



THE GOVERNMENT OF  
THE PROVINCE OF BRITISH COLUMBIA

3961

I hereby certify that the following is a true copy of a Minute of the Honourable the Executive Council of the Province of British Columbia approved by His Honour the Lieutenant-Governor.

APPROVED AND ORDERED

13. DEC. 1974

*E. E. Protheroe*  
Assistant Deputy Provincial Secretary

*W. Owen*  
Lieutenant-Governor

EXECUTIVE COUNCIL CHAMBERS, VICTORIA 12. DEC. 1974

Pursuant to the Municipal Act, and upon the recommendation of the undersigned, the Lieutenant-Governor, by and with the advice and consent of the Executive Council, orders that By-law No. 80 of the Regional District of Alberni-Clayoquot, cited as "Land Use Contract No. 1, 1974" be approved in the form of by-law hereto attached.

*R.P.*  
*ST*

*[Signature]*  
Minister of Municipal Affairs

*[Signature]*

Presiding Member of the Executive Council.

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BY-LAW NO. 80

A BY-LAW TO AUTHORIZE THE REGIONAL BOARD  
TO ENTER INTO A LAND USE CONTRACT WITH  
WICKANINNISH ISLAND ESTATES LTD. RESPECTING  
DISTRICT LOT 1161, CLAYOQUOT DISTRICT

The Board of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts as follows:

1. The Board is hereby authorized to enter the land use contract, marked Schedule "A", attached hereto and made part of this by-law.
2. This by-law may be cited as "Land Use Contract No. 1, 1974".

Read a first time this 27th day of March, 1974.

Read a second time this 27th day of March, 1974.

Read a third time this 24th day of May, 1974.

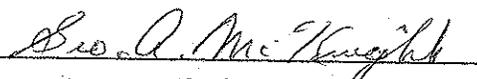
Approved by the Lieutenant-Governor in Council by

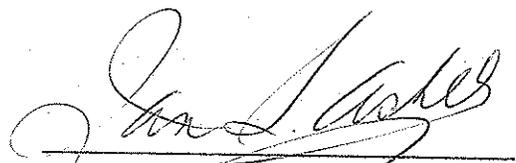
Order in Council No. 3961

this 13th day of December, 1974.

Reconsidered and finally adopted by a two-thirds majority of all the Directors of the Regional Board having among them a two-thirds majority of all the votes on the Regional Board, and including among them a two-thirds majority of the Directors of those parts of the Regional District of Alberni-Clayoquot to which this By-law applies having among them a two-thirds majority of the votes allotted to those parts of the Regional District to which this By-law applies,

this 22nd day of January, 1975.

  
Chairman

  
Secretary-Treasurer

I hereby certify the foregoing to be a true and correct copy of By-law No. 80, cited as "Land Use Contract No. 1, 1974", as read a third time by the Regional Board on the 24th day of May, 1974.

  
Secretary-Treasurer

E. E. P.

LAND USE CONTRACT

Between

Regional District of Alberni-Clayoquot

and

Wickaninnish Island Estates Ltd.  
respecting D.L. 1161 Clayoquot District

USE AND DEVELOPMENT OF LAND

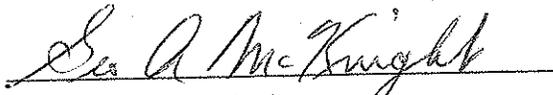
- a) The development and maintenance of the land shall be consistent with the plans attached hereto and marked "A", except that the development of a lesser number of housing sites shall be permitted, and except as provided hereinafter;
- b) The land shall not be subdivided, except that the developer, in accordance with the provisions of clause c) of this section, may dedicate a portion of the land as a public park;
- c) The wilderness nature of the land shall be preserved and maintained in all parts of the island not actually occupied by buildings and roadways, so that flora and fauna including all fish are protected;
- d) Dwellings, the central meeting lodge, and guest cabins shall be constructed of natural materials to the extent that such construction is in accordance with the terms of any building by-law of the District;
- e) No dwelling shall be larger than is demonstrably required to accommodate one family on a seasonal basis, provided that any dwelling may be occupied from time to time at any season of the year by caretakers;
- f) Greenhouses and other accessory buildings may be permitted where necessary to the use and enjoyment of a dwelling;
- g) The land shall contain no more than four guest cabins, which shall be located in conjunction with the central meeting lodge;
- h) The road system illustrated schematically by "A" may be developed in part as a trail system, provided that it is made usable for a tractor or other four-wheel drive vehicle;
- i) The dwellings shall not be provided with a public supply of electrical power, and private or common electrical power generating facilities shall be limited to those which avoid air, water, or noise pollution;
- j) It shall be the developer's responsibility to assure a continuous supply of potable water at each building site, whether by requiring adequate cisterns, determining the presence of adequate ground water or otherwise in compliance with all applicable Provincial statutes and regulations.
- k) Sewage disposal which shall ordinarily be by means of pit toilets, shall be in accordance with all applicable requirements of the Department of Health and the Pollution Control Board;
- l) All solid wastes shall be disposed of or recycled at the full responsibility of the Developer, in accordance with all applicable requirements of the Department of Health and the Pollution Control Board;
- m) The provision and maintenance of emergency equipment shall be the responsibility of the Developer, and shall, as a minimum, consist of one two-way radio telephone, one first aid post, and such fire fighting equipment as would be required by the B.C. Forest Service if the land constituted a forest reserve pursuant to the Forest Act;
- n) The Developer shall provide and maintain one boat capable of safe transportation to and from Tofino on a year-round basis;

E.E.P.

- o) The Developer shall provide and maintain not more than two docks for the use of full and part-time residents, and no other docks shall be permitted, provided that such docks shall be adequate to tie up at least one float plane and all boats required to service dwellings, public and common spaces, and provided that each dock shall be located within the boundaries of a water lease granted or approved by the Department of Lands, Forests and Water Resources:

THE CORPORATE SEAL OF THE REGIONAL  
DISTRICT OF ALBERNI-CLAYOQUOT

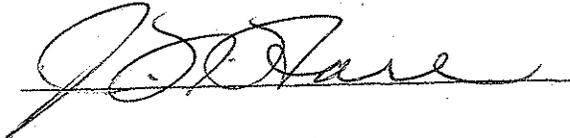
was affixed in the presence of:

  
Chairman

  
Secretary-Treasurer

THE CORPORATE SEAL OF WICKANINNISH  
ISLAND ESTATES LTD.

was affixed in the presence of:

  
  
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SCHEDULE "A"

consisting of sheets marked

"PROPOSED LAND DIVISION"

and

"PROPOSED ACCESS AND TRANSPORTATION"

(reduced to three-quarter original size for convenience only)

E.E.P.

Seasonal, Single Family Dwellings

WICKANNINNISH ISLAND  
BLOCK # 1161  
(582 ACRES)

ECHACHIS ISLAND  
INDIAN RESERVE #2

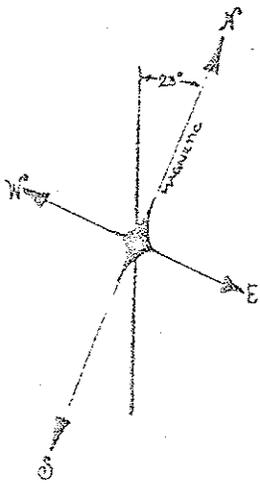
PROPOSED LAND DIVISION  
(MAXIMUM DEVELOPMENT)  
OF HOUSING SITES

drawing taken at lowest normal tide

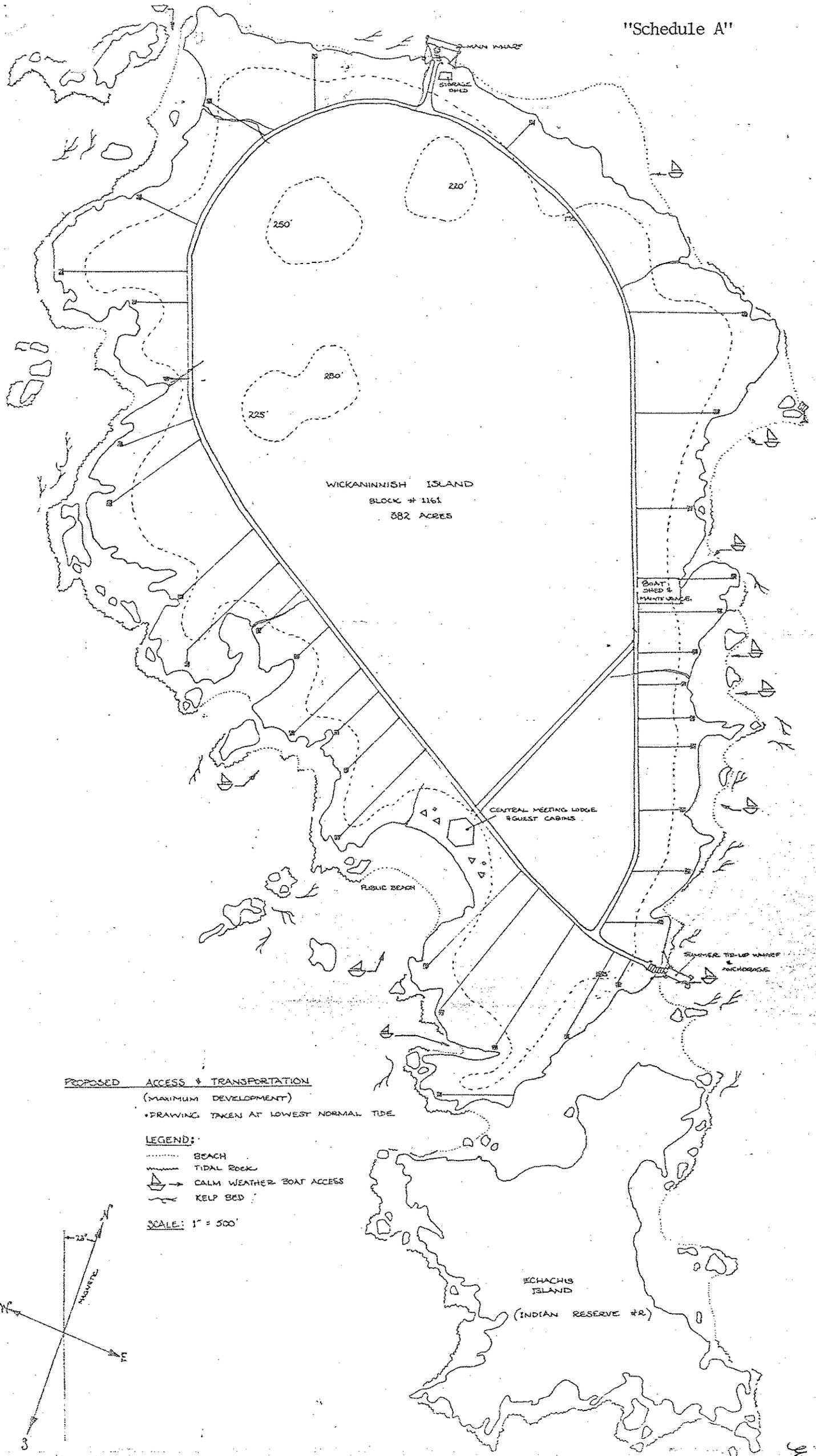
LEGEND:

- ..... SAND
- ~~~~~ ROCK (TIDAL)
- ~~~~~ KELP BED

SCALE: 1" = 500'



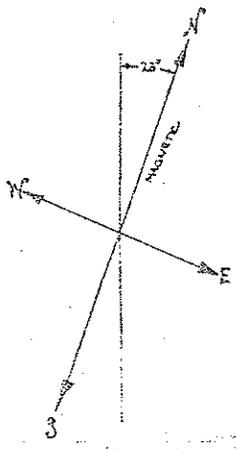
Handwritten signature or initials.



PROPOSED ACCESS & TRANSPORTATION  
(MAXIMUM DEVELOPMENT)  
DRAWING TAKEN AT LOWEST NORMAL TIDE

- LEGEND:
- ..... BEACH
  - TIDAL ROCK
  - ⚓ CALM WEATHER BOAT ACCESS
  - ~ KELP BED

SCALE: 1" = 500'



8.2.4