



1235

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 10. APR. 1975

*G. G. Protheroe*  
Assistant Deputy Provincial Secretary

*[Signature]*  
Lieutenant-Governor

EXECUTIVE COUNCIL CHAMBERS, VICTORIA 10. APR. 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. 93 of the Regional District of Alberni-Clayoquot cited as "Land Use Contract No. 6, 1974" be approved in the form of by-law hereto attached.

*[Signature]*  
Minister of Municipal Affairs

*[Signature]*  
Presiding Member of the Executive Council.

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BY-LAW NO. 93

A BY-LAW TO AUTHORIZE THE REGIONAL BOARD TO ENTER INTO A LAND USE CONTRACT WITH JOHN LARSEN AND FLORENCE ANNIE LARSEN RESPECTING THE PARCEL DESCRIBED AS THAT PORTION OF D.L. 152, ALBERNI DISTRICT, LYING SOUTH OF THE SOUTHERLY BOUNDARY OF PLAN 7451 AND WEST OF THE WESTERLY BOUNDARY OF JOHN STREET AS THE SAID STREET IS SHOWN ON PLAN 1539.

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. 6, 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. 1235

this 10th day of April, 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 18th day of April, 1975.

*Geo. A. Mc Knight*  
Chairman

*Jan L. Ashby*  
Secretary-Treasurer

I hereby certify the foregoing to be a true and correct copy of By-law No. 93, cited as "Land Use Contract No. 6, 1974", as read a third time by the Regional Board on the 24th day of July, 1974.

*Jan L. Ashby*  
Secretary-Treasurer

Approved under the Controlled Access Highways Act

this 11th day of March, 1975

MGEstr

Senior Approving Officer, Department of Highways

*E. E. P.*

Terms and Conditions of Land Use Contract

between

Regional District of Alberni-Clayoquot

and

John Larsen and Florence Annie Larsen

respecting the parcel described as  
That portion of D.L. 152, Alberni District  
lying south of the southerly boundary of Plan 7451  
and west of the westerly boundary of John Street  
as the said street is shown on Plan 1539.

WHEREAS the parties have agreed that any elementary school children residing in the Larsen Mobile Home Development would be required to walk along the Highway to Maebelle Elementary School, and whereas said school children would be subject to danger appurtenant thereto, the parties have agreed that there is reasonable cause for excluding such elementary school children from residing in the Larsen Mobile Home Development, and do hereby enter into the Land Use Contract pursuant thereto.

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 Regional Board of the District may permit a variation in the number of mobile-home spaces of not more than five per cent, and except for such minor adjustments of the internal layout of roadways as may be approved by the said Regional Board;
- b) Except as otherwise specifically provided or illustrated in this Contract, the layout and design of the development 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;
- c) The development of the land shall be in accordance with the By-laws of the Cherry Creek Waterworks District;
- d) Subject to approval by the Approving Officer in accordance with the Land Registry Act and in accordance with the Subdivision Regulations pursuant to the Local Services Act or such Subdivision Regulations as may be enacted by the District no subdivision of the land is provided for by this contract except, with the permission of the Regional Board of the District, to convey portions of the land to the City of Port Alberni, to Cherry Creek Waterworks District, to the Province of British Columbia or its agencies, or to Crown Corporations;

continued .....

E.E.M.

- e) 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;
- f) 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;
- g) Subject to the provisions of Section 24D of the Land Registry Act, the developer shall ensure that mobile-homes on the said land are not occupied as the normal place of residence of persons of elementary school age, that is to say, persons who have reached the full age of five years and who have not yet completed the requirements of Grade 6, elementary school, and are thus required to attend elementary schools, according to the laws of the Province of British Columbia, 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;
- h) 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:

Geo. A. Mc Knight  
Chairman

John L. Ashes  
Secretary-Treasurer

Signed by John Larsen and Florence Annie Larsen

John Larsen  
Florence Larsen

May 1, 1975  
Date

Approved under the Controlled Access Highways Act  
this 11<sup>th</sup> day of March 19 75  
MGE:sm  
Senior Approving Officer, Department of Highways

8840

JOHN STREET

PARCEL F D-L 152 PLAN 7451

6  
5  
4  
3  
2  
1

VAN DECAR AVE.

NORTH BOUNDARY 490' S 88° 23' E

33 FEET

TRAILER PAD PARKING

20' WIDE PAVED ACCESS ROAD

1800 GAL. SEPTIC TANK

EAST BOUNDARY

1500 GAL. SEPTIC TANK

1800 GAL. SEPTIC TANK

PUMP CHAMBER

SERVICE BUILDING

750 GAL. SEPTIC TANK

ABSORPTION FIELD 18 LINES 100 FEET LONG 6 FEET APART (9 EACH SIDE OF DISTRIBUTION BOX)

1800 GAL. SEPTIC TANK

1500 GAL. SEPTIC TANK

20' WIDE PAVED ACCESS ROAD

SOUTH BOUNDARY 587° 49' 20" E

WEST BOUNDARY 554' N 0° 11' W

30' TO BE DEDICATED FOR WIDENING VIEW STREET

EXISTING ROAD ALLOWANCE WEST BOUNDARY D-L 14

303.99' NORTH 0° 11' WEST

VIEW STREET

*[Signature]*  
Secretary-Treasurer

Certified as a true and correct copy of a plan attached to and forming part of By-law No. 93, cited as "Land Use Contract No. 6", as adopted by the Regional Board on the 18th day of April, 1975. **SITE PLAN SHOWING LOCATION OF MOBILE HOMES & SANITARY SEWER SYSTEM.**