



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

1841

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 MAY 29 1975

[Signature]
Assistant Deputy Provincial Secretary

[Signature]
Lieutenant-Governor

EXECUTIVE COUNCIL CHAMBERS, VICTORIA MAY 29 1975

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. 89 of the Regional District of Alberni-Clayoquot cited as "Land Use Contract No. 4, 1974", be approved in the form of by-law hereto attached.

RR
RC

[Signature]
Minister of Municipal Affairs.

[Signature]
Presiding Member of the Executive Council.

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BY-LAW NO. 89

A BY-LAW TO AUTHORIZE THE REGIONAL BOARD
TO ENTER INTO A LAND USE CONTRACT WITH
ERNST W. KEIL AND RUTH M. KEIL RESPECTING
PARCEL "B" OF D.L. 152, ALBERNI 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. 4, 1974".

Read a first time this 26th day of June, 1974.

Read a second time this 26th day of June, 1974.

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

Approved by the Lieutenant-Governor in Council by

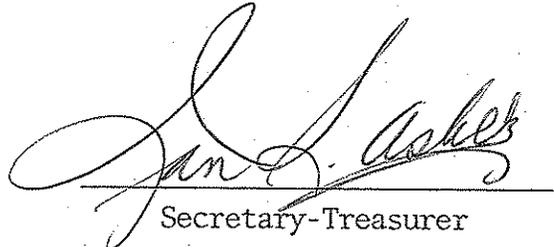
Order in Council No. 1841

this 29th day of May, 1975.

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 25th day of June, 1975.


Chairman


Secretary-Treasurer

I hereby certify the foregoing to be a true and correct copy of By-law No. 89, cited as "Land Use Contract No. 4, 1974", as read a third time by the Regional Board on the 24th day of July, 1974.


Secretary-Treasurer

Approved under the Controlled Access Highways Act

this 11th day of March 1975

MGEIsm

Senior Approving Officer, Department of Highways



Terms and Conditions of Land Use Contract
between
Regional District of Alberni-Clayoquot
and
Ernst W. Keil and Ruth M. Keil
respecting Parcel "B" of D.L. 152, Alberni District

USE AND DEVELOPMENT OF LAND

- a) This Contract envisages the continued operation of a nine space mobile-home park (including service buildings and owner's residence) existing at the time of execution of this Agreement, together with an addition of not more than seven mobile-home spaces and not more than seven camping-spaces;
- b) Except for non-conformities existing at the time of the execution of this Agreement, the layout and design of the existing and proposed mobile-home park developments shall be in accordance with Subsection 116.2 of the "Alberni-Clayoquot Zoning By-law 1971" as amended to the date of the execution of this Agreement, and the layout and design of the proposed camp-site development shall be in accordance with Subsection 128.2 of the "Alberni-Clayoquot Zoning By-law 1971" as amended to the date of the execution of this Agreement, provided that for the purposes of this Agreement, the aforementioned subsections shall be interpreted as allowing development of both a mobile-home park and a campground on separate sites within the same parcel.
- c) The spatial relationship of land uses on the land shall be approximately as shown on the plan attached hereto and marked "A", except that with the permission of the Regional Board of the District, the number of mobile-home spaces may be reduced, or the total area of the proposed additional mobile-home spaces may all be converted into a campsite in accordance with the provisions of Subsection 128.2 of the aforesaid Zoning By-law, or the layout may be modified to reduce the amount of grading necessary to accomplish the development, but the total amount of "play area" shall not be reduced.
- d) The development of the land shall be in accordance with the By-laws of the Cherry Creek Waterworks District;
- e) No grading of the site shall be carried out and no building permits shall be issued until the applicant delivers to the Building Inspector of the District a plan of grading bearing the seal of a Professional Engineer registered in the Province of British Columbia, and a report prepared by said Engineer which shall establish that there will be no detrimental effect on soil stability directly affecting the banks of Rogers Creek or directly or indirectly affecting any area outside the land.

[Handwritten signature]

f. The land shall not be subdivided except, with the permission of the Regional Board of the District, to convey portions of the land to Cherry Creek Waterworks District, to the Province of British Columbia or its agencies, or to Crown Corporations;

g. That area of the land lying within 150 feet of the centre of Rogers Creek shall be preserved as close to its natural state as practicable except that the said area or any greater area of the land may be dedicated as a public park or conveyed to form part of a park land reserve or green belt land reserve pursuant to the Land Commission Act;

h. Development of the land shall be commenced by the Developer within 60 days of the execution of this Agreement, except that the Regional Board of the District may grant such extension of this 60 day period as it sees fit, provided that if all necessary permits and licenses have not been obtained by the Developer within 365 days of execution, this Agreement shall be null and void;

i. Mobile-home spaces shall be made available as soon as possible for rental or for lease for a period not exceeding three years to persons or groups of persons intending to establish permanent residence within a mobile-home placed within the said mobile-home space, and the rental or lease of mobile-home spaces to other organizations or companies is forbidden except where specifically authorized by the Central Mortgage and Housing Corporation or the British Columbia Housing Management Commission;

j. Subject to the provisions of Section 24D of the Land Registry Act, the developer shall ensure that mobile-homes affixed to the said land after the date of the execution of this agreement are not occupied as the normal place of residence of persons who have reached the full age of six years but have not reached the full age of nineteen years, provided that this requirement may be removed from this agreement at any time without further public hearing by joint agreement of the parties to this Agreement, the Board of Trustees for the School District within which the land lies, and the Senior Approving Officer of the Department of Highways;

k. Provision for potable water supply, fire protection devices, storm drainage, and solid and liquid waste disposal shall be made in accordance with "A" subject to the terms of valid permits or licenses from the authorities having jurisdiction.

The Corporate Seal of the Regional District of Alberni-Clayoquot was affixed in the presence of:

Signed by Ernst Keil and Ruth M. Keil

Bob A. Mac Knight
Chairman
Jan S. Asch
Secretary-Treasurer

Ernst Keil
Ruth M. Keil

July 2 1975
Date

Approved under the Controlled Access Highways Act
this 11th day of March 1975
MGE:Esty
Senior Approving Officer, Department of Highways