nelson Streets, as outlined in the traffic study prepared by Hamilton & Associates dated April 1994 based on a percentage of development traffic to be determined by a traffic consultant.

1997 April 08
SUBDIVISION COMMITTEE
MEETING MINUTES

96 046698 02 SD **CITY OF COQUITLAM**
3030 GORDON AVENUE
PARCEL B DL 381 GP 1 REF PL 64662

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision on sketch 96 046698 02 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Gordon Avenue and Westwood Street to the standards of the Subdivision Control Bylaw No. 2038, for the full frontages of the property;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots, noting that pumping may be required on the sanitary sewer connection due to limited elevations in this area;
 - c) registration in the Land Title Office of any necessary easements.

The Committee notes the following:

- a. Access to the proposed eastern lot is to be limited to Gordon Avenue adjacent to the west property line;
- b. The payment of Development Cost Charges, a lot grading plan and a geotechnical report must be provided prior to the issuance of any building permit;
- c. The Greater Vancouver Water District has no objection to the construction of an asphalt parking area over their statutory right-of-way No. BE22661, as outlined in their letter dated May 04, 1995;
- d. The subject property lies within the Town Centre Development Permit Area as designated on the Southwest Coquitlam - Town Centre Official Community Plan and therefore no building permit will be issued until the owner has first obtained a Development Permit from Council.

1997 April 08
SUBDIVISION COMMITTEE
MEETING MINUTES

**97 105528 SD EDWARD AND PATRICIA FLETCHER
1874 HILLSIDE AVENUE
LOT 9 DL 62 GP 1 NWD PL 13049**

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 105528 SD, for the applicant to provide a site servicing concept from a professional engineer, which identifies how both proposed lots will be serviced with sanitary and storm sewers, to the satisfaction of the Subdivision & Development Section of the Engineering Department.

**97 105589 SD GOREL HOLDINGS LTD.
1321 ERSKINE STREET
LOT A (EXCEPT PART OF PL. 77248) SEC 10 TP 39 NWD PL 77245**

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 105589 SD, for the applicant to provide a site servicing concept, including a road centre line design prepared by a professional engineer, and a preliminary site grading plan, both to the satisfaction of the Subdivision & Development Section of the Engineering Department.



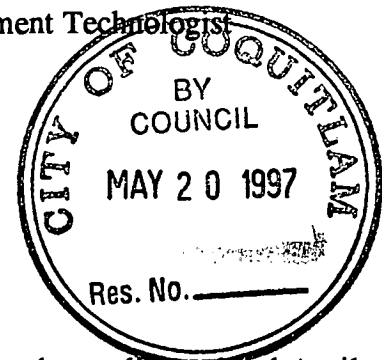
F-3
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, April 22, 1997, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Tom Hawkins	-	Planning Assistant

96 043748 01 SD **CHRIS WILSON**
632 HILLCREST STREET
LOT 204 DL 358 GP 1 NWD PL 30916



The Subdivision Committee reviewed a letter from the applicant dated April 03, 1997, which requests a minor adjustment to the proposed internal lot line. The Committee has no objection to the proposal and therefore recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 043748 01 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Hillcrest Street to a collector standard;
 - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of any current, delinquent or outstanding taxes, prior to final approval;

1997 April 22
SUBDIVISION COMMITTEE
MEETING MINUTES

96 043748 01 SD cont'd/

The Committee recommends that the applicant make every effort to retain the existing mature stand of trees with the redevelopment of the subject property.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

96 049691 SD

**DOUBLE ALPHA HOLDING CORP.
PARCEL 7L WESTWOOD PLATEAU
LOT L SEC 23 TWP 39 NWD PLAN LMP 17172**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 049691 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of the internal road to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
2. The applicant providing detailed regrading plans, to the satisfaction of the Subdivision & Development Section of the Engineering Department;
3. Registration in the Land Title Office of a maximum yield covenant to be registered against the proposed townhouse parcel (Lot 25) limiting the maximum number of dwelling units to ten. The registration of this covenant would allow the discharge of the existing maximum yield covenant No. BH217436 for this block parcel only;
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

1997 April 22
SUBDIVISION COMMITTEE
MEETING MINUTES

96 049691 SD cont'd/

The Committee notes the following:

1. Subsequent to the registration of the subdivision plan, a discharge of the existing design review covenant no. BH217427 on proposed Lots 1 through 24 will be required.
2. Effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

**96 049711 SD DOUBLE ALPHA HOLDING CORP.
PARCEL 7K WESTWOOD PLATEAU
LOT K SEC 23 TWP 39 NWD PLAN LMP 17172**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 049711 SD, subject to the following:

1. The provisions of the Westwood Plateau Development Agreement dated 1988-08-18, along with any existing and subsequent amendments to said Agreement prior to final approval, including:
 - a) the registration in the Land Title Office of a design review covenant for both block parcels as required by Section 3.07 of the Agreement;
 - b) the registration in the Land Title Office of a maximum yield covenant for the proposed townhouse block parcel limiting the maximum number of dwelling units to 22, as required by Section 3.10 of the Agreement;
 - c) the applicant providing all of the provisions of the Development Agreement to the satisfaction of the City Solicitor;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works on Plateau Boulevard to the standards of the Subdivision Control Bylaw No. 2038;

1997 April 22
SUBDIVISION COMMITTEE
MEETING MINUTES

96 049711 SD cont'd/

- b) construction of water, sanitary sewer and storm sewer connections to the newly created block parcels;
 - c) registration in the Land Title Office of any necessary easements;
3. Registration in the Land Title Office of a reciprocal access agreement required for the proposed commercial block parcel and Parcel 7K;
 4. Registration in the Land Title Office of a restrictive covenant which would allow bare land strata subdivision subject to meeting certain conditions including requirements for a Development Variance Permit, performance security and a replacement covenant;
 5. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that the payment of the GVS&DD Sewerage DCC must be provided for prior to issuance of any building permit.

**96 050881 01 SD POLYGON DEVELOPMENT 83 LTD.
1681 SUGARPINE COURT
LOT F SEC 14&23 TWP 39 DL 6769 GP 1 NWD PLAN LMP 17171**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 050881 01 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of the two internal roads to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to each newly created lot;
 - c) registration in the Land Title of any necessary easements;
2. The applicant providing detailed regrading plans, to the satisfaction of the Subdivision & Development Section of the Engineering Department;

1997 April 22
SUBDIVISION COMMITTEE
MEETING MINUTES

96 050881 01 SD cont'd/

3. Council direction as to whether the 5 percent provision of parkland under Section 941 of the Municipal Act is required;
4. The applicant providing an arborist report which identifies any danger trees located along the park boundary and identifies any possible impact on root systems with the proposed retaining walls at the rear of the proposed lots, to the satisfaction of the Leisure & Parks Services Department;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

**96 050934 01 SD HOBBS & SONS MANAGEMENT LTD.
518-524 SMITH AVENUE
LOT 3 NWD PL 11275; LOTS B&C NWD PL 10404 E98'
OF LOT 10 NWD PL 3967; ALL OF DL 7 LD 36 GP 1**

The Subdivision Committee recommends that the Approving Officer approve the proposed consolidation and road and lane dedications shown on sketch 96 050934 01 SD, subject to the following:

1. Registration in the Land Title Office of a 6 metre wide statutory right-of-way for pedestrian and bicycle access as shown more particularly on sketch 96 050934 01 SD, to the satisfaction of the Traffic Section of the Engineering Department and Planning Department;
2. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that the payment of Development Cost Charges and the provision for servicing of contiguous road frontages must be provided for prior to issuance of any building permit.

1997 April 22
SUBDIVISION COMMITTEE
MEETING MINUTES

**97 101152 SD EDGECREEK DEVELOPMENTS LTD.
1429 LAMBERT WAY
LOT 46 SEC 13 TWP 39 LMP 20660**

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 101152 SD, for written comments from the Water Management Branch of the Ministry of Environment, Lands & Parks.

**97 105899 SD ADRIATIC CONSTRUCTION LTD.
1263 WELLINGTON STREET
LOT 2 SEC 12 TWP 30 PL 19503**

The Subdivision Committee finds the proposed subdivision shown on sketch 97 105899 SD, technically feasible subject to Council's approval of RS-3 and P-5 zoning.

The Committee notes the following will be required if the subdivision reaches the preliminary approval stage:

1. A site servicing concept for both storm and sanitary sewer, prepared by a professional engineer, to the satisfaction of the Subdivision & Development Section of the Engineering Department;
2. An arborist report identifying any danger trees along the top of bank within the future park area;
3. The applicant providing information on the existing pool and sauna drainage;
4. The applicant providing confirmation from a British Columbia Land Surveyor, that proposed Lot 5 has the required 100m² building envelope as defined in the City of Coquitlam Zoning Bylaw No. 3000, 1996.

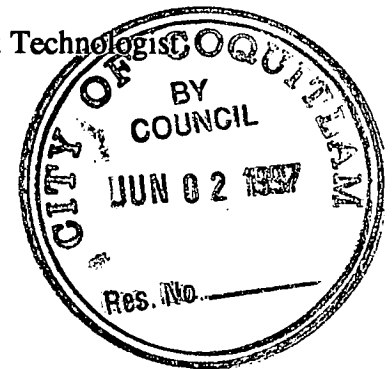


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Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A regular meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, May 06, 1997, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Mike Iviney	-	Engineering Technologist
Jason Cordoni	-	Subdivision & Development Technologist
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Park Planner
Tom Hawkins	-	Planning Assistant



96 044461 SD

**S. THOMPSON AND M. MACMILLAN
1988 AND 1998 CAPE HORN AVENUE
LOT 84 DL 63 GP 1 NWD PLAN 32080
LOT 3 EXCEPT PLAN 32080 DL 63 GP 1 NWD PLAN 13516**

The Subdivision Committee reviewed a letter from the applicant's engineering consultant dated April 25, 1997, requesting reconsideration of the requirement for physical construction of the driveway access and preliminary lot grading prior to final approval. After considering the request, the Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 044461 SD, subject to the following:

1. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways, prior to signing of the survey plans by the City Approving Officer;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of Cape Horn Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;

96 044461 SD cont'd/

3. Registration in the Land Title Office of an access easement over the western lot to provide physical access to the proposed eastern lot;
4. Physical construction of the proposed driveway and hammerhead turnaround on both lots including the provision of curbing and a guardrail on the south side of said driveway, prior to final approval, or alternatively, the applicant providing sufficient bonding to the satisfaction of the Subdivision & Development Section of the Engineering Department and registration in the Land Title Office of a restrictive covenant in favour of the City of Coquitlam to prevent any house construction on the two lots until substantial completion of the driveway and servicing have been installed;
5. The applicant providing detailed regrading plans to the satisfaction of the Engineering Department, demonstrating that the two proposed lots can be regraded so that the rear yard areas do not contain slopes in excess of 5 percent for a minimum distance of 6 metres;
6. Removal of the existing pond and landscape features located on the western lot, to the satisfaction of the Engineering Department;
7. Registration in the Land Title Office of a "no build" covenant for the proposed eastern lot, which would restrict buildings and structures including fences within the hammerhead driveway;
8. Payment of a Development Cost Charge for the two additional lots be created in the amount of \$14,418.00 (Transportation Charge - \$6,698.00; Parkland Charge - \$7,720.00);
9. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

1997 May 06
SUBDIVISION COMMITTEE
MEETING MINUTES

**97 105821 SD PETRO CANADA
831 BRUNETTE AVENUE
PARCEL 4 BLOCK 51 DL 1 NWD PLAN 2716**

The Subdivision Committee deferred the proposed plan to establish required rights-of-way shown on sketch 97 105821 SD, for the following:

1. Comments from the Traffic & Transportation Section of the Engineering Department;
2. Comments from the Ministry of Transportation & Highways.

**97 106689 SD BRAD AND SYLVIA RANDALL
570 COTTONWOOD AVENUE
LOT 160 DL 7 LD 36 NWD GP 1 PLAN 48742**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 106689 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Cottonwood Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge, for the one additional lot to be created in the amount of \$1,731.00;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.



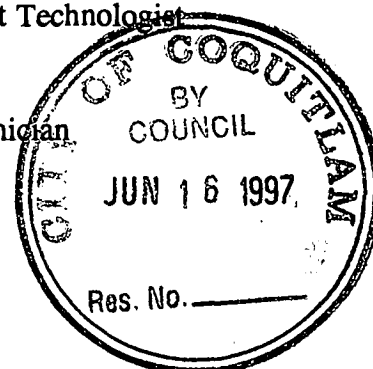
T-2

Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Wednesday, May 21, 1997, in the Planning Department Committee Room, with the following persons present:

Rosa Telegus	-	Engineer - Environment & Development
Mike Iviney	-	Engineering Technologist
Jason Cordoni	-	Subdivision & Development Technologist
Catherine Mohoruk	-	Traffic Technologist
Dave Palidwor	-	Park Planner
Ken McLaren	-	Development Control Technician
Neil Maxwell	-	Planning Assistant



96 048510 SD

**CITY OF COQUITLAM
2668 DELAHAYE DRIVE
PARCEL B SECTION 10 TWP 39 PLAN 77245**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 048510 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Delahaye Drive and all internal roads, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections for the newly created lots;
 - c) registration in the Land Title Office of any necessary easements, including any drainage and sanitary sewer rights-of-way through adjoining properties and any road construction easements that may be required over adjacent properties as well;

2. The applicant providing, to the satisfaction of the Permits & Licences Department, regrading plans which demonstrate:
 - a) road slope works in plan;
 - b) existing and proposed final contours;

96 048510 SD cont'd/

- c) any necessary earth retaining structures;
 - d) by way of cross sections at regular intervals, existing and final ground profile, proposed driveway grades, any necessary earth retention structures, and how rear yard spaces will be provided for in a usable finally graded state and integrated into potential development on adjacent lots, noting that the rear yard spaces should not contain slopes in excess of 5 percent for a minimum distance of 6 metres;
3. The applicant providing an arborist report which addresses potential tree retention in conjunction with the subdivision, as required by Council Resolution 573, 1991;
 4. Payment of a Development Cost Charge for the 23 additional lots to be created in the amount of \$165,807.00 (Transportation Charge - \$77,027.00; Parkland Charge - \$88,780.00);
 5. In keeping with requirements of Section 941 of the *Municipal Act*, the owner of the land shall pay to the City an amount that equals 5 percent of the market value of the land being subdivided;
 6. The applicant to obtain an independent appraisal to determine the market value in relation to Item 5. above.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

MOLNAR ENTERPRISES
1150 PINETREE WAY
MODIFICATION TO PEDESTRIAN AND VEHICULAR
RIGHTS-OF-WAY OVER LOT 3 PLAN 85442

The Committee endorses the proposed modifications to the existing pedestrian and vehicular rights-of-way as shown on sketch entitled "Gateway Drawing".

1997 May 21
SUBDIVISION COMMITTEE
MEETING MINUTES

**96 050898 SD DOUBLE ALPHA HOLDING CORPORATION
1825 PARKWAY BOULEVARD
LOT C SEC 23 TWP 39 NWD LMP 26645**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 050898 SD, subject to the following:

1. The applicant providing a plan which confirms that all existing driveway letdowns and service connections are within the frontages of the proposed properties;
2. The applicant providing a regrading plan, to the satisfaction of the Permits & Licences Department;
3. Council approval of cancellation of the existing design review covenant registered against the block parcel, while noting the applicant intends to register a building scheme as a replacement to the covenant to provide for control of house siting, massing and exterior design;
4. Registration in the Land Title Office of a restrictive covenant which stipulates that two units must be constructed on each lot;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

**97 105589 SD GOREL HOLDINGS LTD.
1321 ERSKINE STREET
LOT A (EXCEPT PART OF PL 77248) SEC 10 TP 39 NWD PL 77245**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 105589 SD subject to the following:

1. The applicant to prepare detailed site regrading plans to the satisfaction of the Subdivision & Development Section of the Engineering Department. The plans to include cross sections through the lots demonstrating proposed house construction, minimum and maximum basement elevations, usable rear yard spaces, driveway grades not exceeding 15 percent and identifying any necessary retaining wall structures;
2. The applicant to complete the major earthworks on the site prior to signing of the survey plans by the Approving Officer;

1997 May 21
SUBDIVISION COMMITTEE
MEETING MINUTES

97 105589 SD cont'd/

3. The requirements of Subdivision Control Bylaw No. 2038, including:
 - a. physical construction of Delahaye Drive and any outstanding works on Erskine Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b. construction of water, sanitary sewer and storm sewer connections to all proposed lots;
 - c. registration in the Land Titles Office of any necessary easements;
4. Payment of a Development Cost Charge for the 11 additional lots to be created in the amount of \$79,299.00 (Transportation Charge - \$36,839.00; Parkland Charge - \$42,460.00);
5. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$17,310.00;
6. Council direction as to whether the 5 percent provision of parkland is required under Section 941 of the *Municipal Act*;
7. Payment of any current, delinquent or outstanding taxes prior to final approval;

The Committee notes that any trees located on City property are to be protected to drip line by snow fencing. Fencing is to be installed prior to any on site activity and maintained for the duration of the construction work. Any damage to trees on City property will require an assessment by a certified arborist with the report submitted to the City.

**97 106767 SD ROGER AND DARLENE DUCHARME
606 AND 610 BOSWORTH STREET
LOTS 1 AND 2 DL 5 GP 1 NWD PLAN 82298**

The Committee deferred consideration of subdivision sketch 97 106767 SD for the following:

1. The applicant to confirm the ultimate property line locations;
2. The applicant submitting a servicing concept which indicates the location of existing and proposed service connections and the ultimate location of the asphalt widening proposed for the cul-de-sac bulb;
3. The Committee members to conduct an on-site inspection.

The Committee notes that tree retention may be required of the applicant and that an accompanying arborist report may be needed to identify root protection zones.



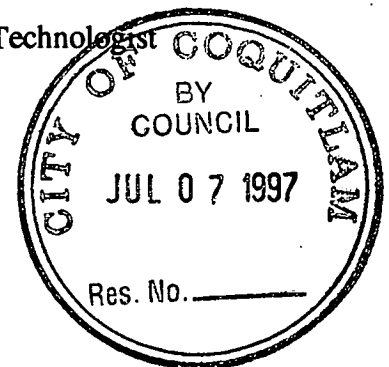
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

T-1

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, June 03, 1997, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Mike Iviney	-	Engineering Technologist
Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Tom Hawkins	-	Planning Assistant



96 050353 SD ZAHIR KARIM
557 CHAPMAN AVENUE
LOT 6 DL 55 GP 1 NWD PLAN 15046

The Subdivision Committee has reviewed the correspondence on file from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks and confirms that the required setbacks reflect the recommendations for habitat protection for this site.

96 050902 SD DOUBLE ALPHA HOLDING CORPORATION
1991 PARKWAY BOULEVARD (PARCEL 8E)
LOT E SEC 22 & 23 TWP 39 NWD LMP 26645

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 050902 SD, subject to the following:

1. The applicant providing a plan which confirms that all existing driveway letdowns are within the proposed property lines;
2. The applicant providing a regrading plan, to the satisfaction of the Permits & Licences Department;
3. Council approval of cancellation of the existing design review covenant registered against the block parcel, while noting the applicant will be registering a building scheme as a replacement to the covenant to provide for control of house siting, massing and exterior design;

1997 June 03
SUBDIVISION COMMITTEE
MEETING MINUTES

96 050902 SD cont'd/

4. Registration in the Land Title Office of a restrictive covenant which stipulates that two units must be constructed on each lot;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

97 103670 SB **CYRIL POMEROY**
725 ROCHESTER AVENUE
LOT 124 DL 3 LD 36 NWD PLAN 28690

The Subdivision Committee recommends that the Bareland Strata Approving Officer approve the proposed subdivision shown on sketch 97 103670 SB, subject to the following:

1. Council's approval of RS-6 zoning;
2. Council's approval of development permit application 97 105868 DP;
3. Registration in the Land Title Office of a restrictive covenant, to ensure that the plans listed in the Development Permit are constructed on the individual strata lots. The covenant is to be registered concurrently with the filing of the bareland strata plans in the Land Title Office;
4. The requirements of Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of Rochester Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) physical construction of water, sanitary and storm sewer connections to the Rochester Avenue frontage for the five lots to be created;
5. The applicant submitting plans prepared by a professional engineer which indicates that the private road, storm and sanitary sewer collection system are capable of being constructed in accordance with standards generally accepted as good engineering practice, to the satisfaction of the Permits & Licences Department;

1997 June 03
SUBDIVISION COMMITTEE
MEETING MINUTES

97 103670 SB cont'd/

6. The applicant submitting plans prepared by a professional engineer which indicates that the proposed water distribution system is capable of being constructed in accordance with standards generally accepted as good engineering practice, to the satisfaction of the Engineering Department. The registration in the Land Title Office of a statutory right-of-way in favour of the City in relation to the proposed water distribution system is required;
7. Registration in the Land Title Office of an easement which would ensure that the Strata Corporation will have the right to enter on the affected strata lots to install, repair, maintain or replace any sanitary and storm sewer services;
8. The applicant providing detailed regrading plans to the satisfaction of the Permits & Licences Department;
9. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
10. Registration in the Land Title office of a restrictive covenant which outlines the recommendations in the arborist report prepared by Dunster & Associates dated March 04, 1997. The applicant must ensure that all protective fencing as outlined in the aforementioned arborist report is installed prior to any construction or demolition activity, to the satisfaction of the Leisure & Parks Services Department;
11. Council direction as to whether the 5 percent provision of parkland or cash-in-lieu pursuant to Section 941 of the Municipal Act are applicable;
12. Payment of a Development Cost Charge for the four additional lots to be created in the amount of \$28,836.00 (Transportation Charge - \$13,396.00; Parkland Charge - \$15,440.00);
13. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$6,924.00;
14. Payment of any current, delinquent or outstanding taxes prior to final approval.

1997 June 03
SUBDIVISION COMMITTEE
MEETING MINUTES

97 103670 SB cont'd/

The Committee notes the following:

- a) Council has recently given three readings to a new Development Cost Charge Bylaw, which would increase the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to one year beyond the effective date of the Bylaw;
- b) Effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998;
- c) Curbside garbage collection will not be provided along the private driveway. Contact the Engineering Department for further information;
- d) The two large trees located within the City road allowance are to be retained with the redevelopment of the property. The applicant must ensure that all protective measures are taken during construction, to the satisfaction of the Environment Section of the Engineering Department and the Leisure & Parks Department.

**97 105528 SD EDWARD AND PATRICIA FLETCHER
1874 HILLSIDE AVENUE
LOT 9 DL 62 GP 1 NWD PL 13049**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 105528 SD, subject to the following:

1. The requirements of Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Hillside Avenue and the adjacent lane frontages, to the standards of the Subdivision Control Bylaw No. 2038;

1997 June 03
SUBDIVISION COMMITTEE
MEETING MINUTES

97 105528 SD cont'd/

- b) construction of a water, sanitary and storm sewer connection to each lot to be created;
- c) registration in the Land Title Office of any necessary easements;
2. The applicant submitting regrading plans to the satisfaction of the Subdivision & Development Section of the Engineering Department;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that Council has recently given three readings to a new Development Cost Charge Bylaw, which would increase the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to one year beyond the effective date of the Bylaw.

97 107363 SD **FRED W. REZANSON**
550 CHAPMAN AVENUE
LOT 384 DL 55 NWD PL 36541

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 107363 SD, for the following:

1. Written comments from the Water Management and Fish & Wildlife Branches of the Ministry of Environment, Lands & Parks;
2. The Planning Department writing and seeking comments from the adjacent property owners in regard to the proposed subdivision.

The Committee notes that if the subdivision reaches the preliminary approval stage, the applicant will be required to provide a report from a professional engineer outlining the geotechnical and hydrological effects the subdivision may have on Stoney Creek downstream.



Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

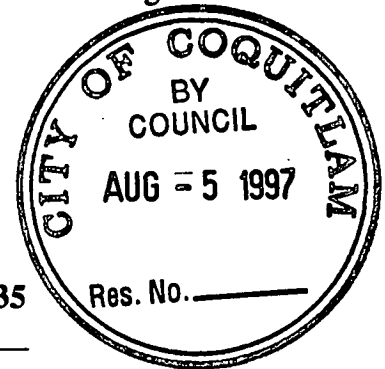
T-3

A meeting of the Subdivision Committee was held at 10:00 a.m. on Tuesday, June 17, 1997, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Rosa Telegus	-	Engineer - Environment & Development
Mike Iviney	-	Engineering Technologist
Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Catherine Mohoruk	-	Traffic Technologist
Tom Hawkins	-	Planning Assistant

96 046351 SD

**CARRERA PROPERTIES
1136 BRUNETTE AVENUE
LOTS A, B & C, DL 46 LD 36 GRP 1 PLAN 21635
ROAD AND LANE EXCHANGE**



The Subdivision Committee recommends that the Approving Officer re-approve the proposed consolidation shown on sketch 96 046351 SD, subject to the following:

1. Council's approval of a Road Exchange Bylaw;
2. Registration in the Land Title Office of a 3.5 metre wide statutory right-of-way along Brunette Avenue to provide for a possible future road widening.

The Committee notes the following:

- a) Access to the site will be limited to the Begin Street frontage, not less than 30 metres from Brunette Avenue;
- b) Payment of Development Cost Charges and the provision for servicing of contiguous road frontages must be provided for prior to issuance of any building permit.

**96 050343 SD DAVID NAIRNE & ASSOCIATES LTD.
1035 LOUGHEED HIGHWAY
LOTS 4 & 5, BLK 5, PL 1531; PCL B, BLK 5 & 6, PL 1531 (EX PL
63067); LT A, BLK 6, PL 1531 (EX PL 8027); LT 57, PL 28077; LT 64,
PL 39647; LT 68, PL 48189, PCL 1,2,3,5&16, PL 76923; BLK A, B & C;
LT 59, PL 33516, GP 1, NWD & PCL C, BLK 5, DL 16, PLAN 54249**

The Subdivision Committee reviewed a letter from the applicant dated June 05, 1997, requesting that the large industrial building south of Adair Avenue located on proposed Lot 4 not be demolished until this lot has been rezoned to allow for a multi-family residential. After consideration of the request, the Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 050343 SD, subject to the following:

1. The applicant completing the necessary road exchange documentation in conjunction with Road Exchange Bylaw No. 3011, 1996, approved by Council;
2. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
3. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Lougheed Highway, Woolridge Avenue, Nelson Street and the internal lane to the standards of the Subdivision Control Bylaw No. 2038. The Committee notes that the lane should be of sufficient width to accommodate two 3.5m travel lanes, sidewalk and streetlighting on the north side;
 - b) cash payment for the future construction of that portion of Adair Avenue west of the two lots intended for multi-family residential use, to the standards outlined in the Maillardville Streetscape & Pedestrian Bicycle Corridor Design Guidelines;
 - c) registration in the Land Title Office of any necessary easements;
 - d) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
4. Compliance with the requirements contained in the April 12, 1996 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that the registration of a restrictive covenant is required.

1997 June 17
SUBDIVISION COMMITTEE
MEETING MINUTES

96 050343 SD cont'd/

5. The applicant providing \$12,000. compensation towards the design of a drainage and fish habitat plan for Mackin Park, to the satisfaction of Council, the Leisure & Parks Services Department and the Ministry of Environment, Lands & Parks;
6. Compliance with the requirements contained in the February 17, 1992 and October 25, 1993 letters from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that the registration of a restrictive covenant is required;
7. The removal of all buildings and structures (except those located at 970 and 976 Adair Avenue) prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition. The Committee notes that they will consider the postponement of the removal of the large storage building immediately east of the building at 976 Adair Avenue, for a period of one year beyond final approval, subject to the owner posting a \$10,000. bond to ensure removal at the end of that time period;
8. The applicant providing regrading plans to the satisfaction of the Permits & Licences Department;
9. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes the following:

- a) Prior to Council consideration of rezoning of the two lots intended for multi-family residential use, the applicant will be required to provide certification that the soil conditions meet the residential standards to the satisfaction of the Ministry of Environment, Lands & Parks;
- b) The payment of Development Cost Charges will be required prior to issuance of any building permits;
- c) In addition to the servicing requirements for this site, the applicant is responsible for a portion of the cost to improve those intersections of Brunette Avenue, at Woolridge and Nelson Streets, as outlined in the traffic study prepared by Hamilton & Associates dated April 1994 based on a percentage of development traffic to be determined by a traffic consultant.

1997 June 17
SUBDIVISION COMMITTEE
MEETING MINUTES

**97 106767 SD ROGER AND DARLENE DUCHARME
606 AND 610 BOSWORTH STREET
LOTS 1 AND 2 DL 5 GP 1 NWD PLAN 82298**

The Subdivision Committee continues to defer the proposed subdivision shown on sketch 97 106767 SD, for the following:

1. The applicant to provide a modified subdivision plan prepared by British Columbia Land Surveyor, in keeping with the modified plan submitted by the applicant on June 09, 1997, noting the Committee has no concern with the proposed modification;
2. The applicant submitting a servicing concept which indicate the location of existing and proposed service connections and the ultimate location of the asphalt widening proposed for the cul-de-sac.

**97 107953 SD HARPAL PARMAR
411 MUNDY STREET
REM 2 DL 112 GROUP 1 NWD PLAN 6483**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 107953 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Mundy Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);

1997 June 17
SUBDIVISION COMMITTEE
MEETING MINUTES

97 107953 SD cont'd/

4. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that Council has recently given three readings to a new Development Cost Charge Bylaw, which would increase the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to one year beyond the effective date of the Bylaw.



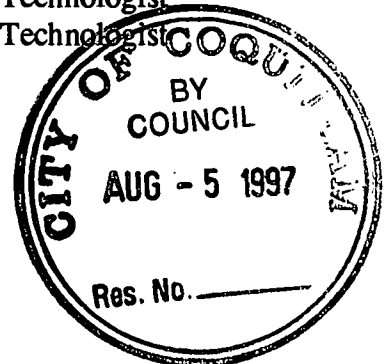
Mayor L. Sekora

T-4

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, July 08, 1997, in the Planning Department Committee Room, with the following persons present:

- Deb Day - Planning Director
- Mike Iviney - Engineering Technologist
- Jason Cordoni - Subdivision & Development Technologist
- Sein Chan - Subdivision & Development Technologist
- Dave Palidwor - Park Planner
- Tom Hawkins - Planning Assistant



**96 043758 SD GURPREET AND PARMJIT SARAN
1288 OXFORD STREET
LOT B SEC 12 TWP 39 NWD PL LMP 18855**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 043758 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works along Oxford Street, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
2. The applicant installing a temporary fence along the existing covenant boundary (BH32655), to ensure that the area beyond that line is not cleared and all excavation material will be placed in the front yards during building construction. This fence to be installed prior to final approval, to the satisfaction of the Permits & Licences Department;
3. The applicant installing a permanent 1.8 metre high chain link fence, 3 metres from the top of bank, to the satisfaction of the Permits & Licences Department;

1997 July 08
SUBDIVISION COMMITTEE
MEETING MINUTES

96 043758 SD cont'd/

4. The removal of all buildings and structures prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition;
5. Payment of a Development Cost Charge for one additional lot to be created in the amount of \$6,620 (Transportation Charge - \$2,760; Parkland Charge - \$3,860);
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

In addition, Council has recently given three readings to a new Development Cost Charge Bylaw, which would increase the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to one year beyond the effective date of the Bylaw.

96 043801 SD **BURKE MOUNTAIN INVESTMENTS LTD.**
3300 HIGHLAND DRIVE
LS 7 SECTION 13 TWP 39 GP 1 NWD PLAN 39

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 043801 SD, subject to the following:

1. Registration in the Land Title Office of a restrictive covenant to defer the dedication and construction of Oxford Street to the satisfaction of the City Engineer and City Solicitor. The covenant would restrict the following:
 - a) no building on either lot;

1997 July 08
SUBDIVISION COMMITTEE
MEETING MINUTES

96 043801 SD cont'd/

- b) no further subdivision of either lot; and
 - c) no separate sale of either lot until Oxford Street has been dedicated and constructed to City standards at the owner's expense;
2. Compliance with Section 940 of the Municipal Act including:
 - a) the applicant depositing a \$10,000.00 security towards the construction costs of Oxford Street; and
 - b) the applicant entering into an agreement with the City to construct and install the required works and services by May 01, 2002 or forfeit to the City the amount secured under paragraph 2a) above;
 3. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00;
 4. Compliance with the requirements contained in the April 13, 1996 and June 06, 1996 letters from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
 5. Compliance with the requirements contained in the April 02, 1996 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
 6. Payment of any current, delinquent or outstanding taxes prior to final approval.

96 047484 SB **LEO VAN TONGEREN**
2003 COMO LAKE AVENUE
LOT 12 DL 2 TWP 39 GRP 1 NWD PLAN 12542
EXCEPT PLAN 28790 & 70393

The Subdivision Committee recommends that the Strata Title Approving Officer re-approve the proposed subdivision shown on sketch 96 047484 SB, subject to the following conditions:

1. The applicant applying for and securing a Tree Cutting Permit from Council to allow tree removal below the existing top of bank;

96 047484 SB cont'd/

2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Como Lake Avenue to include the provision for a right-in/right-out access to the satisfaction of the Traffic Section of the Engineering Department;
 - b) registration in the Land Title Office of any necessary easements;
3. The applicant submitting a detailed regrading and revegetation plan prepared by a Professional Engineer, with experience in geotechnical engineering which indicates:
 - a) the existing and proposed elevations ensuring adjacent properties are not affected by any regrading and soil removal;
 - b) the areas of cuts and fill;
 - c) the details of the "new slope" including required revegetation for slope stabilization;
 - d) site drainage;all to the satisfaction of the Permits & Licences Department;
4. The registration of a restrictive covenant which ensures that the recommendations outlined in the January 14, September 30 and October 12, 1993 HBT Agra Ltd. reports are met including the supervision of any earthworks and site grading by a Professional Engineer and restrictions on the placement and construction of buildings and structures in relation to the newly defined top of slope;
5. Prior to signing of the registrable bare land strata subdivision plans, the applicant providing the following:
 - a) a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering, which states that all required earthworks and recommendations as outlined within the three geotechnical reports outlined in No. 4 above have been completed to their satisfaction;
 - b) an as-constructed plan of the newly defined slope;all to the satisfaction of the Permits & Licences Department;

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SUBDIVISION COMMITTEE
MEETING MINUTES

96 047484 SB cont'd/

6. The applicant providing a detailed landscape plan prepared by a landscape architect, for the proposed buffer area adjacent to the private access driveway, to the satisfaction of the Planning Director;
7. The installation of a 1.22 metre high chain link fence along the newly defined top of slope, to the satisfaction of the Permits & Licences Department;
8. Submission of plans which indicate that the private road is designed and is capable of being constructed in accordance with the standards generally accepted as good engineering practice;
9. The applicant submitting a site development security to ensure that the above noted fencing, landscape buffer and private road have been installed to the satisfaction of the Planning Director. The applicant should also provide a cost estimate for the above noted works in order to determine the required security;
10. The installation of "no parking" signs along the private access driveway to the satisfaction of the Planning Department;
11. Registration of a restrictive covenant indemnifying the City against any liability in regard to possible slope failure to the satisfaction of the City Solicitor which was undertaken to be provided by the applicant's consultant;
12. Registration of a restrictive covenant to ensure that two accessory off-street parking spaces and two visitor parking spaces are provided for on each strata lot;
13. Registration of an easement to provide for a turnaround for garbage/fire trucks, in a location acceptable to the Fire Department and the Engineering Department;
14. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
15. Payment of any delinquent, outstanding and current taxes, prior to final approval;

1997 July 08
SUBDIVISION COMMITTEE
MEETING MINUTES

96 047484 SB cont'd/

16. The requirements of Section 941 of the Municipal Act, noting the owner shall pay to the City an amount that equals the market value of 5% of the land being subdivided as required by Council;
17. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine the market value in relation to No. 16 above. The fee should be submitted to the Planning Department with the submission of servicing drawings which should include a servicing cost estimate;
18. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

In addition, Council has recently given three readings to a new Development Cost Charge Bylaw, which would increase the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to one year beyond the effective date of the Bylaw.

**96 102057 SD PERRY, GERALD AND ANNE VANDERGULIK
943 DELESTRE AVENUE
LOT 6 BLK 103 DL 45 LD 36 GP 1 NWD PLAN 1648 EXCEPT PLAN 21528**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 102057 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) cash payment for the future construction of Delestre Avenue and lane, to the standards of the Subdivision Control Bylaw No. 2038;

1997 July 08
SUBDIVISION COMMITTEE
MEETING MINUTES

96 102057 SD cont'd/

- b) construction of a water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant removing the existing shed located on the west side of the existing garage, to the satisfaction of the Permits & Licences Department;
 3. Payment of a Development Cost Charge for the two potential dwelling units to be created in the amount of \$14,418.00 (Transportation Charge - \$6,698.00; Parkland Charge - \$7,720.00);
 4. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

The Committee notes that Council has recently given three readings to a new Development Cost Charge Bylaw, which would increase the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to one year beyond the effective date of the Bylaw.

**97 105899 SD ADRIATIC CONSTRUCTION LTD.
1263 WELLINGTON STREET
LOT 2 SEC 12 TWP 30 PL 19503**

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 105899 SD, for the following:

1997 July 08
SUBDIVISION COMMITTEE
MEETING MINUTES

97 105899 SD cont'd/

1. The applicant providing an arborist report identifying any danger trees along the top of bank within the future park area, to the satisfaction of the Leisure & Parks Services Department;
2. The applicant providing confirmation from a British Columbia Land Surveyor, that proposed Lot 5 has the required 100m² building envelope as defined in the City of Coquitlam Zoning Bylaw No. 3000, 1996, taking into consideration Ministry of Environment, Lands & Parks covenant requirements;
3. The Subdivision & Development Section of the Engineering Department confirming that the existing sanitary sewer pump station has sufficient capacity to handle the proposed subdivision;
4. The applicant to secure approval from the City of Port Coquitlam with regard to the proposed storm water discharge into the Wellington Street drainage ditch;
5. Comments from the Leisure & Parks Services Committee as to the acceptability of the proposed parkland acquisition.

97 108286 SD 485366 BC LTD.
95 BRIGANTINE DRIVE
LOTS 42 AND 43 DL 18 AND 19 NWD PLAN LMP 21581

The Subdivision Committee recommends that the Approving Officer approve the proposed consolidation shown on sketch 97 108286 SD, subject to the payment of any current, delinquent or outstanding taxes prior to final approval.

97 108803 SD SCHOOL DISTRICT NO. 43
820 BANTING STREET
LOT 43 DL 367 LD 36 TWP 39 GP 1 PLAN 25903

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 108803 SD, for the following:

1. Comments from the Water Management and Fish & Wildlife Branches of the Ministry of Environment, Lands & Parks;
2. Planning Department policy review of the site and its context.

1997 July 08
SUBDIVISION COMMITTEE
MEETING MINUTES

**97 108975 SD ROBERT AND DAWN MOFFATT
2916 WALTON AVENUE
LOT 3 DL 386 LD 36 GP 1 NWD LMP 19000**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 108975 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) completion of any outstanding works along Walton Avenue and the lane, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00) for the one additional lot to be created, prior to final approval;
4. Payment of the Greater Vancouver Sewerage & Drainage District DCC in the amount of \$1,731.00, prior to final approval;
5. The payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that Council has recently given three readings to a new Development Cost Charge Bylaw, which would increase the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to one year beyond the effective date of the Bylaw.

97 109366 SD **J.P.H. DEVELOPMENTS LTD.**
717 REGAN AVENUE
PARCEL A (EXP PLAN 14866) LOT 48 DL 107 GP 1 NWD PLAN 4485

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 109366 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Regan Avenue and Grover Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant securing a 4 metre wide access right-of-way from the property to the north for the works shown on the civil engineering drawings provided to the Subdivision & Development Section of the Engineering Department;
3. Registration in the Land Title Office of an additional 0.65 metre wide right-of-way south of the proposed 7.6 metre wide road dedication for Grover Avenue, as required by Section 12.05 of the Subdivision Control Bylaw No. 2038;
4. Removal of the existing workshop at the north end of the carport, to the satisfaction of Permits & Licences Department, prior to final approval;
5. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
6. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00;
7. Payment of any current, delinquent or outstanding taxes, prior to final approval.

The Committee notes that Council has recently given three readings to a new Development Cost Charge Bylaw, which would increase the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to one year beyond the effective date of the Bylaw.

1997 July 08
**SUBDIVISION COMMITTEE
MEETING MINUTES**

STREET NAMES

The Committee reviewed the proposed street names for the locations shown on the attached sketches which forms part of the Minutes. The Committee recommends that Council approve the proposed street names subject to their acceptance by the Post Office:

**Platinum Lane
Silica Place
Quartz Place
Amber Court
Stoneridge Lane
Mica Place
Diamond Crescent
Braeside Place**



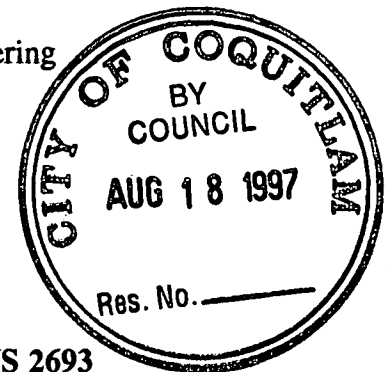
Mayor L. Sekora

T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, July 22, 1997, in the Planning Department Committee Room, with the following persons present:

Deb Day	-	Planning Director
Mike Iviney	-	Engineering Technologist
Jason Cordoni	-	Subdivision & Development Technologist
Catherine Mohoruk	-	Traffic Technologist
Chad Braley	-	Project Co-ordinator Engineering
Dave Palidwor	-	Park Planner
Jan Pickering	-	Planner
Tom Hawkins	-	Planning Assistant



97 109730 ST J.R. PALLAN
#3 - 62 FAWCETT ROAD
LOT 3, D.L. 20, L.D. 36, GP. 1, NWD, PLAN LMS 2693

The Subdivision Committee recommends that the Strata Title Approving Officer approve the proposed subdivision shown on sketch 97 109730 ST, subject to the following:

1. The applicant providing written confirmation from the Strata Corporation indicating that the Strata Corporation has, by special resolution, approved the proposed subdivision of the strata lot;
2. Registration in the Land Title Office of an access easement over proposed strata lot 22, in favour of proposed strata lot 21.

97 106767 01 SD ROGER & DARLENE DUCHARME
606/610 BOSWORTH STREET
LOTS 1 AND 2, D.L. 5, GP. 1, NWD, PLAN 82298

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 106767 01 SD, subject to the following:

1997 July 22
SUBDIVISION COMMITTEE
MEETING MINUTES

97 106767 01 SD cont'd/

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any outstanding works on Bosworth Street including pavement widening around the cul-de-sac, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to each newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant providing detailed regrading plans to the satisfaction of the Subdivision and Development Section of the Engineering Department;
3. Removal of the existing garage on the north side of the house, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
4. The applicant submitting an arborist report which identifies all trees to be retained in conjunction with the subdivision, to the satisfaction of the Leisure & Parks Services Department. The report shall also recommend covenant boundaries to ensure tree retention noting that registration in the Land Title Office of a restrictive covenant will be required;
5. Payment of a Development Cost Charge for the three additional dwelling units to be constructed in the amount of \$21,627 (transportation charge \$10,047; parkland charge \$11,580);
6. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$3,462;
7. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that Council has given three readings to a new Development Cost Charge Bylaw, which would increase the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to one year beyond the effective date of the Bylaw.

**96 046851 SD TOWN GROUP REALTY
195 SCHOOLHOUSE STREET
LOT 7, D.L. 47, GP. 1, NWD, PLAN 9286**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 046851 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Schoolhouse Street, Lucille Starr Drive and Myrnam Street to the standards of the Subdivision Control Bylaw No. 2038, except as varied by Development Variance Permit 96 047120 DV;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
2. Compliance with the requirements contained in the July 04, 1994 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;
3. Registration in the Land Title Office of a restrictive covenant in favour of the City which establishes a minimum 2.5 metre setback from the park boundary;
4. The applicant providing an updated environmental site assessment report to the satisfaction of the Leisure & Parks Services Department and the Environment Section of the Engineering Department, which provides a more detailed assessment of the proposed parkland area, prior to the City finalizing any recommendations to Council on possible dedication. The Committee notes that if the report identifies any need for remediation, the applicant will be responsible for this work;
5. The applicant installing a 1.8 metre high black vinyl chainlink fence along the proposed park boundaries, to the satisfaction of the Leisure & Parks Services Department;
6. Payment of any current, delinquent, or outstanding taxes, prior to final approval.

1997 July 22
SUBDIVISION COMMITTEE
MEETING MINUTES

96 046851 SD cont'd/

The Committee notes the following:

- a) Access to the proposed western lot will be restricted to Lucille Starr Drive only;
- b) The payment of Development Cost Charges will be required prior to issuance of any building permit.

8-3682

CITY OF COQUITLAM
HULL COURT
LOTS 1 & 2, D.L. 5, GP. 1, NWD, PLAN 82298

The Subdivision Committee reviewed the Aplin & Martin Consultants Ltd. report entitled "Hull Court Residential Development Strategy Coquitlam, B.C." dated June 1997.

After discussion, the Committee requested that the Planning Department collect comments from each Committee member and provide a combined response to the Director of Corporate Services.



Mayor L. Sekora

T-1

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 06, 1997, in the Planning Department Committee Room, with the following persons present:

Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Tom Hawkins	-	Planning Assistant

96 048642 SD **YEOW LEE CHAN**
1940 JASPER COURT
LOT 2 DL 358 LD 36 GP 1 PLAN 72313



The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 048642 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of Jasper Court to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of an additional water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. Compliance with the requirements contained in the August 02, 1995 and November 06, 1995 letters from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the construction of an additional fence;
3. Compliance with the requirements contained in the April 10, 1995 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant;

1997 August 06
SUBDIVISION COMMITTEE
MEETING MINUTES

96 048642 SD cont'd/

4. Registration in the Land Title Office of a restrictive covenant which outlines the recommendations in the United Pacific Geotechnical Engineering Ltd. report dated September 07, 1995 for this property;
5. The removal of all buildings and structures, including the pool, prior to final approval. The applicant is required to apply for and secure any necessary permits from the City to complete this demolition. The Committee requires receipt of a signed and sealed letter of certification from a Professional Engineer, with experience in geotechnical engineering, which states that all required earthworks and recommendations as outlined in the above noted geotechnical report in relation to the pool removal has been completed to their satisfaction;
6. The applicant removing the existing asphalt pavement which borders the proposed southern lot and the property at 1930 Jasper Court, to the satisfaction of the Engineering Department;
7. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
8. Payment of any current, delinquent or outstanding taxes prior to final approval.
9. Effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.
10. Council has recently approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

The Committee notes that the lots contain limited building envelopes and therefore care must be taken in choosing house plans which meet setback requirements of the Zoning Bylaw and Development Variance Permit (DVP-42-95).

1997 August 06
SUBDIVISION COMMITTEE
MEETING MINUTES

96 049691 01 SD **DOUBLE ALPHA HOLDING CORPORATION**
PARCEL 7L WESTWOOD PLATEAU
LOT L SEC 23 TWP 39 NWD PLAN LMP 17172

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 049691 01 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of the internal road to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
2. The applicant providing a regrading plan to the satisfaction of the Subdivision & Development Section;
3. Registration in the Land Title Office of a maximum yield covenant to be registered against the proposed townhouse parcel (Lot 25) limiting the maximum number of dwelling units to ten. The registration of this covenant would allow the discharge of the existing maximum yield covenant No. BH217436 for this block parcel only;
4. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that subsequent to the registration of the subdivision plan, a discharge of the existing design review covenant no. BH217427 on proposed Lots 1 through 24 will be required.

The Committee also notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

1997 August 06
SUBDIVISION COMMITTEE
MEETING MINUTES

**96 050798 ST POLYGON MARLBOROUGH HOUSE DEVELOPMENT LTD.
3098 GUILDFORD WAY
LOT 1 SEC 11 TWP 39 GROUP 1 PLAN LMP 20200**

The Subdivision Committee recommends that the Strata Title Approving Officer approve the Phase 3 strata plans.

The Committee notes that they have no objection to the discharge of existing covenant BJ279630 which provided for the temporary access between Phase 1 and the parent parcel.

**97 105899 SD ADRIATIC CONSTRUCTION LTD.
1263 WELLINGTON STREET
LOT 2 SEC 12 TWP 30 PL 19503**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 105899 SD, subject to the following:

1. Council approval of the required RS-3 and P-5 zoning;
2. Registration of the appropriate legal agreements and finalization of the provision of parkland by the applicant and the City Solicitor, subject to approval of the terms by Council;
3. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Wellington Street and the completion of Wellington Court, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to the newly created lots noting that the sanitary sewerage system requires pumping and the storm sewer system requires detention to ensure that the post development flows are equal to the pre-development flows, to the satisfaction of the Subdivision & Development Section;
 - c) registration in the Land Title Office of any necessary easements;

1997 August 06
SUBDIVISION COMMITTEE
MEETING MINUTES

97 105899 SD cont'd/

4. Registration in the Land Title Office of a restrictive covenant, to restrict any building or structure to be constructed on the lots until such time as the City has approved the sewerage disposal pump for said lot, to the satisfaction of the Permits & Licences Department;
5. Registration in the Land Title Office of a restrictive covenant in favour of the City over proposed Lots 4 and 5, which identifies the required Zoning Bylaw setback from the top of bank for any new buildings and structures, to the satisfaction of the Planning and Development Department;
6. The applicant connecting the existing house to the newly constructed sanitary and storm systems, noting that the existing septic tank is required to be removed and backfilled to the satisfaction of the Permits & Licences Department;
7. Compliance with the requirements contained in the July 14, 1997 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that this requires registration in the Land Title Office of a restrictive covenant;
8. Compliance with the requirements contained in the May 09, 1997 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the installation of a 1.2 metre high chainlink fence and the registration in the Land Title Office of a restrictive covenant;
9. The applicant completing any tree removal required by the August 03, 1997 arborist report prepared by John Land Certified Arborist, to the satisfaction of the Leisure & Parks Services Department;
10. Council direction as to whether the 5 percent provision of parkland or 5 percent cash-in-lieu under Section 941 of the Municipal Act will apply to the subdivision;
11. Payment of a Development Cost Charge for the four additional lots to be created in the amount of \$26,480.00 (Transportation Charge - \$11,040.00; Parkland Charge - \$15,440.00), prior to final approval;
12. Payment of the Greater Vancouver Sewerage & Drainage District DCC in the amount of \$6,924.00, prior to final approval;

1997 August 06
SUBDIVISION COMMITTEE
MEETING MINUTES

97 105899 SD cont'd/

13. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that Council has recently approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the current rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges paid in full to the City before August 04, 1998.

97 109836 SD **DOUBLE ALPHA HOLDING CORPORATION**
PARCEL 6L PARKWAY BOULEVARD
LOT L SEC 15 TWP 39 NWD PLAN LMP 9894

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 109836 SD, for the following:

1. Comments from the Ministry of Environment, Lands & Parks;
2. The Leisure & Parks Services Department to conduct a review of proposed trail connections and to investigate the adequacy of existing fence;
3. The applicant to provide detailed regrading plans for the entire subdivision, to the satisfaction of the Subdivision & Development Section of the Engineering Department;
4. The applicant to provide an arborist report which identifies any danger trees along the existing covenant areas and lands to be dedicated Park, to the satisfaction of the Leisure & Parks Services Department.

97 109868 SD **J.P.H. DEVELOPMENTS LTD.**
2785 DEWDNEY TRUNK ROAD
LOT 2 BLK 373 DL 36 PLAN 8006

The Subdivision Committee finds the proposed subdivision shown on sketch 97 109868 SD, technically feasible subject to Council's approval of RS-4 zoning.

1997 August 06
SUBDIVISION COMMITTEE
MEETING MINUTES

**97 110026 SD LARCO INVESTMENTS LTD.
170 SCHOOLHOUSE STREET
PARCEL C DL 61 GP 1 NWD LMP 14431**

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 110026 SD, for the following:

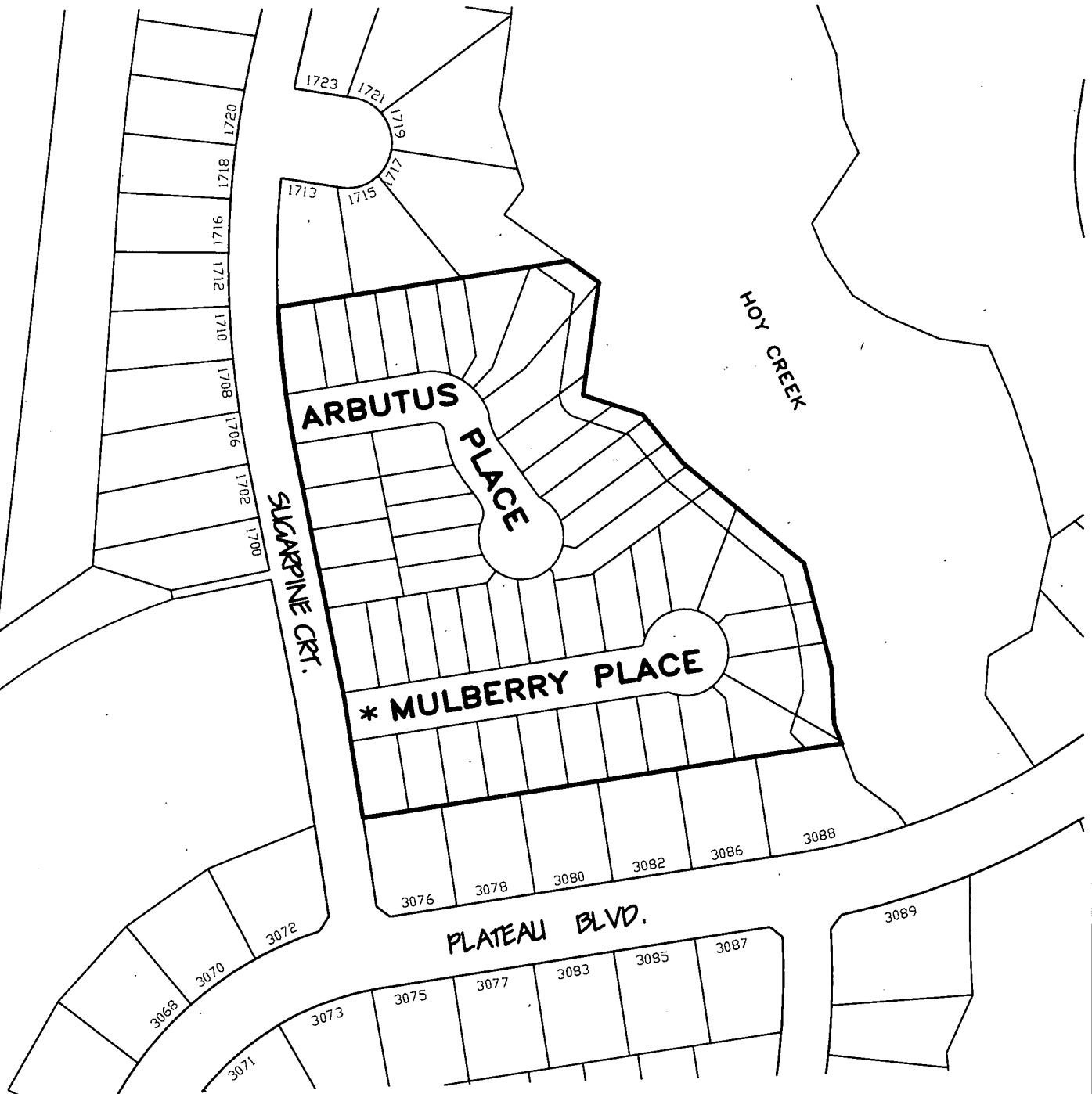
1. Comments from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks;
2. The Leisure & Parks Services Department to review existing fencing along the park boundaries;
3. Comments from the Traffic & Transportation Section of the Engineering Department;
4. Comments from the Environment Section of the Engineering Department.

STREET NAMES

The Committee reviewed the proposed street names for the locations shown on the attached sketches which forms part of the Minutes. The Committee recommends that Council approve the proposed street names subject to their acceptance by the Post Office:

**Mulberry Place
Arbutus Place**

NEW STREET NAME CHANGE



* FORMERLY 'BEAVER PLACE'



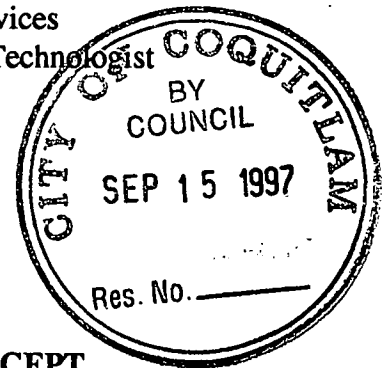
T-2

Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, August 19, 1997, in the Planning and Development Department Committee Room, with the following persons present:

Deb Day	-	General Manager - Planning and Development
Ken Wright	-	Manager of Development Services
Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Mike Iviney	-	Engineering Technologist
Catherine Mohoruk	-	Traffic Technologist
Neil Maxwell	-	Planning Assistant



96 048639 SD

DENNIS RATCLIFFE
3655 CROUCH AVENUE
LEGAL SUBDIVISION 6 SECTION 17 TWP 40 EXCEPT
PART SHOWN OF PLAN BYLAW FILED NO. 36359 NWD

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 048639 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of the full frontage of Crouch Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) registration in the Land Title Office of any necessary easements;
 - c) construction of water and storm sewer connections to the newly created lot;
2. Compliance with the requirements contained in the June 21, 1996 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration in the Land Title Office of a restrictive covenant and the installation of a 1.2 metre high fence;
3. Compliance with the requirements contained in the August 24, 1993 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks;

1997 August 19
SUBDIVISION COMMITTEE
MEETING MINUTES

96 048639 SD cont'd/

4. Registration in the Land Title Office of an access easement over the existing driveway to provide legal access to the proposed western lot;
5. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$6,620.00 (Transportation Charge - \$2,760.00; Parkland Charge - \$3,860.00);
6. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

97 110188 01 SD **CANADA POST CORPORATION**
160 GOLDEN DRIVE
PARCEL 75 (REF.PL. 64160) OF LOT 43
DL 22, 65, 66 & 67, GP 1, NWD PL. 53659

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 110188 01 SD, subject to the following:

1. Signing of the subdivision plans by the Approving Officer for the Ministry of Transportation & Highways prior to signing of the plans by the City Approving Officer;
2. Confirmation that the existing services connections lie within the frontages of the proposed lots and relocation where necessary;
3. Registration of an 8.0 metre wide bicycle right-of-way along the north property line;
4. Registration in the Land Title Office of a covenant to prevent access to United Boulevard, noting that the access to Golden Drive for the proposed lot must either align with the centre line of North Bend Street or be adjacent to the west property line.

1997 August 19
SUBDIVISION COMMITTEE
MEETING MINUTES

97 110188 02 SD CANADA POST CORPORATION
160 GOLDEN DRIVE
PARCEL ----- DL 22, 65, 66 & 67 GP 1 NWD LMP -----

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on 97 110188 02 SD subject to the following:

1. Confirmation that the existing service connections are located within the frontages of the proposed lots and relocation of any service connections were necessary;
2. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;

97 110283 SD BARRY AND KATHY REID
904 COTTONWOOD AVENUE
EAST HALF OF LOT 23 DL 366 GP 1 NWD PLAN 6908

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 110283 SD, for the applicant's engineering consultant to prepare a servicing concept for review by Development Services staff to determine Subdivision Control Bylaw compliance and the possible need for a Development Variance Permit on the design standards.

The Committee notes that "no post barriers" will be required to be installed on Spruce Avenue in a location acceptable to the Approving Officer.

97 110286 SD MURRAY AND JEFFREY BAERG
2356 ROGERSON DRIVE
LOT 105 DL 371 GRP 1 NWD PLAN 26039

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 110286 SD, for the Planning and Development Department to write and seek comments from adjacent property owners on the proposed subdivision.

The Committee notes that the issue of tree retention will be reviewed in detail should this application proceed further.

1997 August 19
SUBDIVISION COMMITTEE
MEETING MINUTES

97 110354 SD SCHOOL DISTRICT NO. 43
740 SMITH AVENUE
LOT 16 EXCEPT PARCEL A REF. PL. 5011 DL 366 GP 1 NWD PLAN 443

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 110354 SD, for staff review.

97 110190 SD PAOLA MAGDA BOMBELLI
1300 REGAN AVENUE
LOT 293 DL 364 GP 1 NWD PLAN 47830

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 110190 SD for the following:

1. Completion of site inspections by staff.
2. The applicant discussing with Development Services staff of the Planning and Development Department as to possible house removal and other subdivision alternatives.



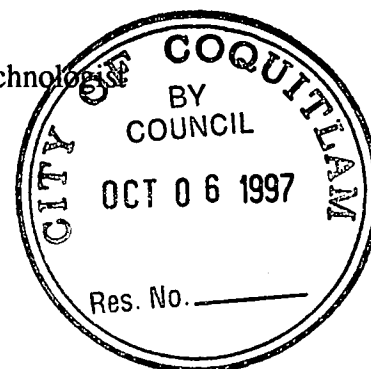
T-1

Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, September 03, 1997, in the Planning and Development Department Committee Room, with the following persons present:

- Jason Cordoni - Subdivision & Development Technologist
- Mike Iviney - Engineering Technologist
- Catherine Mohoruk - Traffic Technologist
- Neil Maxwell - Planning Assistant



**97 110354 SD SCHOOL DISTRICT NO. 43
740 SMITH AVENUE
LOT 16 EXCEPT PARCEL A REF. PL. 5011 DL 366 GP 1 NWD PLAN 443**

The Approving Officer, subsequent to the Committee meeting, indicated his support for the proposed subdivision as shown on sketch 97 110354 SD which would in effect create a parcel which is essentially the Cottonwood Avenue road allowance with ultimate transfer of ownership to the City.

The Approving Officer further noted that the rights of the Trans Mountain Pipe Line must be extended to the new City lot and that as the Approving Officer, he would not see the upgrading of the contiguous road frontages of the new parcels to the Subdivision Control Bylaw standards as being mandatory.



Mayor L. Sekora

T-1

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, September 16, 1997, in the Planning and Development Department Committee Room, with the following persons present:

- Deb Day - General Manager - Planning and Development
- Ken Wright - Manager of Development Services
- Jason Cordoni - Subdivision & Development Technologist
- Catherine Mohoruk - Traffic Technologist
- Tom Hawkins - Planning Assistant

**96 101812 SD M. BELBAS AND E. POSTLETHWAITE
2299 GALE AVENUE
LOT 185 DL 112 BLK 14 NWD PL 31272**



The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 101812 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Gale Avenue and Portage Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of additional water, sanitary and storm sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
2. Registration in the Land Title Office of a joint access easement between the two northern lots having frontage on Portage Avenue, to the satisfaction of the Planning and Development Department;

1997 September 16
SUBDIVISION COMMITTEE
MEETING MINUTES

96 101812 SD cont'd/

3. Registration in the Land Title Office of a restrictive covenant, to the satisfaction of the Planning & Development Department, which limits potential house size as follows:
 - maximum 315 square metres of floor area above finished grade for the two lots fronting Gale Avenue, noting that a basement may be permitted provided it is located fully below finished grade;
 - maximum 280 square metres of floor area above finished grade for the two lots fronting Portage Avenue, noting that a basement may be permitted provided it is located fully below finished grade and that the lot adjacent to the ravine will be restricted further in terms of house size due to its limited building envelope;
 - maximum two storeys;
 - maximum two-car garage, not to exceed 44m² in size;
4. Compliance with the requirements contained in the January 28, 1997 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that this requires the registration of a restrictive covenant and the installation of a 1.2 metre high fence;
5. Removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
6. Council direction as to whether the 5 percent provision of parkland is required under Section 941 of the Municipal Act;
7. Payment of a Development Cost Charge for the three additional lots to be created in the amount of \$21,627.00 (Transportation Charge - \$10,047.00; Parkland Charge - \$11,580.00);
8. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

1997 September 16
SUBDIVISION COMMITTEE
MEETING MINUTES

96 101812 SD cont'd/

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

97 108803 SD **SCHOOL DISTRICT NO. 43**
820 BANTING STREET
LOT 43 PL 25903 DL 367 GR 1 NWD

The Subdivision Committee continues to defer the proposed subdivision shown on sketch 97 108803 SD for the following:

1. The applicant to redesign the subdivision to incorporate the recent comments from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks dated September 15, 1997;
2. Planning Department policy review of the site and its context.

97 110286 SD **MURRAY AND JEFFREY BAERG**
2356 ROGERSON DRIVE
LOT 105 DL 371 GRP 1 NWD PLAN 26039

The Subdivision Committee, after reviewing the responses from the adjacent property owners, recommends to the Approving Officer that this subdivision be declined under Section 86 of the Land Title Act, since the property owners canvassed have shown themselves to be opposed to the subdivision on the basis that it would injuriously affect the established amenities of the neighbourhood.

97 111152 SD **DIANE McLELLAN**
1269 JOHNSON STREET
LOT 42 EXCEPT PART DEDICATED ROAD ON PLAN 80851 PL
21426 AND OF LOT 4 PL LMP 19000 DL 386 GROUP 1 NWD

The Subdivision Committee finds the proposed subdivision shown on sketch 97 111152 SD, technically feasible subject to Council's approval of RS-4 zoning and a land exchange.



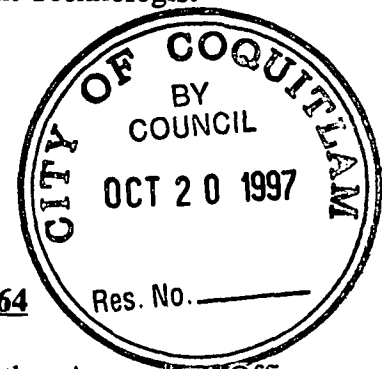
Mayor L. Sekora

T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 07, 1997, in the Planning and Development Department Committee Room, with the following persons present:

- Ken Wright - Manager of Development Services
- Jason Cordoni - Subdivision & Development Technologist
- Dave Palidwor - Park Planner
- Catherine Mohoruk - Traffic Technologist
- Tom Hawkins - Planning Assistant



**96 101793 02 SD EARTHBOUND ENTERPRISES LTD.
1280 JOHNSON STREET
LOT A SECTION 10 TWP 39 NWD PLAN 80264**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 101793 02 SD, subject to the following:

1. Payment to the City in the amount of \$25,000.00 in relation to City of Coquitlam Road Exchange Bylaw No. 3140, 1997;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) construction of any remaining works on Johnson Street, Walton Avenue and Johnson Court;
 - b) construction of a water, sanitary and storm sewer connection to each of the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;

1997 October 07

**SUBDIVISION COMMITTEE
MEETING MINUTES**

96 101793 02 SD cont'd/

3. Registration in the Land Title Office of a Section 215 covenant, which prohibits vehicular access to Johnson Street and Walton Avenue;
4. Registration in the Land Title Office of an access easement over proposed Lots 3 and 4 to provide for physical access to proposed Lot 1, to the satisfaction of the Subdivision Section of the Planning & Development Department;
5. The applicant constructing the access driveway over Lots 3 and 4, to the satisfaction of the Subdivision Section of the Planning & Development Department;
6. Registration in the Land Title Office of a Section 215 covenant in favour of proposed Lots 1, 4 and 5, in relation to the placement of future landscape screens along Johnson Street;
7. The applicant providing a report from a professional engineer, with experience in geotechnical engineering, investigating subsurface soil conditions in relation to house foundations, to the satisfaction of the Planning & Development Department;
8. Payment of a Development Cost Charge for the six newly created lots in the amount of \$43,254.00 (Transportation Charge - \$20,094.00; Parkland Charge - \$23,160.00);
9. Payment of any current, delinquent or outstanding taxes prior to final approval;
10. The applicant providing a detailed regrading plan, to the satisfaction of the Subdivision Section of the Planning & Development Department.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

1997 October 07
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**96 046698 02 SD CITY OF COQUITLAM
3030 GORDON AVENUE
PARCEL B DL 381 GP 1 REF PLAN 64662**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision on sketch 96 046698 02 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Gordon Avenue and Westwood Street to the standards of the Subdivision Control Bylaw No. 2038, for the full frontages of the property;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots, noting that pumping may be required on the sanitary sewer connection due to limited elevations in this area;
 - c) registration in the Land Title Office of any necessary easements.

The Committee notes the following:

- i. The payment of Development Cost Charges, a lot grading plan and a geotechnical report must be provided prior to the issuance of any building permit;
- ii. The Greater Vancouver Water District has no objection to the construction of an asphalt parking area over their statutory right-of-way No. BE22661, as outlined in their letter dated May 04, 1995;
- iii. The subject property lies within the Town Centre Development Permit Area as designated on the Southwest Coquitlam - Town Centre Official Community Plan and therefore no building permit will be issued until the owner has first obtained a Development Permit from Council.

1997 October 07
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**97 101152 01 SD EDGE CREEK DEVELOPMENTS LTD.
1429 LAMBERT WAY
LOT 46 SEC 13 TWP 39 LMP 20660**

The Subdivision Committee finds the proposed subdivision shown on sketch 97 101152 01 SD technically feasible, subject to Council's approval of a Development Variance Permit with regard to the reduction in the required front yard setback.

**97 109836 SD DOUBLE ALPHA HOLDINGS CORP.
PARCEL 6L WESTWOOD PLATEAU
LOT L & M SEC 15 GP 1 TWP 39 LMP 9894**

The Subdivision Committee finds the proposed subdivision shown on sketch 97 109836 SD, technically feasible subject to Council's approval of an Official Community Plan amendment to eliminate the minimum 900m² lot size as required by Policy E-1 of the Northwest Coquitlam Official Community Plan.

The Committee notes that the following will be required at preliminary approval consideration stage:

1. The applicant providing a stormwater management plan for the site;
2. The applicant providing revised detail lot grading plans which demonstrates how the proposed lot grades can be reduced further;
3. The applicant providing information on proposed retaining wall drainage.

**97 109868 SD JPH DEVELOPMENTS LTD.
2785 DEWDNEY TRUNK ROAD
LOT 2 PLAN 8006 AND LOTS 413 & 426 PLAN 61166
ALL OF DL 373 GROUP 1 NWD**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 109868 SD, subject to the following:

1. Council's approval of the required RS-4 zoning;

1997 October 07

**SUBDIVISION COMMITTEE
MEETING MINUTES**

97 109868 SD cont'd/

2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Dewdney Trunk Road, Oxtoby Place, and Hansard Crescent to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, storm and sanitary sewer connection to each of the seven newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
3. The applicant applying for and securing Council approval of a Development Variance Permit which varies the required cul-de-sac radius proposed for Oxtoby Place;
4. Registration in the Land Title Office of a restrictive covenant to prohibit vehicular access to Dewdney Trunk Road from proposed Lots 7 and 8;
5. The applicant providing detailed regrading plans to the satisfaction of the Subdivision Section of the Planning & Development Department;
6. The removal of all buildings and structures situated on Lot 2, Plan 8006, prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
7. Council direction as to whether the five percent provision of parkland or cash-in-lieu under Section 941 of the Municipal Act is required;
8. Payment of a Development Cost Charge for the six newly created lots in the amount of \$43,254 (Transportation Charge - \$20,094; Parkland Charge - \$23,160);
9. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$10,386;
10. Payment of any current, delinquent or outstanding taxes prior to final approval.

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

1997 October 07

**SUBDIVISION COMMITTEE
MEETING MINUTES**

**97 110026 SD LARCO INVESTMENTS LTD.
170 SCHOOLHOUSE STREET
PARCEL C, DL 61, GP 1, NWD, LMP 14431**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 110026 SD, subject to the following:

1. Council approval of a Development Permit to authorize the proposed subdivision;
2. Council approval of a Road Reservation Bylaw over the existing southern access driveway;
3. The southern access driveway will be required to be upgraded with curb and gutter, sidewalks, and streetlighting to the satisfaction of the Subdivision Section of the Planning & Development Department;
4. The applicant constructing a six foot high chainlink fence along the entire southeast property line which borders Booth Creek, to the satisfaction of the Leisure & Parks Services Department;
5. The applicant providing a Phase 1 environmental assessment of the property, with regard to soil contamination, to the satisfaction of the Leisure & Parks Services Department. The Committee notes that the existing discharge from the subject property onto City Park adjacent to Booth Creek must be addressed prior to final approval;
6. The applicant removing all previously dumped refuse from the property, prior to final approval;
7. The applicant confirming existing service locations to the satisfaction of the Subdivision Section of the Planning and Development Department;
8. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes the following:

- a) The payment of municipal and regional development cost charges must be provided for prior to the issuance of any building permit;
- b) The provision of oil water separators will be required to be provided at the time of building permit;

1997 October 07
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**97 110190 SD MRS. P.M. BOMBELLI
1300 REGAN AVENUE
LOT 293 DL 364 GP 1 NWD PLAN 47830**

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 110190 SD, for the applicant to apply for and secure Council's approval of a development variance permit which will allow the existing house to remain in its present location in relation to the future property line.

**97 111228 SD SEIZAN BUDDHIST STUDIES & CULTURAL SOCIETY
208 AND 209 JACKSON STREET
LOT 38 PLAN 2716 AND LOT B PLAN 78058 ALL OF DL 1 GRP 1 NWD**

The Subdivision Committee deferred the proposed consolidation shown on sketch 97 111228 SD, for the Community Planning Section of the Planning and Development Department to review and comment on the associated rezoning application submitted by the applicant.

**97 111304 SD 366565 BC LTD.
795 WESTWOOD STREET
LOT 365 DL 378 GP 1 NWD PLAN 65014**

The Subdivision Committee deferred the proposed road closure and park dedication shown on sketch 97 111304 SD, for the following:

1. Written comments from the City of Port Coquitlam's Approving Officer;
2. Written comments from the Fish & Wildlife and Water Management Branches of the Provincial Ministry of Environment, Lands & Parks and the Department of Fisheries & Oceans Canada;
3. Written comments from the City Solicitor;
4. The applicant providing a plan which demonstrates how access to the site is provided through Port Coquitlam.

1997 October 07
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**97 111726 SD MURIEL AND JAS ANDERSON
499 DECAIRE STREET
LOT 1 LOT 11 DL 110 GP 1 PLAN 14564**

The Subdivision Committee recommends that the Approving Officer approve the proposed road dedication shown on sketch 97 111726 SD.

The Committee notes the following:

1. A condition of accepting the proposed dedication, the Operations Department will remove the existing vegetation located in the "corner cut" and re-landscape to their satisfaction;
2. The owner at 499 Decaire Street will be required to maintain the above mentioned re-landscaped area as required by the City of Coquitlam Boulevard Maintenance Bylaw.



Mayor L. Sekora

T-2

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, October 21, 1997, in the Planning and Development Department Committee Room, with the following persons present:

- Ken Wright - Manager of Development Services
- Jason Cordoni - Subdivision & Development Technologist
- Dave Palidwor - Park Planner
- Tom Hawkins - Planning Assistant



8-4402

**PY HOLDINGS LTD.
2984 - 2992 GLEN DRIVE
LOT 2 DL 384A GP 1 NWD PLAN LMP 16193**

The Subdivision Committee recommends that the Strata Title Approving Officer approve the proposed amendment to the Form E Phasing Declaration.

96 043949 SD

**RICK AND RITA LUTERBACH
1445 PIPELINE ROAD
LOT E SEC 13 TWP 39 NWD PLAN 14303**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 043949 SD, subject to the following:

1. Registration of the subdivisions to the east to provide legal and physical access;
2. The requirements of Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Pipeline Road and the rear cul-de-sac;

1997 October 21
**SUBDIVISION COMMITTEE
MEETING MINUTES**

96 043949 SD cont'd/

- b) cash payment for future construction of the driveway relocation/ extensions along the southwest corner of the property to the satisfaction of the Subdivision Section of the Planning and Development Department;
 - c) registration in the Land Title Office of any necessary easements;
3. The applicant to extend the sanitary sewer to service the individual lots;
 4. Registration in the Land Title Office of a restrictive covenant which prohibits vehicular access from Pipeline Road;
 5. The applicant providing a geotechnical report and regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;
 6. The removal of a portion of the existing carport and detached garage prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
 7. Compliance with the requirements contained in the May 07, 1993, March 01, 1994 and April 10, 1995 letters from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that approval under Section 7 of the Water Act to work in and around Hockaday Creek has been granted;
 8. Compliance with the requirements contained in the February 22, 1994 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks noting that this requires registration in the Land Title Office of a restrictive covenant and the construction of a 1.2 metre permanent fence;
 9. Compliance with the requirements contained in the February 22, 1994 letter from the Department of Fisheries & Oceans Canada;
 10. Payment of a Development Cost Charge for the five additional lots to be created in the amount of \$36,045.00 (Transportation Charge - \$16,745.00; Parkland Charge - \$19,300.00);
 11. Payment of any current, delinquent or outstanding taxes prior to final approval;

1997 October 21

**SUBDIVISION COMMITTEE
MEETING MINUTES**

96 043949 SD cont'd/

12. Registration in the Land Title Office of a covenant to prohibit building on proposed Lots 2 and 4, with the covenant providing for the release of this prohibition once the relocation of Hockaday Creek has been completed to the satisfaction of the Ministry of Environment, Lands & Parks;
13. The requirements of Section 941 of the Municipal Act noting the owner shall pay to the City an amount that equals 5 percent of the market value of the land being subdivided, as required by Council;
14. The submission of an \$800.00 fee towards the cost of obtaining an independent appraisal to determine market value in relation to No. 13 above. The fee is to be submitted to the Engineering Department with the submission of servicing drawings which should include a servicing cost estimate;
15. Cash payment to the City of the amount determined by the above noted independent appraisal, prior to final approval.

The Committee notes that the proposed relocation of Hockaday Creek and re-vegetation approvals noted in 7. and 8. above are valid until April 30, 2000, as indicated in the April 10, 1995 letter from the Ministry of Environment, Lands & Parks.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

1997 October 21
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**96 050896 01 SD DOUBLE ALPHA HOLDINGS CORP.
PARCELS 8F 8U 8G 8H 8P WESTWOOD PLATEAU
LOTS F, G, H, U, SEC 23 TWP 39 NWD LMP 26646**

The Subdivision Committee deferred the proposed subdivision shown on sketch 96 050896 01 SD, for the following:

1. Written comments from the Community Planning Division of the Planning and Development Department regarding traffic implications;
2. Comments from the Leisure & Parks Services Department on the proposed tot lot and trail connections;
3. The applicant addressing the potential for stray golfballs to enter onto the proposed subdivision.

**97 110283 SD BARRY AND KATHY REID
904 COTTONWOOD AVENUE
EAST HALF OF LOT 23 DL 366 GP 1 NWD PLAN 6908**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 110283 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction Cottonwood Avenue and Spruce Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, storm and sanitary sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant applying for and securing a Development Variance Permit from Council to vary the minimum required six metres of pavement required for a half road;
3. The applicant providing detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;

1997 October 21
SUBDIVISION COMMITTEE
MEETING MINUTES

97 110283 SD cont'd/

4. The applicant removing the existing retaining wall located on the southwest property boundary, to the satisfaction of the Subdivision Section of the Planning and Development Department;
5. Payment of a Development Cost Charge for the one newly created lot in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
6. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00;
7. The applicant providing an arborist report which identifies the protective measures required to ensure the retention of the existing trees located on the property to the south, to the satisfaction of the Leisure & Parks Services Department;
8. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that "no post barriers" will be required to be installed on Spruce Avenue in a location acceptable to the Approving Officer.

97 111633 SD **DOUBLE ALPHA HOLDING CORP.**
3062 PLATEAU BOULEVARD
LOT 1 SEC 14 TWP 39 NWD PLAN LMP 18671

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 111633 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any remaining works on Plateau Boulevard and Sugarpine Court to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of individual and separate services to each newly created parcel, to the standards of the Subdivision Control Bylaw No. 2038;
 - c) registration in the Land Title Office of any necessary easements;

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SUBDIVISION COMMITTEE
MEETING MINUTES

97 111633 SD cont'd/

2. Registration in the Land Title Office of a maximum unit covenant limiting the maximum number of dwelling units on the northern lot to 44 units and the southern lot to 77 units. The registration of this covenant would follow the discharge of the existing maximum unit covenant No. BH313924;
3. The applicant providing detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department. The plans shall include all details for all proposed retaining walls including drainage and shall be in keeping with the two plans prepared by the applicant entitled "Proposed Wall Along South Property Line" and "Proposed Wall Along North Property Line - Parcel 5b(1)" received October 21, 1997. The Committee notes that the applicant will be required to secure a building permit for the construction of the aforementioned retaining walls prior to final approval;
4. The applicant providing a plan which shows the limit of encroachment into the adjacent park areas, to the satisfaction of the Leisure & Parks Services Department. The plans shall identify the limit of clearing and the proposed location for a construction fence;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.



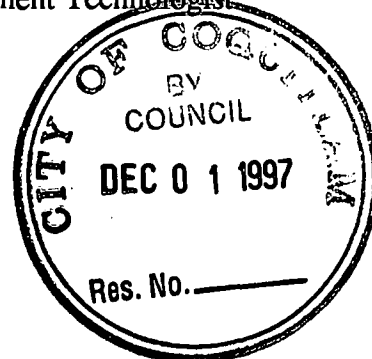
Mayor L. Sekora

T-1

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 04, 1997, in the Planning and Development Department Committee Room, with the following persons present:

- Ken Wright - Manager of Development Services
- Jason Cordoni - Subdivision & Development Technologist
- Dave Palidwor - Park Planner
- Catherine Mohoruk - Traffic Technician
- Tom Hawkins - Planning Assistant



**96 046698 03 SD CITY OF COQUITLAM
3030 GORDON AVENUE
PORTION OF LOT 2 DL 381 LMP 33624**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 045598 03 SD, subject to the following:

1. Council's approval of a Development Permit, as required by Policy H-1 of the Southwest Coquitlam - Town Centre Official Community Plan;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Gordon Avenue to the standards of the Subdivision Control Bylaw No. 2038, for the full frontage of the property;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots, noting that pumping may be required on the sanitary sewer connection due to limited elevations in this area;
 - c) registration in the Land Title Office of any necessary easements.

1997 November 04
**SUBDIVISION COMMITTEE
MEETING MINUTES**

96 045598 03 SD cont'd/

The Committee notes the following:

- a) The payment of Development Cost Charges, a lot grading plan and a geotechnical report must be provided prior to issuance of any building permit;
- b) The subject property lies within the Town Centre Development Permit Area as designated on the Southwest Coquitlam - Town Centre Official Community Plan and therefore no building permit will be issued until the owner has first obtained a Development Permit from Council.

**96 048837 SD HENDERSON CIVIC CENTRE LTD.
1151 PINETREE WAY
LOT 2 DL 384A GP 1 NWD PLAN 85929**

The Subdivision Committee recommends approval in principle of the creation of three air space parcels as shown on sketch 96 048837 SD, subject to the following:

1. The applicant satisfying the Permits Division of the Planning and Development Department as to Building Code implications with the creation of air space parcel lot lines;
2. A complete review of the legal air space parcel plans will be required to the satisfaction of the City Solicitor;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that if the applicant wishes to register the air space parcel subdivision prior to building construction, they will be proceeding with the inherent risk associated with the creation of air space parcels in terms of all buildings being located within the three dimensional lot lines.

1997 November 04
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**96 050896 01 SD DOUBLE ALPHA HOLDINGS CORP.
PARCELS 8F 8U 8G 8H 8P WESTWOOD PLATEAU
LOTS F, G, H, U, SEC 23 TWP 39 NWD LMP 26646**

The Subdivision Committee continues to defer the proposed subdivision shown on sketch 96 050896 01 SD, for the following:

1. Comments from the Leisure & Parks Services Department regarding the proposed tot lot and trail connections;
2. The applicant addressing the following design concerns raised by the Community Planning Division:
 - a) the grade on Road C through the intersection of Road B must be reduced from 12 percent to 8 percent maximum to meet Subdivision Control Bylaw requirements;
 - b) the radius of the horizontal curve at the north end of Road C at 48 metres does not appear to meet Subdivision Control Bylaw requirements (90 metres minimum) for a 50 kilometre per hour design speed;

The Committee notes that parking may be prohibited on the west side of Parkway Boulevard, depending on the configuration of driveway letdowns.

**97 112324 SD DOUBLE ALPHA HOLDING CORP.
1732-1750 HAMPTON DRIVE
LOTS 91 TO 98 SEC 23 TP 39 NWD LMP 18243**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 112324 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) construction of additional water, storm and sanitary sewer connections to the newly created lots to the standards of the Subdivision Control Bylaw No. 2038;

1997 November 04
SUBDIVISION COMMITTEE
MEETING MINUTES

97 112324 SD cont'd/

- b) construction of additional driveway letdowns and relocation of existing letdowns as required;
 - c) relocation of the existing storm sewer located on Lot 94;
 - d) registration in the Land Title Office of any necessary easements;
2. The applicant securing an amendment to the Westwood Plateau Development Agreement to allow the proposed increase in permitted yield for Parcel 5N(1) from 102 to 107 lots, prior to final approval, to the satisfaction of the City Solicitor;
 3. Discharge of restrictive covenant BH289743, which prohibits further subdivision, to the satisfaction of the City Solicitor;
 4. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$8,655.00, prior to final approval;
 5. Payment of any current, delinquent or outstanding taxes prior to final approval.



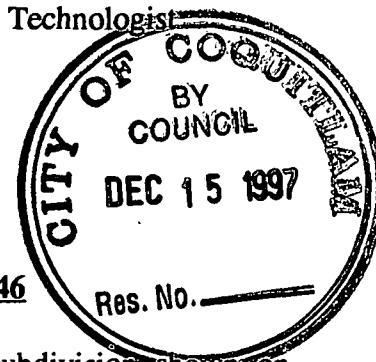
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, November 18, 1997, in the Planning and Development Department Committee Room, with the following persons present:

Ken Wright	-	Manager of Development Services
Jason Cordoni	-	Subdivision & Development Technologist
Dave Palidwor	-	Park Planner
Catherine Mohoruk	-	Traffic Technician
Tom Hawkins	-	Planning Assistant

**96 050896 02 SD DOUBLE ALPHA HOLDING CORP.
PARCEL 8F 8U 8G 8H 8P
LOTS F G H U SEC 23 TWP 39 NWD LMP 26646**



The Subdivision Committee finds the proposed subdivision shown on sketch 96 050896 02 SD, technically feasible, subject to Council's approval of an Official Community Plan Amendment to redesignate the subject parcels to Compact One Family and rezoning to RS-4.

**97 101152 SD EDGECREEK DEVELOPMENTS LTD.
1429 LAMBERT WAY
LOT 46 SEC 13 TWP 39 LMP 20660**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 101152 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of any remaining works on Lambert Way and Sultan Place to the standards of the Subdivision Control Bylaw No. 2038;
 - b) physical construction of water, sanitary sewer and storm sewer connections to the newly created lots noting that if the services are already existing, the applicant must demonstrate that they are located within the proposed lot lines;
 - c) registration in the Land Title Office of any necessary easements;

1997 November 18
SUBDIVISION COMMITTEE
MEETING MINUTES

97 101152 SD cont'd/

2. Compliance with the requirements contained in the October 07, 1997 letter from the Water Management Branch of the Ministry of Environment, Lands & Parks, noting that a modification to covenant no. BH436700 will be required;
3. The applicant providing an arborist report which identifies any danger trees within the adjacent park area to the satisfaction of the Leisure & Parks Services Department. The applicant will be responsible for any required tree removal prior to final approval;
- 4) Payment of Development Cost Charges in the amount of \$14,418.00 (Transportation Charge - \$6,698.00; Parkland Charge - \$7,720.00) for the two additional lots to be created;
- 5) Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$3,462.00 prior to final approval;
- 6) Payment of any current, delinquent or outstanding taxes prior to final approval.

97 105589 SD **GOREL HOLDINGS LTD.**
1321 ERSKINE STREET
LOT A EXCEPT PART OF PL 77248 SEC 10 TWP 39 NWD PL 77245

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 105589 SD subject to the following:

1. The applicant preparing detailed site regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department. The plans to include cross sections through the lots demonstrating proposed house construction, minimum and maximum basement elevations, usable rear yard spaces, driveway grades not exceeding 15 percent and identifying any necessary retaining wall structures;
2. The applicant to complete the major earthworks on the site prior to signing of the survey plans by the Approving Officer;

1997 November 18
SUBDIVISION COMMITTEE
MEETING MINUTES

97 105589 SD cont'd/

3. The requirements of Subdivision Control Bylaw No. 2038, including:
 - a. physical construction of Delahaye Drive and any outstanding works on Erskine Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b. construction of water, sanitary sewer and storm sewer connections to all proposed lots;
 - c. registration in the Land Titles Office of any necessary easements;
4. Payment of a Development Cost Charge for the 11 lots to be created in the amount of \$79,299.00 (Transportation Charge - \$36,839.00; Parkland Charge - \$42,460.00);
5. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$17,310.00;
6. Payment of the 5 percent provision of parkland required under Section 941 of the *Municipal Act* in the amount of \$42,825.00, prior to final approval;
7. Payment of any current, delinquent or outstanding taxes prior to final approval;

The Committee notes that any trees located on the adjoining City property are to be protected to their drip line by snow fencing. Fencing is to be installed prior to any on site activity and maintained for the duration of the construction work. Any damage to trees on City property will require an assessment by a certified arborist with the report submitted to the City to determine any necessary compensation, remediation or replacement.

97 111228 SD SEIZAN BUDDHIST STUDIES & CULTURAL SOCIETY
208 AND 209 JACKSON STREET
LOT A EXCEPT PART OF PL 77248 SEC 10 TP 39 NWD PL 77245

The Subdivision Committee reviewed a letter from the applicant, Donald Matsuba Architect Inc. dated November 03, 1997 which requests that their application for consolidation under file 97 111228 SD be withdrawn. The Subdivision Committee has no objection to the request.

1997 November 18
**SUBDIVISION COMMITTEE
MEETING MINUTES**

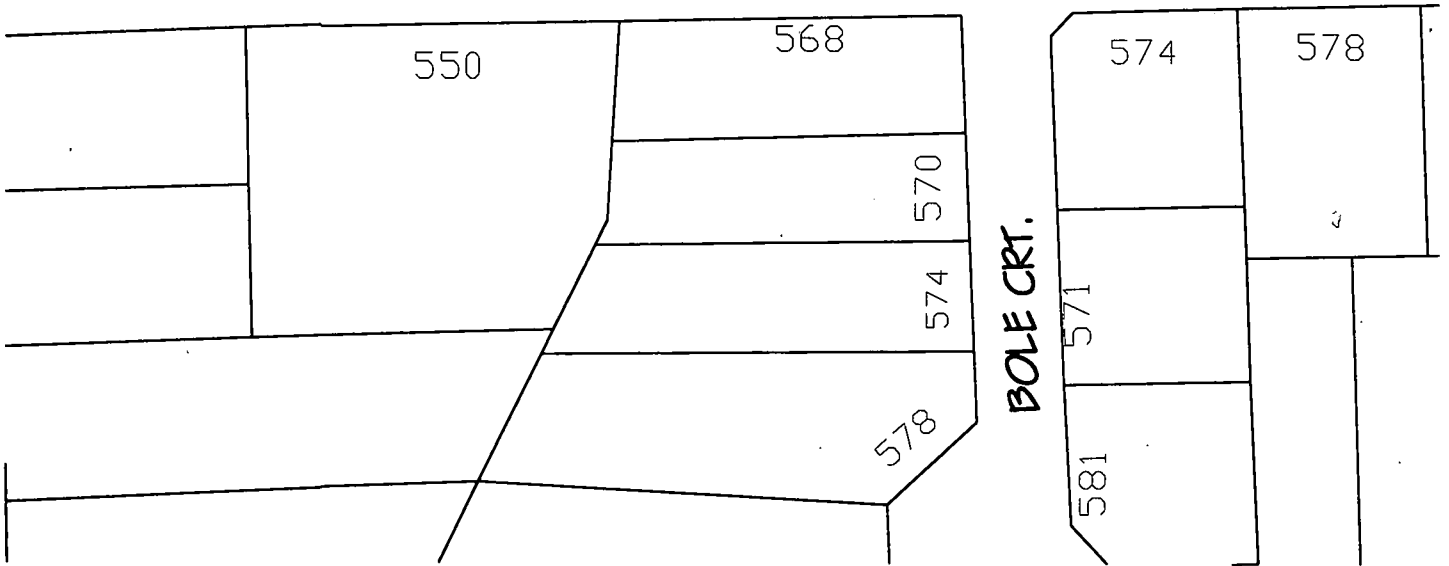
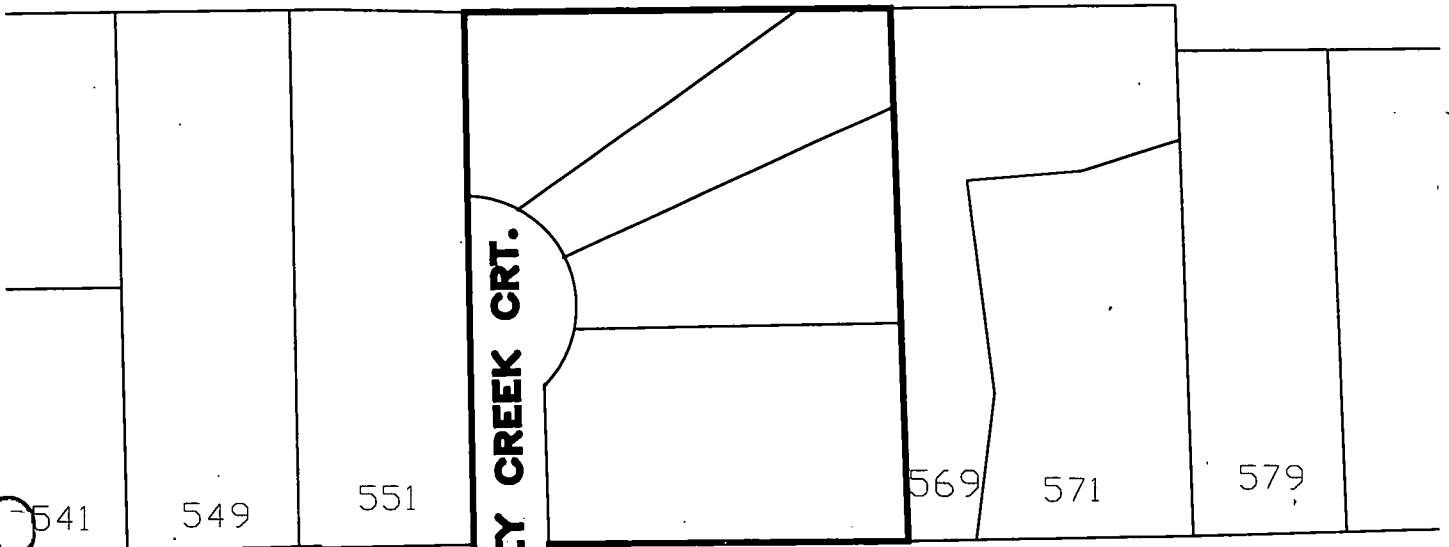
NEW STREET NAME

The Committee reviewed the proposed street name for the location shown on the attached sketch which forms part of the Minutes. The Committee recommends that Council approve the proposed street name subject to its acceptance by the Post Office:

Stoney Creek Court

NEW STREET NAME

CITY OF PORT MOODY





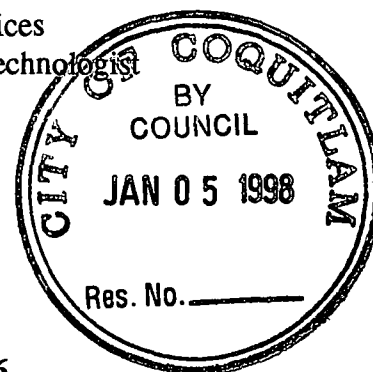
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

T-2

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 02, 1997, in the Planning and Development Department Committee Room, with the following persons present:

Ken Wright	-	Manager of Development Services
Jason Cordoni	-	Subdivision & Development Technologist
Catherine Mohoruk	-	Traffic Technician
Tom Hawkins	-	Planning Assistant



**96 044461 SD J. MACMILLAN AND S. THOMPSON
1988 AND 1998 CAPE HORN AVENUE
LOT 84 DL 63 GP 1 NWD PLAN 32080 AND LOT 3
EXCEPT PLAN 32080 DL 63 GP 1 NWD PLAN 13516**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 96 044461 SD, subject to the following:

1. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways, prior to signing of the survey plans by the City Approving Officer;
2. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) cash payment for the future construction of Cape Horn Avenue to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of water, sanitary and storm sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
3. Registration in the Land Title Office of an access easement over the western lot to provide physical access to the proposed eastern lot;

1997 December 02

**SUBDIVISION COMMITTEE
MEETING MINUTES**

96 044461 SD cont'd/

4. Physical construction of the proposed driveway and hammerhead turnaround on both lots including the provision of curbing and a guard rail on the south side of said driveway, prior to final approval, or alternatively, the applicant providing sufficient bonding to the satisfaction of the Subdivision Section of the Planning and Development Department and registration in the Land Title Office of a restrictive covenant in favour of the City of Coquitlam to prevent any house construction on the two lots until substantial completion of the driveway and servicing have been installed;
5. The applicant providing detailed regrading plans to the satisfaction of the Manager of Development Services, demonstrating that the two proposed lots can be regraded so that the rear yard areas do not contain slopes in excess of 5 percent for a minimum distance of 6 metres;
6. Removal of the existing pond and landscape features located on the western lot, to the satisfaction of the Manager of Development Services;
7. Registration in the Land Title Office of a "no build" covenant for the proposed eastern lot, which would restrict buildings and structures including fences within the hammerhead driveway;
8. Payment of a Development Cost Charge for the two additional lots to be created in the amount of \$14,418.00 (Transportation Charge - \$6,698.00; Parkland Charge - \$7,720.00);
9. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that effective January 01, 1997, the Greater Vancouver Sewerage & Drainage District (GVS&DD) has adopted a Development Cost Charge (DCC) Bylaw to assist in funding sanitary sewerage works needed to service growth in the Lower Mainland. In the case of this subdivision application, the GVS&DD Sewerage DCC will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given prior to January 01, 1998.

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

1997 December 02

**SUBDIVISION COMMITTEE
MEETING MINUTES**

**97 105528 SD EDWARD AND PATRICIA FLETCHER
1874 HILLSIDE AVENUE
LOT 9 DL 62 GP 1 NWD PL 13049**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 105528 SD, subject to the following:

1. The requirements of Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Hillside Avenue and the adjacent lane frontages, to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, sanitary and storm sewer connection to each lot to be created;
 - c) registration in the Land Title Office of any necessary easements;
2. The applicant submitting regrading plans to the satisfaction of the Subdivision & Development Section of the Engineering Department;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 04, 1998.

1997 December 02
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**97 113124 SD CITY OF COQUITLAM
1275 JOHNSON STREET
LOT 1 DL 386 GRP 1 NWD LMP 19000**

The Subdivision Committee recommends that the Approving Officer approve the proposed plan to establish required road dedication shown on sketch 97 113124 SD, subject to the following:

1. Registration of the subdivision to the south, prior to final approval;
2. The requirements of Subdivision Control Bylaw No. 2038, including:
 - a. physical construction of the lane to the standards of the Subdivision Control Bylaw No. 2038;
 - b. construction of any necessary service connections;
 - c. registration in the Land Titles Office of any necessary easements;
3. Discharge of the existing "no build" covenant which is currently registered on title.

**97 111152 01 SD DIANE McLELLAN AND CITY OF COQUITLAM
1269 JOHNSON STREET AND 1283 MICHIGAN DRIVE
LOT 42 EXCEPT PART DEDICATED ROAD ON PLAN 80851
PLAN 24126 AND LOT 4 DL 386 GRP 1 NWD LMP 19000**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 111152 01 SD, subject to the following:

1. Council's approval of a land exchange, to the satisfaction of the City Solicitor;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of the portion of lane shown on sketch 97 111152 01 SD and completion of any outstanding works on Michigan Drive, noting that the City is responsible for these works;
 - b) registration in the Land Title Office of any necessary easements;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

1997 December 02
SUBDIVISION COMMITTEE
MEETING MINUTES

97 111152 02 SD DIANE McLELLAN
1269 JOHNSON STREET
LOT DL 386 GRP 1 NWD LMP

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 111152 02 SD, subject to the following:

1. Registration of the subdivision under file 97 111152 02 SD;
2. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of the internal lane and any remaining works on Johnson Street, noting that the existing driveway letdown must be removed;
 - b) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
 - c) registration in the Land Title Office of any necessary easements;
3. The removal of all buildings and structures prior to final approval with the applicant applying for and securing a demolition permit from the City;
4. Registration in the Land Title Office of a restrictive covenant to prohibit vehicular access to the four lots fronting Johnson Street;
5. Council direction as to whether the five percent park dedication or five percent cash-in-lieu provision of Section 941 of the Municipal Act is applicable;
6. The applicant preparing detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;
7. Payment of a Development Cost Charge for each of the four additional lots to be created in the amount of \$51,000.00 (Transportation Charge - \$31,200.00; Park Acquisition Charge - \$16,200.00; Park Improvement Charge - \$3,600.00), prior to final approval;
8. Payment of the Greater Vancouver Sewer & Drainage District Development Cost Charge in the amount of \$6,924.00, prior to final approval;
9. Payment of any current, delinquent or outstanding taxes prior to final approval.

1997 December 02
**SUBDIVISION COMMITTEE
MEETING MINUTES**

**97 102255 ST LANDMARK VENTURES LTD.
62 FAWCETT ROAD
LOT 4 DL 20 LD 36 GP 1 NWD PLAN 85812**

The Subdivision Committee recommends that the Strata Title Approving Officer approve the proposed elimination of the Phase 2 strata subdivision shown on sketch 97 102255 ST, subject to the following:

1. The owner filing the necessary documentation in the Land Title Office as required by the Condominium Act, to the satisfaction of the City Solicitor;
2. Discharge of the existing volumetric access easement in favour of the Phase 2 lands, to the satisfaction of the City Solicitor;
3. Completion of the subdivision under file 97 112964 SD.

**97 112964 SD LANDMARK VENTURES LTD. AND OMEGA TRANSPORT
REFRIGERATION INC. - 62 AND 68 FAWCETT ROAD
LOT 4 EXCEPT PHASE 1 STRATA PLAN LMS 2693 DL 20
GRP 1 NWD PLAN 85182 AND LOT 3 PLAN 85182**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 112964 SD, subject to the following:

1. The owner filing the necessary documentation in the Land Title Office to eliminate the Phase 2 strata, as required by the Condominium Act, to the satisfaction of the City Solicitor;
2. Discharge of the existing volumetric access easement in favour of the Phase 2 lands, to the satisfaction of the City Solicitor;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes that this preliminary approval does not constitute an approval of any proposed lease of the common area for accessory off-street parking purposes.



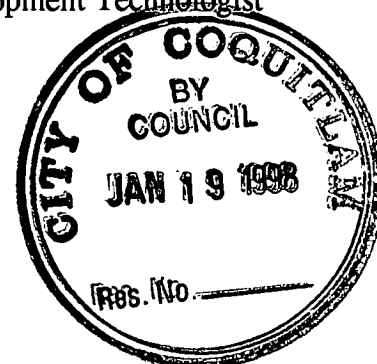
Mayor L. Sekora

SUBDIVISION COMMITTEE MEETING MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, December 16, 1997, in the Planning and Development Department Committee Room, with the following persons present:

Ken Wright	-	Manager of Development Services
Mike Nihls	-	Asst. Dir. P. & Env. Serv.
Jason Cordoni	-	Subdivision & Development Technologist
Catherine Mohoruk	-	Traffic Technologist
Tom Hawkins	-	Planning Assistant

**96 046701 ST POLYGON SILVER OAKS HOMES LTD.
1465 PARKWAY BOULEVARD
PARCEL 1, EXCEPT LMS PLAN 2058,
SEC. 15, TWP 39, NWD, LMP 23733**



The Subdivision Committee recommends that the Strata Title Approving Officer approve the Phase III strata plans. The Committee notes that the discharge of existing easement under LMP Plan 24410 will be required prior to the release of the site development including landscaping bond.

**96 050343 SD OLIVIERO HOLDINGS LTD.; F. MARIN HOLDINGS LTD.
& G. OLIVIERO
1035 LOUGHEED HIGHWAY
LOTS 4 & 5, BLK. 5, PL. 1531, PCL. B., BLK. 5 & 6, PL. 1531
(EX. PL. 63067), LT. A, BLK 6, PL. 1531 (EX. PL. 8027); LT. 57,
PL. 28077, LT. 64, PL. 39647; LT. 68, PL. 48189; PCL. 1,2,3,4
PL. 76923; BLK. A,B & C; LT. 59, PL. 33516, GP. 1, NWD &
PCL. C, D.L. 16, PLAN 54249**

The Subdivision Committee recommends that the Approving Officer re-approve the proposed subdivision shown on sketch 96 050343 SD, subject to the following:

1. The applicant completing the necessary road exchange documentation in conjunction with Road Exchange Bylaw No. 3011, 1996, approved by Council, to the satisfaction of the City Solicitor;

1997 December 16
SUBDIVISION COMMITTEE
MEETING MINUTES

96 050343 SD cont'd/

2. Signing of the survey plans by the Approving Officer of the Ministry of Transportation & Highways prior to signing of the survey plans by the City Approving Officer;
3. The requirements of the Subdivision Control Bylaw No. 2038 including:
 - a) physical construction of Lougheed Highway, Woolridge Avenue, Nelson Street and the internal lane to the standards of the Subdivision Control Bylaw No. 2038. The Committee notes that the lane should be of sufficient width to accommodate two 3.5 m travel lanes, sidewalk and streetlighting on the north side;
 - b) cash payment for the future construction of that portion of Adair Avenue west of the two lots intended to multi-family residential use, to the standards outlined in the Maillardville Streetscape & Pedestrian Bicycle Corridor Design Guidelines;
 - c) registration in the Land Title Office of any necessary easements;
 - d) construction of water, sanitary sewer and storm sewer connections to the newly created lots;
4. Compliance with the requirements contained in the April 12, 1996 letter from the Fish & Wildlife Branch of the Ministry of Environment, Lands & Parks, noting that the registration of a restrictive covenant is required;
5. The applicant providing \$12,000 compensation towards the design of a drainage and fish habitat plan for Mackin Park, to the satisfaction of Council, the Leisure & Parks Services Department and the Ministry of Environment, Lands & Parks;
6. Compliance with the requirements contained in the February 17, 1992 and October 25, 1993 letters from the Water Management Branch of the Ministry of Environment, Lands & parks, noting that the registration of a restrictive covenant is required;
7. The removal of all buildings and structures (except those located at 970 and 976 Adair Avenue) prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition. The Committee notes that they will consider the postponement of the removal of the large storage building immediately east of the building at 976 Adair Avenue, for a period of one year beyond final approval, subject to the owner posting a \$10,000 bond to ensure removal at the end of that time period;

1997 December 16
**SUBDIVISION COMMITTEE
MEETING MINUTES**

96 050343 SD cont'd/

8. The applicant providing detailed regrading plans to the satisfaction of the Subdivision Section of the Planning and Development Department;
9. Payment of any current, delinquent or outstanding taxes prior to final approval.

The Committee notes the following:

- a) Prior to Council consideration of rezoning of the two lots intended for multi-family residential use, the applicant will be required to provide certification that the soil conditions meet the residential standards to the satisfaction of the Ministry of Environment, Lands & Parks;
- b) The payment of Development Cost Charges will be required prior to issuance of any building permits;
- c) In addition to the servicing requirements for this site, the applicant is responsible for a portion of the cost to improve those intersections of Brunette Avenue, at Woolridge and Nelson Streets, as outlined in the traffic study prepared by Hamilton & Associates dated April 1994 based on a percentage of development traffic to be determined by a traffic consultant.

**97 107953 SD H. & N. PARMAR AND M. & P. MINHAS
411 MUNDY STREET
REM 2, D.L. 112, GROUP 1, NWD, PLAN 6483**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 107953 SD, subject to the following:

1. The requirements of the Subdivision Control Bylaw No. 2038, including:
 - a) physical construction of Mundy Street to the standards of the Subdivision Control Bylaw No. 2038;
 - b) construction of a water, sanitary and storm sewer connection to the newly created lot;
 - c) registration in the Land Title Office of any necessary easements;

1997 December 16
**SUBDIVISION COMMITTEE
MEETING MINUTES**

97 107953 SD cont'd/

2. The removal of all buildings and structures prior to final approval with the applicant applying for and securing any necessary permits from the City to complete this demolition;
3. Payment of a Development Cost Charge for the one additional lot to be created in the amount of \$7,209.00 (Transportation Charge - \$3,349.00; Parkland Charge - \$3,860.00);
4. Payment of the Greater Vancouver Sewerage & Drainage District Development Cost Charge in the amount of \$1,731.00;
5. Payment of any current, delinquent or outstanding taxes prior to final approval.

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 4, 1998.

**97 108975 01 SD DAWNE & ROBERT MOFFATT
2916 WALTON AVENUE
LOT 3, DL 386, LD 36, GRP. 1, NWD, LMP 19000**

The Subdivision Committee recommends that the Approving Officer approve the proposed subdivision shown on sketch 97 108975 01 SD, subject to the following:

1. The removal of all buildings and structures prior to final approval, with the applicant applying for and securing any necessary permits from the City to complete this demolition;
2. Payment of a Development Cost Charge in the amount of \$7,209.00 (Transportation Charge \$3,349.00; Parkland Charge \$3,860.00) for the one additional lot to be created, prior to final approval;
3. Payment of the Greater Vancouver Sewerage and Drainage District Development Cost Charge in the amount of \$1,731.00, prior to final approval;

1997 December 16
**SUBDIVISION COMMITTEE
MEETING MINUTES**

97 108975 01 SD cont'd/

4. The payment of any current, delinquent or outstanding taxes prior to final approval.

In addition, Council has approved a new Development Cost Charge Bylaw, which increases the rate of Development Cost Charges. In the case of this subdivision application, the previous rates for Development Cost Charges will be applied and the new rates will not be imposed as long as the preliminary approval remains valid and final approval of the subdivision has been given and the development cost charges are paid in full to the City before August 4, 1998.

**97 112964 01 SD LANDMARK VENTURES LTD., OMEGA TRANSPORT
REFRIGERATION INC., & STRATA CORP. LMS 2693
62 AND 68 FAWCETT ROAD
CONSOLIDATION OF LOT 3 & REM. LOT 4, DL 20, LD 36,
GRP. 1, NWD, PLAN 85812, & PHASE ONE, LMS 2693**

The Subdivision Committee recommends that the Approving Officer approve the proposed lease area shown on sketch 97 112964 01 SD, subject to the following:

1. Registration in the Land Title Office of an easement to provide access to the lease area, to the satisfaction of the City Solicitor;
2. Review of the lease document by the City Solicitor, prior to final approval;
3. Payment of any current, delinquent or outstanding taxes prior to final approval.

**97 113333 SD LOTHAR HEINRICH AGENCIES LTD. &
PACIFIC REACH BUSINESS PARK LTD.
1450 HARTLEY AVENUE
LOT 48, LMP 21581 & PART OF LOT A, LMP 21580,
DL 18 & 19, GRP 1, NWD**

The Subdivision Committee deferred the proposed subdivision shown on sketch 97 113333 SD, for the following:

1997 December 16

**SUBDIVISION COMMITTEE
MEETING MINUTES**

97 113333 SD cont'd/

1. The Planning and Development Department to review the proposed subdivision in relation to the existing Pacific Reach Development Agreement;
2. Comments from the Fish and Wildlife and Water Management Branches of the Ministry of Environment, Lands and Parks;
3. Written comments from the Operations Department with regard to methane gas control.