



District of West Vancouver

## Subdivision Control Bylaw No. 1504, 1955

Effective Date: July 4, 1955

### Consolidated for Convenience Only

This is a consolidation of the bylaws listed below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

<b>Amendment Bylaw</b>	<b>Effective Date</b>	<b>Amendment Bylaw</b>	<b>Effective Date</b>
Bylaw No. 5212, 2024	November 25, 2024	Bylaw No. 2488, 1974	February 11, 1974
Bylaw No. 4668, 2010	January 24, 2011	Bylaw No. 2454, 1973	May 28, 1973
Bylaw No. 3865, 1994	January 19, 1994	Bylaw No. 2414, 1972	April 10, 1972
Bylaw No. 3488, 1989	March 6, 1989	Bylaw No. 2360, 1970	December 7, 1970
Bylaw No. 2799, 1978	January 18, 1979	Bylaw No. 2301, 1969	September 22, 1969
Bylaw No. 2764, 1978	October 2, 1978	Bylaw No. 2159, 1967	September 11, 1967
Bylaw No. 2737, 1978	March 28, 1978	Bylaw No. 2005, 1964	June 22, 1964
Bylaw No. 2731, 1978	February 16, 1978	Bylaw No. 1962, 1963	October 15, 1963
Bylaw No. 2710, 1977	November 21, 1977	Bylaw No. 1824, 1961	June 5, 1961
Bylaw No. 2602, 1976	June 7, 1976	Bylaw No. 1815, 1961	March 27, 1961
Bylaw No. 2576, 1975	December 8, 1975	Bylaw No. 1548, 1956	September 4, 1956
Bylaw No. 2510, 1974	May 27, 1974	Bylaw No. 1538, 1956	July 23, 1956

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the parent bylaw (Subdivision Control Bylaw No. 1504, 1955). The number of any amending bylaw that has been repealed is not referred to in this consolidation.

District of West Vancouver

# Subdivision Control Bylaw No. 1504, 1955

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District of West Vancouver

## **Subdivision Control Bylaw No. 1504, 1955**

A Bylaw to Regulate the Subdivision of Land.

Previous amendments: *Amendment Bylaw 1538, 1548, 1815, 1824, 1962, 2005, 2159, 2301, 2360, 2414, 2454, 2488, 2510, 2576, 2602, 2710, 2731, 2737, 2764, 2799, 3488, 3865, 4668, and 5212.*

WHEREAS it is desirable to regulate the subdivision of land in order to promote the harmonious and economical development of the Municipality:

THEREFORE the Municipal Council of The Corporation of The District of West Vancouver enacts as follows:

1. This Bylaw may be cited as the "West Vancouver Subdivision Control Bylaw No. 1504, 1955".
2. In this Bylaw, unless the context otherwise requires, the following words shall have the meanings hereinafter assigned to them:
  - "Parcel" means any lot, block or other area in which land is held or into which land is subdivided;
  - "Subdivision" means the division of land into two or more parcels, whether by plan or by metes and bounds description or otherwise;
  - "Streets" include all highways, roads, squares thoroughfares and other public ways, but no lanes, trails and bridges;
  - "Lane" means a public way less than 33 feet wide;
  - "Major Street" means a street which, in addition to serving local needs is, or is designed to form part of the major or arterial street system of the Municipality wherein a significant proportion of the traffic or travel along the same has both its origin and destination outside of the subdivision area;
  - "Minor Street" means a street used primarily for travel and access to and from the parcels contiguous thereto created in the subdivision;
  - "Owner" and "Registered Owner" means the relevant person registered in the books of any Land Registry Office as owner of the land or of any charge on the land being subdivided, whether entitled thereto in his own right or in a representative capacity or otherwise;
  - "Flanking Lot" means a corner site at the rear of which (whether a lane intervenes or not) is a site fronting on a street which flanks such corner site.

Amendment  
Bylaw 2602

"District" shall mean a district or zone as constituted under Zoning Bylaw No. 2200, 1968.

3. Unless otherwise defined herein, any word or expression in this Bylaw shall have the same meaning as any similar word or expression contained in the "Land Title Act".
4. No land shall be subdivided within the Municipality of West Vancouver unless and until the subdivision has first received the approval of the Approving Officer.
5. The Approving Officer shall be the Director of Operations appointed pursuant to "West Vancouver Municipal Officials Duties Bylaw No. 2498, 1974" or such other Officer or person as may from time to time be appointed by resolution of the Municipal Council.

Amendment  
Bylaw 5212

6. The Approving Officer shall not approve the subdivision of any parcel of land unless all the relevant requirements of this Bylaw have been observed, except that for a subdivision of land within the Cypress Village Area as shown on Map 9 of the District's Official Community Plan:
  - a. sections 24 and 25 shall not apply;
  - b. a requirement or standard in any of sections 36-40, or section 42, shall not apply if the requirement or standard is in relation to a subject matter governed by the terms of a phased development agreement under section 516 of the *Local Government Act*, or a development permit under section 489 of the *Local Government Act*.
  - c. the District must not impose a requirement under section 43 as long as the phased development agreement authorized by Bylaw No. 5207, 2024 is in effect (the "PDA") and the Eagleridge Lands have been transferred to the District in accordance with the PDA; and
  - d. the amount of any performance bond or other security required under section 46 shall be equal to or less than:
    - i. 130% of the estimated value of the works and services required for the subdivision, if the estimated value is based on a Class C cost estimate; or
    - ii. 120% of the estimated value of the works and services required for the subdivision, if the estimated value is based on a Class B cost estimate; or
    - iii. 110% of the estimated value of the works and services required for the subdivision, if the estimated value is based on a Class A cost estimate;

and for this purpose, cost estimates must be prepared in accordance with cost estimate classification definitions as specified in the 2009 “Budget Guidelines for Consulting Engineering Services” publication from the Consulting Engineers of British Columbia and Professional Engineers and Geoscientists of BC, as amended from time to time.

7. Repealed by Subdivision Control Bylaw No. 1504, 1955, Amendment Bylaw No. 3865, 1994.

8. Repealed by Subdivision Control Bylaw No. 1504, 1955, Amendment Bylaw No. 3865, 1994.

9. Repealed by Subdivision Control Bylaw No. 1504, 1955, Amendment Bylaw No. 3865, 1994.

10. Repealed by Subdivision Control Bylaw No. 1504, 1955, Amendment Bylaw No. 3865, 1994.

Amendment  
Bylaw 3865 11. If the subdivision project is submitted in sections, a separate application shall be made for each section.

Amendment  
Bylaw 3865 12. Every application for subdivision approval shall be made in writing, addressed to the Municipal Clerk and shall be accompanied by the final subdivision plans prepared in compliance with the requirements of the Land Title Act and shall otherwise conform with the requirements of this bylaw and all other bylaws of the Municipality.

Amendment  
Bylaw 3865 13. The Application for subdivision approval shall be made by the owner or his duly authorized agent. The Approving Officer, before accepting an application for subdivision approval, made by a person other than the owner, may require such other person to produce satisfactory evidence he is duly authorized by the owner to make such application. Before accepting an application for subdivision approval, the Approving Officer shall ensure that all other required approvals or authorizations in connection with the subdivision plan have been given by means of appropriate signatures or endorsements being made upon the plan.

Amendment  
Bylaw 3865 14. Before Accepting an application for subdivision approval, the Approving Officer shall ensure that all required fees have been paid pursuant to Fees and Charges Bylaw No. 3856, 1993.

14A. Repealed by Subdivision Control Bylaw No. 1504, 1955, Amendment Bylaw No. 3865, 1994.

15. Every applicant for approval of a subdivision hereunder shall furnish a certificate declaring that all taxes which have been assessed on the land subdivided have been paid in a case where local improvement taxes, rates or assessment are payable in annual instalments, that all instalments owing on the date of the certificate have been paid.
16. Within sixty days from the date on which an application is tendered for examination and approval, or within sixty days from the furnishing by the applicant of such further information as the Approving Officer may rightfully require, including satisfactory evidence that all of the relevant provisions of this Bylaw have been duly complied with, the Approving Officer shall either approve or reject the proposed subdivision in the manner provided by this Bylaw.
17. If the subdivision is to be made by recourse to a subdivision plan, prepared in accordance with the provision of the "Land Title Act", the plan or plans, required for registration purposes tendered with the application for approval shall be accompanied by two blue or white print paper copies thereof, which copies shall be retained by the Municipality.
18. When any subdivision plan is approved, the Approving Officer shall sign and date the plan thereof, tendered for approval, in the form provided on such plan under the provision of the "Land Title Act". The subdivision plan or plans thus approved shall be returned to the applicant, less the two paper copies thereof mentioned in Section 17.
19. Where approval is granted to any subdivision created without a plan, approval shall be attested by a certificate signed by the Approving Officer, and dated.
20. Repealed by Subdivision Control Bylaw No. 1504, 1955, Amendment Bylaw No. 3488, 1989.
21. Notwithstanding the provisions of Section 20 thereof, a certificate of final approval which has not been used for registration purposes, and which is deemed to be revoked as aforesaid, may be renewed on application in writing to the approving officer for a further period not exceeding thirty days, provided the time elapsed since the issue of the original certificate does not exceed twelve months. Thereafter a fresh application for approval of the subdivision shall be required and shall be dealt with as an original application.
22. If the subdivision is rejected, the applicant for approval shall be so advised in writing by the Approving Officer, and the reasons for rejecting the subdivision shall be given. If subdivision plans were tendered with the application they shall be returned to the applicant unsigned, less the two paper copies thereof mentioned in Section 17.

23. If the approval of any subdivision is refused pursuant to this Bylaw, there shall be an appeal to a Judge of the Supreme Court in Chambers and the relevant sections of the "Land Title Act" shall apply.
24. The applicant shall furnish sufficient evidence to satisfy the Approving Officer that notice of the application to subdivide and of the scheme of subdivision has been served on owners of property, within fifty (50) metres from the perimeter of the area that is the subject of the subdivision application in such form as the approving officer may direct. Satisfactory evidence of service of such notice shall be the production of a statement in writing from each such owner indicating that he is aware of the intended scheme of subdivision or, alternatively, a registered mail receipt indicating that notice has been sent to the owner at the address shown on the assessment roll, provided that any other proof of such service may be accepted by the Approving Officer if deemed by him satisfactory.
25. The Approving Officer himself may serve notice in writing of the proposed subdivision on any owner or other person whose Land or interest therein, in his opinion, might be detrimentally affected by it, and may make such further enquiry into the effect of the proposed subdivision upon adjoining or neighbouring lands as will establish to his satisfaction the desirability or otherwise of the proposed subdivision.
26. Where the expressed or obvious intention in the application for approval involves the establishment of a boundary or boundaries in reconciliation with existing buildings on the affected parcels, or where the position of a proposed new boundary is controlled by the location of such buildings and in all cases where the proposed boundary establishment cannot be sufficiently identified on the ground by inspection, the Approving Officer may require the applicant for approval to produce a plan or sketch, verified by a British Columbia Land Surveyor showing the proposed new boundary or boundaries in relation to the affected parcels and to the buildings thereon.
27. In considering an application for subdivision approval, the Approving Officer may refuse to approve the subdivision if the location and bulk of any existing building or structure in relation to any new parcels created would not comply with the relevant provisions of the Building or Zoning Bylaws.
28. The person tendering a subdivision plan for examination and approval shall, if the Approving Officer so requires, furnish profiles of every new highway shown on the plan and such topographical detail as may indicate the problems to be dealt with in developing the subdivision.

Amendment  
Bylaw 3488

29. Where in the opinion of the Approving Officer unusual soil or drainage conditions obtain on part or all of the subdivision area he may require the applicant to furnish information or to aid in the gathering of such information as will allow the determination of the areas, shapes and orientations of parcels which will be adequate in view of the nature of the ground and the anticipated use of the land.
30. Where a portion of a parcel is to be added to an existing adjoining parcel, and the balance of such first mentioned parcel is thereby so reduced in size as to be less than permissible under Section 31 hereof, such balance must be added to another adjoining parcel.
31. (a) Except as hereinafter provided, in considering an application for subdivision approval, the Approving Officer shall refuse to approve the subdivision if the parcels proposed to be created do not conform to the minimum area, width and frontages as established in the Municipality's Zoning Bylaw for the zone or district in which the proposed subdivision is described or delineated.
- Amendment  
Bylaw 4668 (b) In zones or districts, where the previously established development in the adjoining or adjacent vicinity of the proposed subdivision occurs on parcels of less area or width than that prescribed in subsection (a) hereof, and the creation of other parcels of like character and size is, in the opinion of the Approving Officer, acceptable under the circumstances, the prescribed minimum area or width may be reduced by not more than five (5) percent.
32. Every parcel in a subdivision shall abut on a public street.
33. Where possible the side lines of parcels shall be at right angles to or radial to the line of the abutting street.
34. Lots which have a frontage on more than one street, lots triangular or irregular in shape and lots less than ninety (90) feet or more than one hundred and fifty (150) feet in depth, shall be avoided, if other suitable alternatives, in the opinion of the Approving Officer, can be provided.
35. If in the opinion of the Approving Officer the application for subdivision approval indicates that there is reason to anticipate a further resubdivision of the relevant lands, the person tendering the subdivision for approval, at the request of the Approving Officer, shall furnish a sketch plan showing the ultimate method of subdivision and showing how the present intermediate step fits into such ultimate subdivision.

36. In examining any proposed plan of subdivision the Approving Officer shall consider the sufficiency and suitability of the proposed street system and shall determine the adequacy thereof in relation to anticipated traffic, not only within the area being subdivided but with due regard to the street system already established in adjoining areas and to the general street pattern of the Municipality. Without limiting the generality of the foregoing, the principles and standards to be observed are as follows:
- (a) Major streets are to be continued through the area being subdivided, without jogs, with a width deemed appropriate by the Approving Officer for the particular major street involved.
  - (b) Minor streets shall be created to a width deemed appropriate by the Approving Officer having regard for the requirements of the area being subdivided.
  - (c) Where a subdivision borders or contains a controlled access highway, as designated by the Lieutenant-Governor in Council the Approving Officer shall withhold approval subject to such regulations as are made under the terms of the "Controlled Access Highways Act".
  - (d) Jogs in street alignment shall be avoided, unless the distance between centre lines at the jog is one hundred feet or more.
  - (e) Where bends occur in street alignment the Approving Officer may require that the angle shall be replaced by a curve of suitable radius.
  - (f) Reversed curves in street alignment shall be separated by tangents if the Approving Officer so directs.
  - (g) The gradient of major streets shall not exceed 8 percent and the gradient of minor streets shall not exceed 15 percent, unless the Approving Officer in his discretion shall otherwise permit.
  - (h) As far as possible intersecting streets shall meet at right angles. Unless the Approving Officer in his discretion shall otherwise permit, no streets shall intersect at an angle of less than seventy degrees. In cases where sharper angles are permitted, corner cut-offs may be required.
  - (i) Cul-de-sac streets shall have an ample turn-around area at their closed end, with proper facilities for street drainage. The length of any cul-de-sac street shall not exceed six hundred feet to the end of the turn-around.
37. A lane system shall ordinarily be provided through each block in order that, as far as possible, secondary access shall be afforded to every parcel. Where, however, the parcels in a block designed for residential use are one-quarter of an acre or more in size and driveway accommodation can conveniently be provided for each parcel leading into an abutting minor street, and in other cases where lanes are not necessary or advisable, the Approving Officer may, in his discretion, dispense with the requirements of any lane system in such block.

38. Lanes shall be twenty (20) feet in width and shall, except with respect to any turn-around area, be free from curves along their boundaries.
39. At right angle bends in a lane, triangular corner cut-offs, measuring not less than ten (10) feet each way from the corner, may be required by the Approving Officer.
40. Acute angled intersections of lanes with streets shall in general be avoided but due consideration shall be given to the continuity of lanes from block to block, in order to facilitate pole-line and other utility construction.

Amendment  
Bylaw 2576

41. Whenever the lands to be subdivided contain or border upon watercourse as defined by the Water Act of B.C., the Approving Officer may require as a condition of subdivision that the owner register in favour of the District of West Vancouver a covenant that so much of the lands to be subdivided adjacent to the watercourse as the Approving Officer may require shall:

- (a) Not be built upon with any structure whatsoever.
- (b) Be left with trees and other natural ground cover intact.

42. All the following requirements shall be completed at the sole expense of the applicant prior to the granting of final approval of a subdivision.

- (a) The clearing, grading, curbing, and surfacing of all new streets and lanes, including widening strips, in accordance with the specifications and requirements of Schedule "A" attached hereto and which Schedule is hereby made and declared to be part of this Bylaw and is marked as Schedule "A" to this Bylaw.
- (b) The removal of all structures encroaching upon, and of obstructions of any kind to, the free and uninterrupted use by the public of the full width and extent of all new streets and lanes, unless by prior arrangement with the Municipality such are allowed to remain for a limited period of time.

Amendment  
Bylaw 2301

- (c) The granting of a right of easement for support of a street or of the abutting land in a form registerable against the land affected at the expense of the applicant where cuts and fills are necessary in order to bring a street or lane up to the required grade.
- (d) The installation of facilities for the drainage of streets, lanes and adjacent lands, by means of culverts, bridges, storm sewers and retention facilities in accordance with the specifications in Schedule "D" attached hereto, and which schedule is hereby made and declared to be a part of this Bylaw and marked as Schedule "D" to this Bylaw.

Amendment  
Bylaw 2576

- (e) i) Where the whole or any portion of the lands being subdivided is wet or subject to intermittent or periodic flooding or erosion, the Approving Officer may direct the applicant to provide such information, plans and works including proper engineered designs

and supervisions if necessary as will remedy such wet conditions, possibility of flooding or erosion. The Approving Officer shall have due regard to the requirements of the Municipality's Watercourses and the Prevention of Flood Bylaw and any Provincial legislation or regulations or orders pursuant to such legislation in assuring compliance with the intentions of this sub-section.

Amendment  
Bylaw 2737

- ii) Notwithstanding subsection (i) hereof, nor Section 3 of the "Watercourses and the Prevention of Flood Bylaw No. 1617, 1957", the Approving Officer shall not in that undeveloped area of the Municipality west of Lawson Creek to Nelson Creek between the Upper Levels Highway and the 1200 foot elevation above sea level approve a subdivision which is based in whole or in part on the application of Case No. 3 of Figure 20 in the District of West Vancouver Drainage Survey of Dayton & Knight Limited dated the 28th day of December 1973.

Amendment  
Bylaw 2159

- (f) The provision of culverts in accordance with the specifications in Schedule "A" attached hereto, and which Schedule is hereby made and declared to be a part of this Bylaw and is marked as Schedule "A" to this Bylaw, to carry watercourses across streets.

Amendment  
Bylaw 2301

- (g) (i) The installation of a sanitary sewage-collection system and the connection of each parcel of land thereto in any proposed subdivision in the sewerable area of the Municipality described as the West Vancouver part of the "North Shore Sewerage Area: as shown on drawing No. S.R. 457B prepared by the Greater Vancouver Sewerage and Drainage District and dated the 8th day of September, 1969, and the connection of the sewage-collection system with sewage-disposal system of the Municipality in accordance with the specification and requirements of Schedule "C" attached hereto and made part of this Bylaw.

Amendment  
Bylaw 2301

- (ii) In that area of the Municipality, other than in the "West Vancouver part of the North Shore Sewerage Area": hereinbefore referred to, where sanitary sewer accommodation is not available to serve each of the parcels in a subdivision under application for approval, the Approving Officer may withhold approval of the subdivision until he is satisfied that arrangements satisfactory to the Medical Health Officer have been made for the proper disposal of such sewage or industrial waste as may result from the anticipated use of the parcels.

Amendment  
Bylaw 2159

- (h) The installation of a water distribution system together with fire hydrants in and to the lands to be subdivided, with connections to each of the parcels being created in the subdivision in accordance with the specifications and requirements of Schedule "B" attached hereto, and which Schedule is hereby made and declared to be a part of this Bylaw and is marked as Schedule "B" to this Bylaw.

Amendment  
Bylaw 2159  
and 2301

(i) The installation of underground wiring together with connections to each of the parcels being created in the subdivision for electric power, telephone, television cable and the installation of ornamental street lighting in accordance with the specifications and requirements of Schedule "E" attached hereto and which Schedule is hereby made and declared to be a part of this Bylaw and is marked as Schedule "E" to this Bylaw.

Amendment  
Bylaw 2454

(j) The installation of a gas distribution system in and to the lands to be subdivided in such a manner that connections to each of the parcels being created in the subdivision can be made without cutting into the paved portion of any street or lane.

Amendment  
Bylaw 2710

43. The owner of land being subdivided may be required to provide, without compensation, land for public open space not exceeding 5% of the land being subdivided in the 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 uses. The land so provided shall not be within any land with respect to which a Restrictive Covenant may be required pursuant to Section 41. Alternatively, the Approving Officer may require payment of a sum of money equal to five percent (5%) of the actual value of the land being subdivided as shown by the last revised Assessment Roll.

Amendment  
Bylaw 2710

44. Development cost charges may be imposed upon the subdivider in accordance with the Municipality's Development Cost Charges Bylaw and shall be directly related to the cost of off-site services made necessary by the development of the lands being subdivided.

Amendment  
Bylaw 2710

45. All work required to be done hereunder, in connection with the subdivision of any lands shall on completion of each stage of construction, be inspected by the Approving Officer, or such other person as may be duly authorized from time to time by the Approving Officer, at the expense of the owner of such lands; and no such stage of construction shall be undertaken by the owner or his agent without having given forty-eight (48) hours prior notice to the Approving Officer for inspection of the work being done.

Amendment  
Bylaw 2710

46. All requirements of, and work to be done, under this Bylaw in connection with the subdivision of any lands shall be completed to the satisfaction of the Approving Officer prior to the granting of approval of such subdivision; PROVIDED, HOWEVER, THAT upon the due execution of an agreement in writing between the owner and The Corporation of the District of West Vancouver satisfactory to The Corporation and providing for the due performance of such requirements and work and for the deposit of a performance bond or other securities satisfactory to The Corporation, the Approving Officer may approve of the subdivision prior to the completion of such requirements or work.

## Schedules

Schedule A – Standard Specifications for Road Construction in Subdivisions and  
Standard Specification for Asphalt Pavement

Schedule B – Standard Specifications for Water Pipe Installation in Subdivisions

Schedule C – Standard Specification for Sanitary Sewer Installation in subdivisions

Schedule D – Standard Specifications for Storm Drain Installation in Subdivision

Schedule E – Specifications for Electric Power, Telephone, T.V. Service and  
Ornamental Street Lighting

Schedule F –

PASSED by the Council on the 20th day of June, 1955.

RECONSIDERED ADOPTED and FINALLY PASSED by the Municipal Council,  
SIGNED by the Reeve and Clerk and SEALED with the Corporate Seal of The  
Corporation all on the 4th day of July, A.D. 1955.

(signed) J. Richardson  
REEVE

(signed) J.C. de Gamage

**SCHEDULE "A"**  
**OF**  
**WEST VANCOUVER SUBDIVISION CONTROL BYLAW**

**Standard Specifications for Road Construction in Subdivisions**

Amendment  
Bylaw 2488  
and 2710

1. GENERAL

The work to be carried out by the subdivider consists of the clearing grubbing, burning of brush, gravelling and paving together with concrete curbs of the roads within the subdivision, and generally all work incidental to the construction of the roads. Roads shall generally conform to the standards indicated on Standard Drawings titled "Standard Cross Sections for Local Roads", "Rolled, Curb and Gutter Detail", and "Standard Curb and Gutter Section". If environmental conditions require alternatives, the general standard will be met through other designs subject to the approval of the Director of Operations. All material is to be supplied by the Subdivider and must be in accordance with these specifications and meet the requirements of The Corporation.

2. TRAFFIC, MAINTENANCE AND CLEANING UP

The work shall be carried out in a neat workmanlike manner and where work is to be carried out within a travelled road, care shall be exercised to cause a minimum of inconvenience to traffic and the adjoining residents.

Every precaution shall be taken by the subdivider to avoid injury or damage to persons and property and he shall be responsible and liable for any and all damage which may result due to his act or neglect, or that of his employees, workmen or agents.

All excavations and any obstructions must be adequately barricaded and lighted where they exist on public roads and it shall be the Subdivider's responsibility to maintain any works upon public roads until the road has been returned to its original condition or better. The site of the work shall be left clear of all discarded material, and ditches, boulevards and culverts shall be restored.

3. CLEARING

The Subdivider shall completely remove and dispose of all rubbish, trees, snags, rocks, boulders, roots, brush, or other vegetable matter from the full road allowance. Clearing shall be carried on and completed ahead of grading operations.

4. DRAINAGE

The clearing of the road allowance must be carried out so as to maintain uninterrupted drainage of the working area. Natural watercourses must not be diverted or obstructed, unless otherwise directed by The Corporation. All storm

drains must be developed in such a manner that the run-off leads to a natural watercourse or other drainage feature to avoid flooding of other areas.

## 5. CULVERTS

Culverts shall be of a size determined by The Corporation but in no case less than eight (8) inches in diameter. Culverts shall be installed as required by The Corporation. All culvert pipe is to be supplied by the subdivider and shall be approved centrifugal cast reinforced concrete culvert pipe. Care is to be exercised in laying so that the invert follows a uniform gradient.

### Excavation

A trench shall be excavated two (2) feet wider than the outside diameter of pipe. If the trench bottom is uncemented sand and gravel suitable for pipe bedding, the trench bottom may be at pipe bottom grade. In other types of ground, the trench bottom will range from 4 inches to 7 inches below pipe bottom, depending on the diameter of pipe and the nature of the ground, and the pipe shall be bedded in bedding gravel or concrete as directed. If bedding gravel is used the trench shall be refilled to pipe bottom grade with 2" minus crushed material or approved equal, and compacted. If concrete bedding is used, the pipe shall be set on approved wood blocks and the concrete placed after pipes are laid and jointed. In either case, the trench bottom shall be free of slide or other loose or soft material when bedding is placed.

### Laying

The pipe shall be laid to true line and grades with the groove upstream joints concentric and fully entered. Unless concrete bedding is used, no blocking shall be used under the pipes, which when adjusted to line and grade shall be firmly held in position by tamping in the best of the excavated material, if approved, or bedding gravel uniformly at both sides.

Joints shall be cleaned and dampened and scaled in a workmanlike manner with mortar consisting of one part Portland cement to two parts sand. In pipes of 24 inches diameter and larger, the mortar shall be finished off smooth and flush with the inside of the pipes.

When the joints are finished, the bedding and back filling shall be completed to the top of the pipes in layers not over 6 inches thick, each layer fully compacted. Where bedding gravel is used, the bedding gravel shall be carried up to the horizontal diameter of the pipe. All other backfilling shall be the best of the local materials, free of perishable materials and rock over 6 inches in diameter. The pipes shall be covered with the same material to sufficient depth to protect them before they are loaded. If any pipes should be damaged or displaced, they shall be restored to the satisfaction of The Corporation.

Culverts shall be supplied with approved headers of such design that the material surrounding the culvert is adequately retained.

## 6. GRADING AND GRAVELLING

### Subgrade

When the clearing has been completed to the satisfaction of The Corporation, the subgrade shall be finished to true grade and shape, free of ruts, depressions and soft spots, and fully compacted all to the satisfaction of The Corporation when the sub-base is applied.

### Sub-base

The sub-base shall be approved 1 1/4 inch minus crushed material composed of hard, durable crushed stone or crushed gravel particles and sand, well graded and free from deleterious materials such as clay and silt balls and organic matter. The thickness when compacted shall be six (6) inches. The material shall be spread, graded to required grade and cross section and fully compacted by rolling with approved rollers, sprinkling if required to achieve maximum compaction all to the satisfaction of The Corporation. Trucks shall travel over the full width of the road as uniformly as possible, and not follow defined tracks. The roadway shall be well-drained at all times.

### Base

The material shall be as specified for the sub-base except that it shall be 3/4" minus. The compacted thickness shall be four (4) inches. Construction of base shall be as specified for the sub-base.

## 7. Maximum grades shall generally conform to the following limits:

Through roads	7% (10%)
Residential roads	8% (12%)
Minor residential roads	10% (15%)

Absolute maxima are shown in brackets. The Corporation shall determine which roads shall be classed as "through roads" and where the absolute maxima grades may be adopted.

## 8. QUARRYING AND BLASTING

Quarrying and blasting operations, and the handling of explosives, shall be done strictly in accordance with Municipal and other Government regulations and in such a manner as will ensure no damage to persons or property.

## 9. GUARD RAILS

Where, in the opinion of The Corporation, guard rails are necessary for the safety of traffic or for the protection of persons and/or property, the Subdivider shall construct such guard rails to standards approved by The Corporation.

## 10. MAINTENANCE

The Subdivider shall be responsible for the maintenance of the roads within the subdivision until written acceptance is issued by The Corporation, certifying construction is completed to specifications.

## 11. CUL-DE-SACS

Turnarounds shall have a minimum dedicated area of 50' radius, with a minimum paved surface of 30' radius.

Amendment Bylaw 2454
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## 12. CURBS

The curbs shall be constructed as shown on the Standard Drawings entitled "Standard Cross Sections for Local Roads", "Rolled, Curb and Gutter Detail", and "Standard Curb and Gutter Section". Cuts for contraction joints shall be made at ten (10) foot intervals on tangents. On curves "give and take" expansion joints shall be installed at thirty (30) foot intervals.

### Standard Specification for Asphalt Pavement

(It is assumed herein that the base has been constructed as specified in the Road Construction contract, i.e. with 6" of 2" minus and 4" of 3/4" minus fully compacted and under traffic for some time.)

## 1. PREPARATION OF BASE

The base shall be graded up to prescribed grade and cross-section, adding 3/4" minus crushed material if and as required and fully and uniformly compacted with approved rollers (and mechanical tampers where proper compaction cannot be obtained with rollers), sprinkling if required to obtain maximum compaction.

## 2. PRIMING

A prime coat of MC-0 shall be applied uniformly at the rate of one-third gallon per square yard in dry weather when the base is dry: the primed surface to be correctly centered and at least two feet wider than the pavement width. The primer shall be applied by the pressure distributor of high quality in good condition and at temperatures best suited to the work.

## 3. PAVEMENT

As soon as the primer is thoroughly cured, a single course asphaltic concrete pavement shall be laid. The materials, mix and construction shall conform to the specification and construction methods for Hot-mix, Hot-laid Asphaltic Concrete Paving of the Asphalt Institute, of latest revision, and the following specifications:

- (a) The asphaltic concrete shall be Mix IVb
- (b) The asphalt cement shall be 85-100 penetration

- (c) The compacted thickness of the pavement shall be two (2) inches and the width shall be 20' minimum
- (d) The camber or cross slope shall be as directed
- (e) On curves changing direction 30 degrees or more, the pavement shall be increased in width a maximum of 3' commencing at a point 25' before the beginning of curve and extending to a point 25' behind the end of curve.

4. SHOULDER GRAVEL

As soon as the pavement is cured, the road shoulders shall be built up with 3/4" minus crushed material which shall be fully compacted and graded flush with the top of the pavement and at the prescribed slope.

**SCHEDULE "B"**  
**OF**  
**WEST VANCOUVER SUBDIVISION CONTROL BYLAW**

**Standard Specifications for Water Pipe Installation in Subdivisions**

1. GENERAL

The work to be carried out by the subdivider consists of the installation of watermains together with the necessary valves, fittings, fire hydrants and service connections of a size sufficient to provide an adequate supply of water to all the parcels created by the subdivision and a flow of sufficient volume and pressure to equal the Fire Underwriter Association standards.

2. PIPE

The pipe may be:

1. Cast iron pipe with epoxy lining and a minimum wall thickness of 0.38 inches.
2. Ductile iron pipe with epoxy lining.
3. Asbestos cement pipe which shall conform to the standard specifications for asbestos cement water pipe of the American Water Works Association, serial designation C400-53T of latest revision. The pipe and joints shall be subject to Corporation approval and shall not be less than Class 150.

3. VALVES AND FITTINGS

Valves and fittings shall be Terminal City Iron Works 125 lbs. class or equal and shall have ends prepared for the type of joint being used in the pipe lines except where flanged ends are required. The valves shall be bronze mounted, fitted with approved operating nuts and turn to the right to close.

4. HYDRANTS AND CONNECTIONS

Hydrants shall be Terminal City Iron Works, number 2 to West Vancouver standard or equal with depth of bury as required in each case and 6 inch inlet hub for the type of joint to be used. The connecting pipe shall be 6 inch and shall be valved.

5. TRENCHING

The trench width at the level of the top of the pipe shall be not less than fourteen (14) inches nor more than eighteen (18) inches greater than the outside diameter of the pipe and in no case shall the clear space between pipe and trench wall be less than six (6) inches when the pipe is laid to prescribed line.

The minimum depth of cover over the pipes to finished ground surface level shall generally be three (3) feet but greater depths may be required in some cases.

The trenches shall be excavated to a depth of at least four (4) inches below pipe bottom grade. All material loosened by the excavator shall be removed regardless of depth and the space refilled with approved sand or sand and gravel.

#### 6. CRADLING

The pipes shall be cradled in sand or sand and gravel of 1 1/2 inch maximum size, referred to herein as "Cradling Gravel", which shall extend from the trench bottom up to the horizontal diameter of the pipe. Cradling gravel shall be such as will provide a solid, uniform support for the pipe under all conditions including that of complete saturation. It shall be placed and tamped with approved iron tampers under and around the pipe in layers not exceeding four (4) inches in thickness. Ample space for making and inspecting the joints shall be left free of gravel (and backfill) until after the test. Between "joint holes" the trench may be filled up to pipe bottom grade with cradling gravel before the pipe is laid on mounds of cradling gravel placed about thirty (30) inches from each end of the pipe and the remaining space filled later and tamped up to the pipe.

#### 7. PIPE LAYING AND JOINTING

The pipes shall be laid to the prescribed line and grade. Except where the layout requires curvature there shall be no deflection at the joints and the joint deflection on curves shall be not greater than two-thirds (2/3) of the maximum permissible deflection specified by the pipe manufacturer for the particular type of joint.

When each pipe is laid, jointed and adjusted to grade and line it shall be securely held in position by tamping cradling gravel under and around the pipe at the leading end before the next pipe is placed.

Before laying, each pipe and coupling shall be inspected and defective pipes and couplings shall not be installed. The pipe ends and couplings shall be thoroughly cleaned before installation and all dirt shall be removed from the interior of the pipes. Dirt or other foreign matter shall not be permitted to enter the pipes after they are laid.

The trench shall be kept free of water at least until the pipe installation and initial backfill is completed and greatest care shall be exercised to avoid floating the pipes. If the pipe should be floated it shall be removed and re-laid.

The pipes shall be jointed as recommended by the pipe manufacturer and the joints shall be water-tight under test.

## 8. COMPLETING CRADLING AND BACKFILLING

As soon as possible after each pipe is laid, but not before the next pipe has also been laid, jointed, and adjusted to line and grade, the cradling and backfilling shall be completed between joints to a height of at least twelve (12) inches over the top of the pipe. This initial backfill shall be placed by hand. Above the gravel cradle the best of the excavated material shall be used and shall contain no debris, roots or wood of any kind nor frozen clods or stones over four (4) inches in diameter. On negative vertical curves a greater depth of cover may be required to hold the pipe down under test. On horizontal curves the backfill shall be tamped at least on the outside of the curve up to the top of the pipe.

The joints shall be left exposed until tested and approved. The cradling and initial fill shall then be completed at the joints to the preceding specification.

When a section of line has been tested, approved, and the initial backfill completed the remainder of the trench shall be backfilled. The final backfilling may be done by machine but shall contain no wood of any kind nor stones over six (6) inches in diameter. Where the pipe is under roads or other traffic ways all the backfill shall be tamped in four (4) inch layers up to the surface or may be consolidated by flooding where conditions are suitable. In other places the trenches shall be completely filled and crowned.

In all operations care shall be exercised to avoid injury to the pipe, fittings and appurtenances and if damaged they shall be removed, replaced and re-tested.

## 9. VALVES, FITTINGS AND HYDRANTS

Valves, fittings and hydrants shall be located as shown on the approved plans and as directed. All tees, bends, crosses and hubbed valves shall be secured against movement under pressure by concrete anchors and thrust blocks are appended. The ground surface to which the thrust is transmitted shall be free of loose and weathered material and of ample area to support the load without yielding. The concrete for valve anchors shall contain at least six (6) sacks of cement per cubic yard of mixed concrete and thrust blocks five (5) sacks, and only sufficient water to make a workable mix. Under no circumstances shall concrete be permitted to enter the hubs.

Hydrant connections shall be six (6) inch and shall be valved as shown on the appended sketch. A pit one half cubic yard in volume shall be excavated below each hydrant and filled with drainage gravel; the hydrant shall be set on a precast concrete slab or block and the space around the hydrant shall be backfilled to ground surface with approved sand and gravel compacted to layers not exceeding six (6) inches in thickness. The assembly shall be tied with two 3/4 inch rods and the tee shall be set in a concrete thrust block.

## 10. SERVICE CONNECTIONS

One 3/4 inch diameter copper service pipe shall be installed from the watermain to within one (1) foot of the property line for each parcel created by the subdivision.

The copper pipe shall be "Type K" soft and shall be coupled to an approved main cock tapped into the main and terminate with an approved curb-cock at the property line. Where asbestos cement pipe is used the main cock shall be attached to the main by means of a saddle. The minimum depth of cover shall be three (3) feet.

11. KEY BOXES

Key boxes, as shown on the appended sketch shall be provided at all valves. The tops of the boxes shall be flush with the surface at finished grade level.

12. TESTING

When each section of the mains between live valves is completed, including sufficient backfill to secure the pipe under pressure, and when the concrete anchors and thrust blocks is sufficiently set the pipe shall be slowly filled with water, the air being released through cocks at the high point or points in the line. The pipe shall stand approximately twelve hours or more under normal pressure and the pressure shall then be increased by means of a suitable pump to the test pressure of 200 lbs. per square inch. The pressure shall be maintained until the inspection of the section is completed or for a period of two hours whichever is the greater.

While under test pressure the line shall be inspected for movement, defects and leakage. If water has accumulated in the joint holes it shall be removed and every joint carefully examined. If very slight movement has occurred the cradling and backfill shall be re-tamped. If movement exceeds one inch the pipe shall be restored to its original position and cradling and backfilling replaced and re-tamped. If cracks or other defects are found in pipes, couplings, fittings or valves the defective material shall be removed and replaced. If joints are found to be leaking they shall be disassembled and the cause of the leakage found and remedied. If the initial test is unsatisfactory the test shall be repeated after repairs or replacements are made until a satisfactory test is obtained.

The Corporation shall be notified a reasonable time in advance when a test is to be made.

**SCHEDULE "C"**  
**OF**  
**WEST VANCOUVER SUBDIVISION CONTROL BYLAW**

**Standard Specification for Sanitary Sewer Installation in Subdivisions**

1. GENERAL

The work to be carried out by the subdivider consists of:

The excavation and backfilling, laying and jointing of sanitary sewer pipes.

The construction of manholes and rodding inlets, supply and delivery of all materials and in general the performance of all work necessary and incidental to the sanitary sewer system complete and ready for use, including connections from street sewer to property line.

2. TYPE OF PIPE

May be of bell and spigot or sleeve coupling type. They shall be supplied with resilient gaskets consisting of rubber-like material.

3. EXCAVATION

The trench shall be excavated to true line and grade and to such width that when the pipe is laid in the correct position there will be a minimum clear space between pipe and trench wall (or timber where used) of six (6) inches. Where material at pipe bottom grade is uncemented sand and gravel or a similar firm but yielding granular material suitable for pipe bedding, the trench shall be excavated and trimmed to finished grade. Where the material at pipe bottom is hardpan, clay, boulders or other material which, in the opinion of The Corporation, is unsuitable for bedding, the trench shall be excavated at least four (4) inches below grade and refilled to grade with suitable cradling material selected from the spoil or imported material. Bedding material shall be of a granular nature such as will provide uniform support for the pipe under all conditions including that of complete saturation and shall contain no stones over two (2) inches in diameter.

4. TIMBERING

Where required to protect the workmen or the work, the Contractor shall provide and install the necessary timber supports, all in compliance with the regulations of the Workmen's Compensation Act. All such timber shall be removed before the work is completed. Care shall be exercised in handling and removing the timber to avoid damage to or displacement of the pipe.

5. BELL HOLES

Ample space shall be provided under and around the joints to permit proper assembling and making the joints and so that the barrel of the pipe is evenly supported for its entire length.

6. LAYING, JOINTING AND BACKFILLING

The pipes shall be laid true to line and grade with the bell end up grade. Joints fully entered. No blocking shall be used under pipe which when adjusted to line and grade shall be firmly held in position by tamping in the bedding material simultaneously on both sides of the pipe. Except where the layout requires curvature there shall be no deflection at the joints and the joint deflection on curves shall not be greater than two-thirds ( $2/3$ ) of the maximum permissible deflection specified by the manufacturer for the particular type of joint. If any pipes are damaged or displaced they shall be replaced to the satisfaction of The Corporation. The backfill shall then be completed to a height of one (1) foot above the pipe with bedding material. All rocks over six (6) inches diameter, roots and other undesirable backfilling material shall be removed. The trench may then be filled with the best of the excavated material.

Where the pipe is under roads or other traffic ways all the backfill shall be tamped in six (6) inch layers up to the surface subgrade. In other places the trenches shall be completely filled and crowned as directed.

(a) Wyes and Tees

Wyes and tees for the four (4) inch house connections shall be placed as directed and the four (4) inch pipe connections installed to the property line at the location and grade as directed.

7. MANHOLES AND RODDING INLETS

Manholes and rodding inlets shall be as shown on the accompanying drawings. Manholes may be formed in place or pre-cast. Concrete for the formed manholes shall consist of at least five and one-half ( $5 \frac{1}{2}$ ) sacks of Portland Cement per cubic yard of mixed concrete and only sufficient water to produce a mix which can be properly placed. Where the same size pipe passes through the manhole or where suitable standard fittings are available they may be laid through the manhole on cement bricks to form the channels. The base poured and finished off as shown on the drawing. The pipe being cut off at the horizontal diameter. The base shall be five (5) feet in length and four and one half ( $4 \frac{1}{2}$ ) feet in width. Precast concrete tops shall be set in true position and bedded in mortar, the cement bricks shall be laid on the slab with cement mortar bedding and jointing to the prescribed height and the cast iron manhole frame shall be set on the bricks in a mortar bed. The top of the casting shall be level or at the slope prescribed and at the elevation prescribed in each case. When the structures are completed and have acquired sufficient strength then the space around them shall be backfilled; all as specified for trench backfilling.

8. WATER

Water shall not be permitted to accumulate in trenches or other excavations, but shall be removed by pump or other approved means.

9. CONCRETE CRADLING

Concrete cradling may be required in some cases. Except where ordered otherwise the concrete cradle shall extend from trench bottom, which shall be five (5) inches below pipe bottom up to a height of 1/4 pipe diameter above invert of pipe. The ends of cradling may be stopped by sand bags. No forms in the ordinary sense being required. Concrete aggregate shall be two (2) inch maximum size clean and well graded. The concrete shall contain four (4) sacks of cement per cubic yard of mixed concrete and only sufficient water to produce a mix which can be worked under the pipes.

10. TESTING

Exfiltration tests shall be conducted by plugging all openings in the test section except the up-stream manhole or rodding inlet and filling it with water so that the effective height above the crown of the highest pipe in the section under test is at least three (3) feet. The maximum hydrostatic head may be twenty-five (25) feet.

The rate of leakage shall not exceed one-third of a gallon per inch diameter per 100 feet of sewer per hour. For manholes the permissible rate of leakage shall not exceed one-third (1/3) gallon per hour.

If the leakage exceeds the permissible amount, the leak or leaks shall be detected, and the Contractor shall take approved corrective measures and re-test the section.

**SCHEDULE "D"**  
**OF**  
**WEST VANCOUVER SUBDIVISION CONTROL BYLAW**

**Standard Specifications for Storm Drain Installation in Subdivision**

Amendment  
Bylaw 2710

1. GENERAL

This work be designed to manage storm water run-off so as to have "no impact" on any other property as defined in Section 10, 11, and 12 of Schedule "D". The work to be carried out by the subdivider consists of the excavation, back filling, laying and jointing of storm sewer pipes; the construction of manholes, catch basins, retention facilities, connection for street sewer to property line, supply and delivery of all materials and in general the performance of all work necessary and incidental to the storm sewer system complete and ready for use.

2. TYPE OF PIPE

Shall be reinforced concrete pipe of minimum strength Class 2000D, A.S.T.M. specifications C76-65T.

3. EXCAVATION

The provisions of Section 3, Schedule "C" shall apply, except that for pipe over eighteen (18) inches diameter the minimum clear space between pipe trench wall (or timber) shall be nine (9) inches.

4. TIMBERING

The provisions of Section 4, Schedule "C" shall apply.

5. BELL HOLES

The provisions of Section 5, Schedule "C" shall apply.

6. LAYING, JOINTING AND BACKFILLING

The provisions of Section 6, Schedule "C" shall apply, except that where the layout requires curvatures such curves shall be made with skew pipe appropriate to the radius of the curve.

(a) Cord Holes

Pipes with six (6) inch cored holes for connections shall be placed as directed and the six (6) inch pipe connections installed to the property line or catch basin at the location and grade as directed.

(b) Catch Basins

Catch basis as shown on accompanying drawing shall be placed as directed.

## 7. MANHOLES

The provisions of Section 7, Schedule "C" shall apply.

## 8. WATER

The provisions of Section 7, Schedule "C" shall apply.

## 9. CONCRETE CRADLING

The provisions of Section 9, Schedule "C" shall apply.

Amendment  
Bylaw 2710

## 10. NO IMPACT

Shall mean that any subdivision having a potential of three (3) or more lots will retain or divert run-off in excess of a ten year storm on undeveloped land; (to a maximum 100 year storm on developed land). The release rate for the retention facility shall be at the rate of flow from the undeveloped lands from a ten year storm.

Amendment  
Bylaw 2710

## 11. RETENTION FACILITIES

To slow the rate of run-off may be by ponding, pits, or other storage techniques which shall be approved by the Director of Operations.

Amendment  
Bylaw 2710

## 12. MAINTENANCE

Of the retention facilities in a condition appropriate to the purpose for which the same were constructed, installed and operated shall be at the expense of the owners of the lands being created by the subdivision. Where legally possible, the owner of the lands being subdivided shall enter into a Restrictive Covenant pursuant to Section 24A of the Land Registry Act or otherwise ensure the maintenance of said retention facilities, authorizing municipal inspection and indemnifying the Municipality from all liability in the event of loss or damage and actions at law arising thereby as a result of any failure to maintain the said facilities.

Amendment  
Bylaw 2710

## 13. DIVERSION FACILITIES

Shall carry the difference between the rate of flow from a 100 year storm on developed land and the rate of flow from a ten year storm on undeveloped land to the ocean. Such diversion facilities shall be constructed to the satisfaction of the Director of Operations.

**SCHEDULE "E"**  
**OF**  
**WEST VANCOUVER SUBDIVISION CONTROL BYLAW**

**Specifications for Electric Power, Telephone, T.V. Service and Ornamental Street Lighting**

1. GENERAL

All supply lines together with the services to each of the parcels in the subdivision for electric power, telephone and T.V. shall be installed underground. The installation and materials used shall conform to the specifications and standards of latest revision required by the B.C. Hydro and Power Authority and the B.C. Telephone Company respectively.

Amendment  
Bylaw 2301

Ornamental Street Lighting shall be installed at all intersections, cul-de-sacs, sharp curves in the highway and other points where, in the opinion of the Approving Officer, the view of the next light is obscured and each light thereof shall project a light intensity or be of a candle-power or wattage satisfactory to the Approving Officer of The Corporation. Notwithstanding the foregoing, no ornamental street light than 600 feet.

**SCHEDULE "F"**  
**OF**  
**SUBDIVISION CONTROL BYLAW NO. 1504, 1955**

Amendment  
Bylaw 2602

The following are those parcels of land within the "R.S. 2 Single Family Zone 2" within which the prescribed minimum area of parcels being created by subdivision may not be reduced to less than twenty thousand (20,000) square feet.

Amendment  
Bylaw 2414

<u>District Lot</u>	<u>Block</u>	<u>Lot</u>
556	A	A, B, C & D of Lot 1 & Westerly portion of Lot 2 (Plan 7885); and Easterly 10 feet of Lot 2.
556		33 and 34 (Plan 4815); 35 and 36 Amended; 37 (Plan 4815); 38; 39; 40; 41; 42; 43; 44 and 45; Lot A of Lot 46 (Plan 8751); B except the southerly 100 feet and the southerly 100 feet of B (Plan 8751), both of Lot 46; Lots 1 and 2 of Lot 47 (Plan 7912); 48 and 49 (Plan 4815); Lots A & B of Lot 50 (Plan 11258); North 75 feet of Lot 51 Amended (Amended Explanatory Plan 3100 & Plan 4815); Lot 51 except the northerly 75 feet; Lot A Amended & Lot B of Lot 52 (Plan 7141); Parcel A of Lot 53 Amended and Except Pcl. A of Lot 53 Amended (Plan 4089); 54 & 55 (Plan 4948); 56; Lot A of Lot 57; North 92 feet of Lot B of Lot 57 (Plan 6705); Lot B except the North 92 feet; Lot 57 (Plan 6705); Lot A of Lot 58; resub. 1 & 2 of Lot B of Lot 58 (Explanatory Plan 6168); Lot 59 (Plan 4948); W1/2 & E1/2 of Lot 60; 61; Lots 62 & 63 (Plan 4948); Parcel A of Lot 64 (Ref. Plan 2747) and Lots B & C of Lot 64 (Plan 10944); Lots A & B of Lot 65 (Plan 6131); 66; Lots A & B of Lot 67; Lot 68 except the westerly 35.4 feet; Lot 69 and the easterly 35.4 feet of Lot 68; Lots A & B of Lot 70

District LotBlockLot

(Plan 8347); Lot A of Lot 71 (Ref. Plan 4331) and the Bal. of Lot 71 (Plan 4948 Ref. Plan 4331); Pcl. A of Lot 72 and the Bal. of Lot 72 (Plan 3926); E1/2 and W1/2 of Lot 73; 74 (Plan 4948); Lots 1 and 2 of Lot A (Plan 8607); Lot B of Lot 75 (Plan 7182); 76; 77; 78; Lot 79 except A and Lot A of Lot 79 (Explanatory Plan 6146); 80; Lot 81 except the westerly 10 feet Amended of Lot 81 (Plan 4948); 82; 82; 84; Westerly 60 feet of Lot 85 (Plan 4948); Lot 85 except the westerly 60 feet; 86; 87; 88 and 89 (Plan 4948); 90 (Plan 4142); Pcl. A of Lot 91 (Ref. Plan 3809); Lot B of Lot 91 (Plan 11120); Lot C of Lot 91; (Ref. Plan 3809 Plan 11120); Lots A & B of Lot 92 (Plan 7849); 93 (Plan 4948); 94; 95 and 96 (Plan 4948); 97; 98 Amended and 99 Amended (Plan 4948); 100; Lots A, B, and C of Lots 101 & 102; 103 (Plan 7955); Lots A & B of Lot 104 (Plan 10033); 105; 106 and 107 (Plan 4948); North 90 feet of Lot 108 and Lot 108 except North 90 feet; Lots A, B, C of Lot 109 (Plan 7177); Lots A, B, C, D, E and F of Lots 110 & 111 (Plan 10669); Westerly 100 feet of Lot 112 and Lot 112 except the westerly 100 feet; Lots A & B of Lot 113 (Plan 7522); 114; 115; 116-117; Lot 4, the westerly 133 feet of Lot 118 and the Balance of Lot 118 (Plan 7955); 119; 120 Amended (Plan 4948); Lots A & B of Lot 121 Amended (Plan 10708); Lots A, B, and C of Lot 122 (Plan 9936); 123; and Lots A & B of Lot 124 (Plan 10800).

<u>District Lot</u>	<u>Block</u>	<u>Lot</u>
815	A	Lot A of Lot 4 (Plan 2022, Ref. Plan 2070) and Bal. of Lot 4 except Lot A; 5; Lots A & B of Lot 1 of Lot 6 (Plan 6949); Lot 2 of Lot 6; Lots 1, 2, and 3, all of Lot E of Lot X of Lot 6 (Plan 10345); Lots A, B, C, and D, all of Lot X of Lot 6 (Plan 9182); Pcl. 1 of Lot A of Lot 7 (Plan 2022); Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, all of Lot 2 of Pcl. A of Lot 7 (Plan 9723); Bal. of Lot A of Lot 7; Ptn. N. of R/W of Lot B of 7; Lots 10, 11, 12, 13, 14, 15 and 16, all of Lot 7 (Plan 9376); Lot 17 Amended of Lot 7 (Plan 9376); Lot 18 Amended of Lot 7 (Plan 9376); Lots 24, 25, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 and 45, all of Lot 7 (Plan 9637); and Ptn. N. of R/W of Lot C of Lot 7.
817	D	Lots 1, 2 and 3 (Plan 11141).
817	F	Lots 1 - 19 inclusive (Plan 11141).
817	G	Lots 1 - 6 inclusive (Plan 11141).
817	H	Lots 1 - 11 inclusive (Plan 11141).
817	28	W1/2; Lots A - D inclusive (Plan 11142).
811	15 & 20	
811	14	Lots A & B of Lots 1 & 2 (Plan 10662); and Lots A & B of Lot 5 (Plan 7377).
811/1240	9	Lot 1 (Plan 5589); Lots 3 Amended and 4 Amended (Reference Plan 4097); and Parkland dedicated by Plan 5589.
811/1240	10	Lots A & B of Lot 5 (Plan 11121); Subdivision B of Lot 1 except Parcel 1 (Explanatory Plan 6789); and Parkland dedicated by Plan 5589.

Amendment  
Bylaw 2602

<u>District Lot</u>	<u>Block</u>	<u>Lot</u>
811/1240	11	Parkland dedicated by Plan 5589.
811/1240	12	Lots A & B (Plan 4763) and Lot 1.
811/1240	13	Lots A, B, C, D, E, and F, all of Lots 1-3 inclusive (Plan 10504); Lot 4 (Plan 5589); Lots A & B of Lot 5 (Plan 10232); and Lots 6 Amended and 7 Amended (Explanatory Plan 6734).
811/1240	14	Lot 3 (Plan 5594); Lot 6; and Lots A & B of Lot 4.
816 & W. 80 acres 793		Lot 1 except 2.55 acres taken for Highway (25-0157); Lot 2 except 2.06 acres taken for Highway (25-0158); Lot 3 except part taken for Highway (25-0159); Lot 3 that 1.13 acres taken for Highway(25-0159-001); and Lot 4, Plan 1598 (25-0160);
793 & 816		Lot 5, Plan 1598 (25-0161);
816 & W. 80 acres 793		Lots 6 & 7, Plan 1598 (25-0162) (25-0163); Lot 8 except part taken for Highway (25-0164); Lot 8 that 0.71 acres taken for Highway (25-0164-001); Lot 9 except part taken for Highway (25-0165); Lot 9 that 3.2 acres taken for Highway (25-0165-001); Parcel A except part taken for Highway of Lots 10 and 11 (25-0166); Parcel A, Lots 10 and 11; that 3.26 acres taken for Highway (25-0166-001); Balance of Lot 11, except Parcel A, Reference Plan 1141 (25-0167); Lots 12, 13, and 14 (25-0168 - 25-0170); and Parcels A, B and C of Lots 15 & 16, Plan 4828 (25-0171 - 25-0173);

<u>District Lot</u>	<u>Block</u>	<u>Lot</u>
	17	West 1 acre except parts taken for Highway (25-0174); West 1 acre that 0.09 acre taken for Highway (25-0174-001); Parcel A except 0.51 acres taken for Highway, Plan 1598 (25-0175); Parcel A, Plan 1598, that 0.51 acres taken for Highway (25-0175-001); Except West 1 acre and except Parcel A and except part taken for Highway (25-0176); and except West 1 acre and except Parcel A that 0.06 acre taken for Highway (25-0176-001);
816 & W.Part of 793	18	Except 1.0 acre taken for Highway, Plan 1598 (25-0177); Plan 1598 that 1.0 acre taken for Highway (25-0177-001);
793 & 816	19	The East 120 feet, Plan 1598 (25-0178);
816 & W. 80 acres 793	19	Except East 120 feet, Plan 1598 (25-0179);
816 & 793	20	Plan 1598 (25-0180);
816 & W. 80 acres 793	21	Plan 1598 (25-0181);
	22	Plan 1598 (25-0182);
	23	Plan 1598 (25-0183);
816 & W.Part of 793	24	Plan 1598 (25-0184);
	25	West half, Plan 1598 (25-0185); East half, Plan 1598 (25-0186);
	26	Plan 1598 (25-0187)
	27	Except part taken for Highway, Plan 1598 (25-0188); That 2.22 acres taken for Highway, Plan 1598 (25-0188-001);
817	4	Remainder, Plan 1598 (25-0189);
	5	Remainder, Plan 1598 (25-0190);

<u>District Lot</u>	<u>Block</u>	<u>Lot</u>
	6	Lot A, except part taken for Highway, Plan 1598; (25-0191); and Lot A that 0.139 acre taken for Highway, Plan 1598 (25-0190-001); Lot B, Reference Plan 419, except part taken for Highway, Plan 1598 (25-0192); Lot B, Reference Plan 419, that 0.25 acre taken for Highway, Plan 1598 (25-0192-001); Lot C, Reference Plan 419, except part taken for Highway, Plan 1598 (25-0193); Lot C, Reference Plan 419, that 0.36 acres taken for Highway, Plan 1598 (25-0193-001);
	7	Except part taken for Highway, Plan 1598 (25-0194); That 0.03 acre taken for Highway, Plan 1598 (25-0194-001);
817	8	East half of East half, except part taken for Highway (25-0195); East half of East half, that 0.93 acre taken for Highway (25-0195-001); West half of East half (25-0196); East half of West half, Plan 1598 (25-0197); West half of West half, Plan 1598 (25-0198);
	9	Except part taken for Highway (25-0199); That 0.48 acre taken for Highway (25-0199-001);
	10	(25-0200);
	11	(25-0201);
	12	Except part taken for Highway (25-0202); That 1.75 acres taken for Highway (25-0202-001);
	13	Except part taken for Highway (25-0203); That 1.11 acres taken for Highway (25-0203-001);
	14	(25-0204);
	15	Except part taken for Highway (25-0205); That 0.28 acre taken for Highway (25-0205-001);

<u>District Lot</u>	<u>Block</u>	<u>Lot</u>
	16	Except part taken for Highway (25-0206); That 3.12 acres taken for Highway (25-0206-001);
	17	(25-0207);
	18	(25-0208);
	19	(25-0209);
	20	Plan 1598 (25-0210);
	21	Except part taken for Highway (25-0211); That 3.37 acres taken for Highway (25-0211-001);
	22	(25-0212);
	23	Except parts taken for Highway (25-0213); That 0.93 acres taken for Highway (25-0213-001);
	24	Remainder, Plan 1598 (25-0214);
1493	B	Reference Plan 2164 (01-0585);
1494		135.34 acres portion of Lot B, Plan 12498, lying North of Nelson Canyon Park (01-0589); 84.12 acres portion of Lot B, that 2.51 acres portion taken for Highway Plan 12498 (01-0591);
	E	Explanatory Plan 9412, and except Reference Plan 11628 (01-0596);
	F	Explanatory Plan 9412, less Highway Plan 126 (01-0597);
1495		Portion of West of former P.G.E. Railway right-of-way (01-0598); That portion lying East of the Highway except Block A, Reference Plan 1831, except P.G.E. Railway right-of-way Reference Plan 987 and except portion lying West of said right-of-way and except Highway Plan 52 (01-0599);

<u>District Lot</u>	<u>Block</u>	<u>Lot</u>
2361		Parcel A, Reference Plan 1779 except portion on Reference Plan 1802 & 1831 and except portions on Plan 5246 & 6594 (02-0007);
	C	Part of Trans-Canada Highway Plan 6732 (02-0013); That portion of Parcel C, Lot 6, except P.G.E. Railway right-of-way, Reference Plan 4095 lying East of the Highway (02-0014); That portion of Parcel C, Lot 7, Reference Plan 1831 and except P.G.E. Railway right-of-way Reference Plan 4095, Plan 6732 lying East of the Highway (02-0015); That portion of Parcel C, Lot 8, except P.G.E. Railway right-of-way, Reference Plan 1831 & 4095, Plan 6732 lying East of the Highway (02-0016); That portion of Parcel C, Lot 9, except P.G.E. Railway right-of-way, Reference Plan 4095,
	29	Plan 6732 lying East of the Highway (02-0017); That portion of Parcel C, Lot 10, except part included in Reference Plan 4095, Plan 6732 lying East of the Highway (02-0018); That portion of Parcel C, Lot 11, except P.G.E. Railway right-of-way Reference Plan 4095, Plan 6732 lying East of the Highway (02-0019); That portion of Parcel D, Lot 1, except P.G.E. Railway right-of-way, Reference Plan 4095 lying East of the Highway (02-0020); Parcel D, Lot D, Plan 15519 (02-0022-003); That portion of Parcel D, Lot 3 except part included in Reference Plan 4095, Plan 6991 lying East of the Highway (02-0023); That portion of Parcel D, Lot 4 except part included in Reference Plan 4095, Plan 6991 lying East of the Highway (02-0024);

<u>District Lot</u>	<u>Block</u>	<u>Lot</u>
	G	Subject to B.C. Hydro right-of-way, Reference Plans 5207 & 11290, Plan 14536 lying East of the Highway (02-0054);
2365	1	Subject to B.C. Hydro right-of-way, Reference Plans 5207 & 11290, Plan 14535 (02-0060); Except portion on Reference Plans 1831 & 1948 (02-0061);
2386		The portion of Parcel A, Reference Plan 1328 except P.G.E. Railway right-of-way and except Highway Plan 52 lying East of the Highway (02-0062); That portion except Parcel A, Reference Plan 1328 and except P.G.E. Railway right-of-way and except Highway Plan 52 lying East of the Highway (02-0063);
771		Parcel H, Reference Plan 5615 (03-0278);
558	32	Plan 12501 (04-0155);
	E.1/2 14	Lot 6, except parts taken for Highway (04-0157); Lots 7 & 8, except parts taken for Highway (04-0158);
884		Lot 1 (05-0356); Lot 2, except Highway Plans 12 & 97, Plan 2513 (05-0357); That portion of Lot 3, except Highway Plans 12 & 97, Plan 2513 lying East of the Highway (05-0358); Lot A, Plan 12070 (05-0363) Lot 11, except Highway Plan 12 (05-0365); Lot 12, except Highway Plan, Plan 2513 (05-0366); Lot 13 (05-0367); Lot 14 (05-0368);

<u>District Lot</u>	<u>Block</u>	<u>Lot</u>
886		Lot A, (05-0429); Lot B, Reference Plan 506 except Lot 1 B.C. Hydro right-of-way Reference Plans 11063 & 10876 and Reference Plan 11628, Plan 15344 (05-0430); East half of West half Parcel C, Reference Plan 985 except part included in Reference Plan 11222 (05-0432); Lots A, C & F, Plan 15682 (05-0433-001); East half of West half except Parcel C (05-0434); West half of West half except Reference Plans 5267 & 1831, Explanatory Plan 6384 & Plans 10004, 10790, 12156, 12358, 12785, 13309 and 13484 (05-0545);
887		Lot A balance Reference Plan 832, Except portions included in Reference Plans 1831 & 5231 and except Plan 10004 (05-0546);
886 & 887		That portion of Lots 20 & 21, Plan 10004 lying North of the B.C. Hydro right-of-way (05-0562 & 05-0563); That portion of Lot 22 Amended, Explanatory Plan 8640, Plan 10004 lying North of the B.C. Hydro right-of-way (05-0564);
887		That portion of Lot 23 Amended, Explanatory Plan 8640, Plan 10004 lying North of the B.C. Hydro right-of-way (05-0565);
886 & 887		That portion of Lot 24, Plan 10004, lying North of the B.C. Hydro right-of-way; (05-0566);
887		Lot G, Plan 12522 (05-0585); Unsubdivided portion lying East of Parcel A except Parcel C, Reference Plan 832 except B.C. Hydro right-of-way Reference Plan 11063 (05-0587); Those portions (3.31 acres) outlined in red on N.D. Lea Plan 7013 - 128R/L (05-0588);
888	A	Lots 1-16, Plan 2056 (05-0627 - 05-0642);

<u>District Lot</u>	<u>Block</u>	<u>Lot</u>
	B	Lots 1-16, Plan 2056 (05-0643 - 05-0658);
	C	Lots 1-3 except portion taken for Highway; Lot 3 that 0.55 acres taken for Highway; Lots 4, 5, 6, 7 & 8 except part taken for Highway; Lot 8 that 0.05 acres taken for Highway; Lot 9 except part taken for Highway; Lot 9 that 0.70 acres taken for Highway; Lots 10, 11, 12, 13, 14 & 15 except part taken for Highway, Plan 2056 (05-0659 - 05-0676);
	D	Lot 3, that 0.18 acres taken for Highway, Plan 2056 (05-0677);
	C	Lot 16, Plan 2056 (05-0678);
	D	Lot 1, 2, 3 except part taken for Highway; Lot 3 that 0.10 acres taken for Highway; Lot 4, 5, 6, 7, 8 & 9 except part taken for Highway; Lot 9 that 0.192 acres taken for Highway; Lots 10, 11, 12, 13 & 14 except part taken for Highway; Lot 14 that 0.16 acres taken for Highway; Lots 15 & 16, Plan 2056 (05-0679 - 05-0697);
		Portion lying East of Blocks B & C except part taken for Highway (05-0698); Portion lying East of Blocks B & C that 21.7 acres taken for Highway (05-0699);

<u>District Lot</u>	<u>Block</u>	<u>Lot</u>
	2	<p>Parcel A, Reference Plan 1773 except part taken for Highway (05-0700); Parcel A, Reference Plan 1773 that 6.98 acres taken for Highway (05-0701); Parcel B, Reference Plans 2521 &amp; 254 (05-0702); Parcel C, Reference Plan 2420 (05-0703); Parcel D, Reference Plan 2421 except that part taken for Highway (05-0704); Parcel D, Reference Plan 2421 that 0.99 acres taken for Highway (05-0705);</p> <p>Parcel A Southwest 23.5 acres except that 1.02 acres taken for Highway, Reference Plan 1465 (05-0706); Parcel A Southwest 23.5 acres, Reference Plan 1465 that 1.02 acres taken for Highway (05-0707); Southwest 23.5 acres except Parcel A &amp; Reference Plan 1831, Reference Plan 1465, Parcel B and except portions taken for Highway, Plan 1831 (05-0708); Southwest 23 1/2 acres except Parcel A &amp; Parcel B, Reference Plan 1465 those 5.66 acres taken for Highway, Plan 1831 (05-0709).</p>