

CENTRAL COAST REGIONAL DISTRICT

BYLAW NO. 72, 1984

BELLA COOLA VALLEY SUBDIVISION SERVICING BYLAW

A bylaw to regulate and control the subdivision of land pursuant to the provisions of Division 7, part 29 of the Municipal Act.

The Board of the Central Coast Regional District in open meeting assembled enacts as follows:

100 INTERPRETATION AND ADMINISTRATION

Title

- 101 This Bylaw may be cited as the Central Coast Regional District, "Bella Coola Valley Subdivision Control Bylaw, No. 72."

Purpose

- 102 The purpose of this bylaw is to permit phased and orderly development of the Bella Coola Valley in accord with the policies established by the Official Community Plan.

Application

- 103 1. This bylaw shall be applicable to those parts of electoral Areas C, D, and E of the Central Coast Regional District as outlined on Schedule 'A' which is attached to and forms part of this bylaw. *see original Bylaw file drawer for Sched A maps*
2. Notwithstanding any other provisions of this bylaw, all lands within the ALR, except those exempted under Section 19(1) of the Agricultural Land Commission Act, are subject to the provisions of the Agricultural Land Commission Act, Regulations thereto, and Orders of the Commission (thereby not permitting the subdivision of land and the development of new non-farm uses unless approved by the Agricultural Land Commission).

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Definitions

104 Unless otherwise defined herein, any word or expression in this Bylaw shall have the meaning as any similar word or expression in the Land Title Act.

1. **APPLICANT** means a person applying for the approval of a subdivision, whether as the owner of the property proposed to be subdivided or any the agent of the owner;
2. **APPROVAL** means approval in writing from the authority having jurisdiction;
3. **COMMUNITY SEWER SYSTEM** means a system of sewerage or sewage disposal within the meaning of Section 24 of the Health Act, which is owned, operated and maintained by an Improvement District under the Municipal Act, or by a Strata Corporation, or by a Regional District;
4. **COMMUNITY WATER SYSTEM** means a system of waterworks within the meaning of Section 21 of the Health Act, which is owned, operated and maintained by an Improvement District under the Municipal Act or by a Strata Corporation, or by a Regional District, or which is regulated under the Water Utilities Act;
5. **LOT** see Parcel;
6. **PARCEL** means any lot, block, or other area in which the land is held or into which land is subdivided or any remaining portion of the land being subdivided;
7. **REGIONAL DISTRICT** means the Central Coast Regional District;
8. **SUBDIVISION** means the division of land into two or more parcels, whether by plan or by metes and bounds description or otherwise, except that the words "subdivision plan" shall also be deemed to include a plan consolidating two or more parcels into a single parcel.

200 BASIC PROVISIONS

- 201 No land within the area outlined on Schedule 'A' shall be subdivided unless and until the subdivision has first received the approval of the Approving Officer.
- 202 To obtain such approval, an applicant shall apply to the District Highways Manager, Ministry of Transportation and Highways.
- 203 No lands shall be subdivided within the area outlined on Schedule 'A' contrary to this bylaw or any other bylaws in effect in this area.
- 204 The Approval Officer may refuse to approve the subdivision of any parcel of land unless all the requirements of this and any other applicable regulations under the Health Act and other relevant agencies have been observed.
- 205 The Approving Officer may refuse to approve the subdivision of any parcel should the subdivision make any existing use on that parcel non-conforming in respect to any other bylaw with the exception of any highway setback.
- 206 All standards of the Provincial Subdivision Regulations made on November 5, 1970, (BC Regulation 262/70) and as amended by BC Regulation 263/77 on July 8, 1977 pursuant to the Local Services Act shall apply unless otherwise stipulated by this bylaw.
- 207 1) In any subdivision, each parcel shall be supplied with a sufficient supply of potable water, by:
- a) being connected to a community water system, or
 - b) having proof of availability of sufficient groundwater sources.
- 2) Where a water source which comes within the terms of the Water Act is to be used, a licence to divert and use at least 2,275 litres of potable water per day per parcel, shall be held by the owner prior to final approval of the subdivision.
- 3) Where individual groundwater sources are proposed to serve a subdivision, proof of availability of at least 2,275 litres of potable water per day per parcel shall be submitted to the Approving Officer before final approval is granted.

208 The Approving Officer may, in accordance with the provision of the Municipal Act, require the owner of the land being subdivided to provide, without compensation, land for public open space in locations and to the extent required by the Approving Officer for the purpose of providing sufficient open space within the proposed subdivision for park and public use.

300 AGRICULTURAL LAND COMMISSION

301 Where land is excluded from the A.L.R. or approved for subdivision in the A.L.R. pursuant to the Agricultural Land Commission Act, the minimum lot area shall be as established in the Zoning Bylaw.

400 ADOPTION

READ A FIRST TIME THIS 11th day of September 1984.

READ A SECOND TIME THIS 11th day of September 1984.

READ A THIRD TIME THIS 11th day of September 1984.

RECONSIDERED AND ADOPTED THIS 16th day of October, 1984.

400 ADOPTION

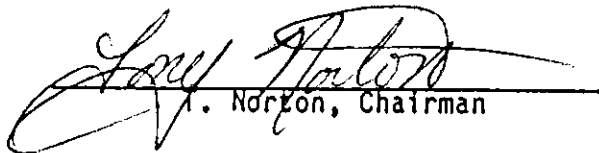
READ A FIRST TIME this 11th day of September 1984.

READ A SECOND TIME this 11th day of September, 1984.

READ A THIRD TIME this 11th day of September, 1984.

Approved by the Minister of Municipal Affairs this day of N/A.

RECONSIDERED AND ADOPTED this 16th day of October, 1984.

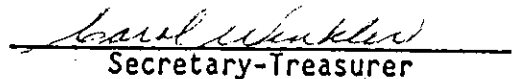


Gary Norton, Chairman



Carol Winkler, Secretary-Treasurer

I hereby certify that this is a true copy of Bylaw No. 72-1984 of the Central Coast Regional District cited as "The Central Coast Regional District, Bella Coola Valley Subdivision Control Bylaw No. 72-1984".



Secretary-Treasurer