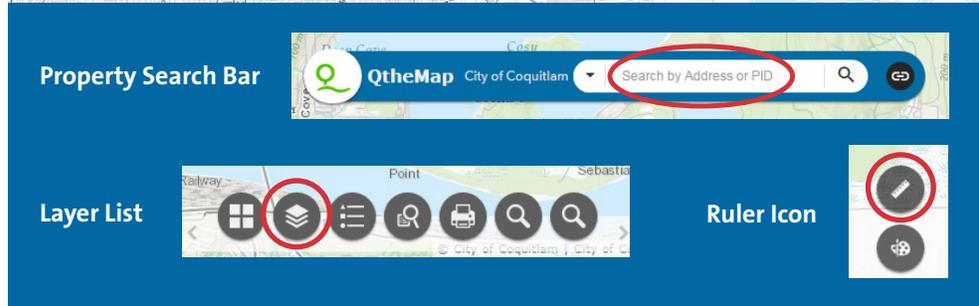


QtheMap is an interactive web-based tool that allows you to search, display and print maps containing geographical information in the City of Coquitlam. Use the guide below to find the following information on properties:

- 1 Zoning, City Wide Official Community Plan (CWOCP) land use designation, area plan, and neighborhood plan
- 2 Legal survey
- 3 Approximate area and dimensions
- 4 Right of ways, covenants and easements
- 5 Streamside Protection and Enhancement Area (SPEA) setbacks



1 DETERMINING THE ZONE, LAND USE, AREA PLAN & NEIGHBORHOOD PLAN OF A PROPERTY

You can check the zone, land use designation (under the City Wide Official Community Plan), the area plan, and the neighborhood plan of properties on QtheMap.

Here are more detailed instructions:

1. Go to QtheMap by visiting to coquitlam.ca/QtheMap
2. Click “Explore QtheMap”.
3. You can use the “Property Search” tool located at the top left of your screen to look up a property by the address.
4. Click on the “Layer List” icon located at the bottom of the page.
5. Click on the “Designated Land Use” and the “Planning and Development” box under the “Layer List”.
6. Once the property is located, click on the property to view property details. You may need to go through the different

pages of the box to find this information. If less than three pages appear on the pop up box, you will need to slightly zoom out.

7. To determine the zones associated with a particular land use, you will need to navigate to the “Corresponding Zone” table of the neighborhood plan.
 - a. Navigate to the City’s Website coquitlam.ca and click the “City Planning and Development” tab at the top of the window.
 - b. In the new window, click “Community Plans” on the left side and select the area plan of the property.
 - c. Select the area plan document and navigate to the “Corresponding Zone” table and refer to the corresponding zones of the land use.

2 ACQUIRING SURVEY PLANS

You may use QtheMap to view legal surveys that the City has on file. Please note that many of them date back to the 1950s and 1960s and that the City cannot guarantee their accuracy. If the property does not have a legal survey, you may use the measure tool on QtheMap to obtain an estimate of the lot size.

It is recommended to hire a B.C. Certified Land Surveyor if you require knowing the exact size of a property.

Here are more detailed instructions:

1. Go to QtheMap by visiting to coquitlam.ca/QtheMap
2. Click “Explore QtheMap”.
3. You can use the “Property Search” tool located at the top left of your screen to look up a property by the address.
4. Click on the “Layer List” icon located at the bottom of the page.
5. Click on the “Planning and Development” box under the “Layer List”.
6. Once the property is located, click on the property and note the lot number in the pop up box. Next, scroll down until you see the “Legal Survey Plan” link. Click on the “More Info” link to view the legal survey plan. You may need go to through the different pages of the box to find this information.

3

DETERMINING THE APPROXIMATE AREA AND DIMENSIONS OF A PROPERTY

You can use QtheMap to measure the approximate length, width and area of a property.

Here are more detailed instructions:

1. Go to QtheMap by visiting to coquitlam.ca/QtheMap
2. Click “Explore QtheMap”.
3. You can use the “Property Search” tool located at the top left of your screen to look up a property by the address.
4. Click on the “Layer List” icon located at the bottom of the page.
5. Click on the “Planning and Development” layer under the “Layer List”.
6. At the top right of the page, select the ruler icon.
7. Select your method of measurement, and choose your desired units.
8. To measure, click on the corners once, then double click on the last point to get the result.

4

DETERMINING THE PRESENCE OF RIGHT OF WAYS, COVENANTS AND EASEMENTS

You can check for the presence of right of ways, covenants and easements of properties on QtheMap. It is recommended to obtain a current title search from the Land Title Office for an accurate list of all legal notations on a property.

Here are more detailed instructions:

1. Go to QtheMap by visiting to coquitlam.ca/QtheMap
2. Click “Explore QtheMap”.
3. You can use the “Property Search” tool located at the top left of your screen to look up a property by the address.
4. Click on the “Layer List” icon located at the bottom of the page.
5. Expand the “Cadastral” layer and select “Right of Ways”, “Covenants”, and “Easements”.
6. Click on the right of ways, covenants, or easements highlighted to obtain more information. You may need to go through the different pages of the box to find this information.

5

DETERMINING THE PRESENCE OF STREAMSIDE PROTECTION AND ENHANCEMENT AREAS (SPEA)

You can determine whether a property falls within a Streamside Protection and Enhancement Area (SPEA) by using QtheMap.

Here are more detailed instructions:

1. Go to QtheMap by visiting to coquitlam.ca/QtheMap
2. Click “Explore QtheMap”.
3. You can use the “Property Search” tool located at the top left of your screen to look up a property by the address.
4. Click on the “Layer List” icon located at the bottom of the page.
5. Expand the “Environment” layer and select all the items displayed.
6. If a light green line covers a lot or a portion of a lot, a 15 to 30 meter wide SPEA setback is in place to protect watercourses and ensure that these areas can continue to provide natural features and conditions to support fish life. The SPEA map layers are updated on a regular basis as new watercourse survey information and aerial photography become available.

