

THE CORPORATION OF THE VILLAGE OF ALERT BAY

BY-LAW No. 163

*amended by
286 1206*

A Bylaw respecting the Subdivision of Land.

The Council of the Corporation of the Village of Alert Bay in open meeting assembled enacts as follows:

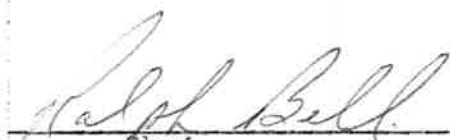
1. This bylaw may be cited as the "Village of Alert Bay Subdivision Bylaw No. 163, 1963".
2. No subdivision shall be approved unless:
 - (a) it is suited to the configuration of the land being subdivided;
 - (b) it is suited to the use to which it is intended;
 - (c) it does not make impracticable the future subdivision of land within the proposed subdivision or of any adjacent land;
 - (d) the minimum frontage that any parcel of land in the proposed subdivision has with respect to the highway upon which the parcel fronts is fifty feet or one-tenth the perimeter of the parcel whichever is the greater, unless in an exceptional case the Council, by an affirmative vote of at least two-thirds of the members thereof, exempts the subdivider from the provisions of this clause;
 - (e) sewage disposal by a method satisfactory to the Medical Health Officer can be provided for each parcel;
 - (f) highways are constructed in accordance with this bylaw.
3. The minimum area of a parcel of land into which land may be subdivided is:
 - (a) ~~five thousand square feet where a community water distribution system and a community sewer system are available;~~
 - (b) ~~seventy-five hundred square feet where a community water distribution system is available but no community sewer system is available;~~
 - (c) ~~fifteen thousand square feet where neither a community water distribution system nor a community sewer system are available.~~
4. If in the opinion of the Approving Officer the highway allowances provided for by the subdivision are intended for or likely to become:
 - (a) a major or secondary traffic highway the minimum width shall be sixty-six feet;
 - (b) a minor traffic highway the minimum width shall be fifty feet;
 - (c) a lane the required width shall be twenty feet.
5. In any proposed subdivision a highway which ends in a cul-de-sac shall:
 - (a) not have a length of more than five hundred feet measured from the last intersection with a highway;
 - (b) have a terminal for a turn around with a radius of not less than fifty feet measured at any point or if in the opinion of the Approving Officer such a turn around is not feasible some alternate design satisfactory to the Approving Officer.
6. Any highway within a proposed subdivision shall be so located that the gradient of any portion of the highway is not greater than:
 - (a) eight percentum where the highway is deemed by the Approving Officer to be a major traffic route;
 - (b) twelve percentum in all other cases.
7. All highway allowances shall be rough graded over the full width.
8. Highways, other than lanes, shall be graded and gravelled to provide a road surface thirty feet wide along the centre line of the highway allowance and such surface shall be gravelled to a depth of not less than six inches.

*Sec 3
Repealed by
Bylaw 206*


9. All lanes shall be gravelled to a width of not less than twelve feet and a depth of not less than six inches.
10. The gravel used for the surface of a highway shall be of a quality specified by the Superintendent of Works.
11. Highways shall be provided with adequate drainage works in accordance with recognized engineering practice.
12. Highway construction shall be approved by the Superintendent of Works.
13. All services required herein for a proposed subdivision of lands within the Municipality shall be installed at the sole expense of the owner of such lands and to the satisfaction of the Municipal Council.
14. "Village of Alert Bay Subdivision By-law No. 155, 1962" is hereby repealed.

Passed by the Council of The Corporation of the Village of Alert Bay on the 8th day of May, 1963.

Reconsidered, adopted and finally passed by the Council of The Corporation of the Village of Alert Bay on the 22nd day of May, 1963.




Chairman




Clerk

Certified to be a true copy of the "Village of Alert Bay Subdivision Bylaw No. 163, 1963".



Clerk

A true copy of Bylaw No. 163, 1963, registered in the office of the Inspector of Municipalities this 4th day of June 1963.



Inspector of Municipalities.

C.C. M. Rawson March 8/67

THE CORPORATION OF THE VILLAGE OF ALERT BAY

BY-LAW NO. 206

WHEREAS the Council of The Corporation of the Village of Alert Bay deem it desirable to amend subdivision regulations so that they will be in accordance with "Zoning By-law No. 203, 1968"

NOW THEREFORE the Council of The Corporation of the Village of Alert Bay in open meeting assembled enact as follows:

- 1. That section 3 of "Village of Alert Bay Subdivision By-law No. 163, 1963" be deleted and replaced by the following words to become Section 3 thereof:

The minimum area into which a parcel of land may be subdivided
(a) in a Residential Zone
(i) shall be 6000 sq.ft. and shall contain an area of soil not likely to be built upon, paved, used as a driveway, or parked on and which area of soil shall be large enough to absorb the amount of sewerage generated in a three-bedroom house in accordance with the regulations governing sewerage disposal in force in the municipality; or
(ii) shall be 6000 sq.ft. provided that the Medical Health Officer for the municipality approves an alternate method for the disposal of the amount of sewerage coming from a three-bedroom house in accordance with the regulations governing sewerage disposal in force in the municipality;
(b) in an Agricultural and Forestry Zone, 5 acres;
(c) in a Commercial Zone No. 1 and a Commercial Zone No. 2, 3000 sq. ft.;
(d) in an Industrial Zone, 12,000 sq. ft.;
(e) in a Special Purpose Zone, 6000 sq. ft.;
(f) in a Public Zone, 6000 sq. ft.,

the above zones being the zones described in the "Zoning By-law No. 203, 1968" of the Village of Alert Bay.

- 2. That subdivision (c) of Section 4 of "Village of Alert Bay Subdivision By-law No. 163, 1963" be deleted and replaced by the following subsection (c):

"A lane the required minimum width shall be thirty feet".

- 3. This By-law may be cited for all purposes as "Subdivision Amendment By-law No. 206, 1968".

READ A FIRST TIME the 28th day of August, 1968.

READ A SECOND TIME the 28th day of August, 1968.

READ A THIRD TIME the 28th day of August, 1968.

RECONSIDERED AND ADOPTED the 26th day of September, 1968.

[Signature] Mayor

[Signature] Clerk

I hereby certify the above to be a true copy of By-law No. 206.

A true copy of By-law No. 206 registered in the office of the Inspector of Municipalities this 24th day of October, 1968.

[Signature] Clerk

[Signature] Deputy Inspector of Municipalities

THE CORPORATION OF THE VILLAGE OF ALERT BAY

BY-LAW NO. 286

WHEREAS the Council of the Corporation of the Village of Alert Bay deem it advisable to amend subdivision regulations so that they will be in accordance with "Zoning By-law No. 203-1968"

THEREFORE the Council of the Corporation of the Village of Alert Bay in open meeting assembled enacts as follows:

1. That subsection (b) of Section 3 of "Village of Alert Bay Subdivision By-law No. 163, 1963" be deleted.
2. This By-law may be cited for all purposes as "Subdivision Amendment By-law No. 286-1974."

READ a first time this 9th day of October, 1974.

READ a second time this 9th day of October, 1974.

READ a third time this 9th day of October, 1974.

RECONSIDERED, PASSED, AND ADOPTED this 23rd day of October, 1974.

Whitney Mayor

Jean B. Farewell Clerk.

I hereby certify the above to be a true copy of By-law No. 286, being "Subdivision Amendment By-law", as adopted by Council on the 23rd day of October, 1974.

Jean B. Farewell Clerk.

A true copy of By-law No. 286
registered in the office of the Inspector
of Municipalities this 14 day of
NOVEMBER 1974.

[Signature]
Deputy Inspector of Municipalities

THE CORPORATION OF THE VILLAGE OF ALERT BAY

BY-LAW NO. 348

WHEREAS the Council of The Corporation of the Village of Alert Bay deem it desirable to amend subdivision regulations so that they will be in accordance with "Zoning By-law No. 319-1977".

NOW THEREFORE the Council of The Corporation of the Village of Alert Bay in open meeting assembled enact as follows:

- 1. That section 3 of "Village of Alert Bay Subdivision By-law No. 163-1963 be deleted and replaced with the following:

The minimum area into which a parcel of land may be subdivided

- (a) in a Residential Zone (R1) is 4500 square feet;
- (b) in an Agricultural and Forestry Zone (AF) is 4500 square feet;
- (c) in a Commercial Zone No. 1 and a Commercial Zone No. 2, 3000 square feet;
- (d) in an Industrial Zone, 12,000 square feet;
- (e) in a Special Purpose Zone, 6000 square feet;
- (f) in a Public Zone, 6000 square feet;

the above zones being the zones described in the "Zoning By-law No. 319-1977", and in the by-law cited as "Zoning Amendment By-law No. 347, 1978".

- 2. This By-law may be cited for all purposes as "Subdivision Amendment By-law No. 348-1978".

READ a first time this 10th day of May 1978.

READ a second time this 10th day of May 1978.


READ a third time this 10th day of May 1978.

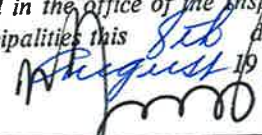
RECONSIDERED, FINALLY PASSED AND ADOPTED this 26th day of July 1978.

 Mayor  Clerk

Certified a true copy of By-law No. 348 cited as "Subdivision Amendment By-law No. 348, 1978"

Dated this 26th day of JULY 1978.

 Clerk

A true copy of By-Law No. 348
 registered in the office of the Inspector
 of Municipalities this 8th day of
August 19 78.

 Deputy Inspector of Municipalities