

Islands Trust

EXCERPT FROM:

**SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 103
SUBDIVISION REGULATION**

PROVIDED FOR CONVENIENCE ONLY

**SUBDIVISION REGULATIONS FOR ASSOCIATED ISLANDS IN THE
SUNSHINE COAST REGIONAL DISTRICT
(E.G. NORTH AND SOUTH THORMANBY, ANVIL, TRAIL, MERRY ISLANDS)**

OTHER BYLAWS MAY AFFECT THESE ISLANDS

**FOR MORE INFORMATION, PLEASE CONTACT
THE GAMBIER ISLAND LOCAL TRUST AREA PLANNER
AT (250) 247-2063**

S U N S H I N E C O A S T R E G I O N A L D I S T R I C T

SUBDIVISION BY-LAW NO. 103

AS AMENDED BY GAMBIER ISLAND TRUST COMMITTEE

BY-LAWS NO.: 8, 13

NOTE: This By-law is consolidated for convenience only and is not to be construed as a legal document. Certified copies of the Subdivision By-law are available from the Islands Trust Office, Parliament Buildings, Victoria, B.C., V8W 3E1.

January, 1983

BY-LAW NO. 103Subdivision RegulationINDEX

1. Interpretation and Administration
 - 1.1. Declaration
 - 1.1.1. Title
 - 1.1.2. Application
 - 1.2. Interpretation
 - 1.2.1. Definitions
 - 1.2.2. Measurements
 - 1.2.3. Zone Designation
 - 1.2.4. Average Parcel Size
 - 1.3. Administration
 - 1.3.1. Prohibition
 - 1.3.2. Penalty
 - 1.3.3. Enactment
 - 1.4. Amendments
 - 1.4.1. Amendment Application
 - 1.4.2. Amendment Fees
2. Subdivision Procedure
 - 2.1. Subdivision Application
 - 2.1.4. Information Required
 - 2.2. Examination
 - 2.3. Tentative Approval
 - 2.4. Final Approval
3. General Regulations
 - 3.1. Suitability
 - 3.1.3. Generality
 - 3.2. Characteristics not Approvable
 - 3.2.1. Erosion and Landslip
 - 3.2.2. Flooding and Drainage
 - 3.2.3. Airports
 - 3.2.4. Covenant
 - 3.3. Performance
 - 3.4. Other Legislation
 - 3.4.1. Responsibility of Applicant
4. Services Required
 - 4.1. Dependence upon Average Parcel Size
 - 4.2. Grouping of Smaller Parcels
 - 4.3. Dependence upon Individual Parcel Size
5. Design and Servicing Standards
 - 5.1. Access
 - 5.1.1. Access Mode
 - 5.1.2. Parcel Access
 - 5.1.3. Other Accesses
 - 5.1.4. Access not Approvable
 - 5.2. Parcel Shape
 - 5.2.1. Depth
 - 5.2.2. Frontage
 - 5.2.3. Side Lot Lines
 - 5.2.4. Panhandles
 - 5.2.5. Area
 - 5.2.6. Contiguity
 - 5.2.7. Applicability

INDEX - By-law No. 103 cont'd

- 5.3. Roads and Allowances
 - 5.3.1. Width
 - 5.3.2. Layout
 - 5.3.3. Intersections
 - 5.3.4. Culs-de-sac
 - 5.3.5. Vehicle Access
 - 5.3.6. Road Names
 - 5.3.7. Other Standards
 - 5.4. Sewage Disposal
 - 5.4.1. Independent Disposal
 - 5.4.2. Common Sanitary Sewer
 - 5.5. Water Supply
 - 5.5.1. Independent Supply
 - 5.5.2. Common Water Supply
 - 5.6. Street Lighting and Visual Assistance
-
- 6. Regulations for Each Zone Type
 - 6.1. A Zones
 - 6.2. B Zones
 - 6.3. C Zones
 - 6.4. D Zones
 - 6.5. E Zones
 - 6.7. G Zones
 - 6.9. J Zones
 - 6.11. L Zones
 - 6.13. N Zones
 - 6.15. P Zones
 - 6.18. X Zones
 - 6.19. Y Zones
 - 6.19.A Y(1) Zone
 - 6.20 Z Zones

SUNSHINE COAST REGIONAL DISTRICT

BY-LAW NO. 103

Subdivision Regulation

A by-law to regulate the subdivision of land, including the size, shape and arrangement of parcels of land, and the provision of roads, utilities and other services, pursuant to Section 798A of the Municipal Act and Part VI of the Land Registry Act, in order to ensure that development in the Regional District is orderly, economical, and to the general benefit of the community.

The Board of the Sunshine Coast Regional District in open meeting assembled enacts as follows:

1. Interpretation and Administration

1.1. Declaration

1.1.1. Title

This by-law may be cited as "The Sunshine Coast Regional District Subdivision Regulation By-law No. 103, 1975".

1.1.2. Application

This by-law shall be applicable to Electoral Areas A, B, C, D, E and F of the Sunshine Coast Regional District, as defined in the letters patent and amendments thereto.

1.2. Interpretation

1.2.1. Definitions

In this by-law, unless the context otherwise requires:

APPLICANT means a person who is entitled to subdivide land or his duly appointed representative;

APPROVAL means approval in writing from the authority having jurisdiction;

APPROVING OFFICER means the approving officer designated as such pursuant to the Land Registry Act;

COMMON SEWER SYSTEM means a common sewer or system of sewerage or sewage disposal which serves two or more parcels;

COMMON WATER SYSTEM means a system of water works which serves two or more parcels;

CUL-DE-SAC means a length of local highway made for vehicular use, the end of which is designed to be closed so that there is no alternative primary vehicular route to another highway;

FRONTAGE means that length of a parcel boundary which abuts a public road for access purposes;

HIGHWAY includes a street, road, lane, bridge, viaduct and any other way open to the use of the public, but does not include a private right-of-way on private land.

IMPROVEMENT DISTRICT means an improvement district pursuant to the Water Act or the Municipal Act;

LAKE means a body of water other than the sea having a surface area of at least 2 hectares (4.941 acres) for at least six months of the year;

LANE means a narrow highway which provides secondary vehicular access to any abutting parcel;

LOT or PARCEL means a piece of land registered in the Land Registry Office or with the Department of Lands, Forests & Water Resources, under a separate title from all other land, except that a lot divided only by a strata title subdivision shall be considered undivided for the purposes of this bylaw;

LOT LINE, FRONT means a lot line common to the lot and an abutting road or, for a panhandle lot, the line separating the body of the lot from a panhandle, and where there is more than one such line the shortest such line shall be considered as the front lot line;

LOT LINE, SIDE means a lot line or series of lines of which one or both ends intersect a front lot line or a rear lot line, or which bounds a panhandle;

MEDICAL HEALTH OFFICER means the Medical Health Officer appointed under the Health Act who has jurisdiction over the area of which a subdivision is located;

NATURAL BOUNDARY of a body of water means the visible high water mark of that body of water, where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the body of water a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself;

OWNER means the registered owner of the land to be subdivided;

PARCEL means the same as Lot;

PATHWAY means a narrow highway to allow for the provision of a path for the use of unmotorized traffic only;

POTABLE WATER means water which is approved for drinking purposes in accordance with the Health Act;

REGIONAL DISTRICT means the Sunshine Coast Regional District;

REMAINDER means that portion of a parcel being subdivided which is shown on the same title before and after the subdivision;

ROAD means a highway, constructed to the standards of the Department of Highways for the passage of motor vehicles, excluding lanes;

SLIP means the downward or outward movement of slope forming materials composed of natural rock, soils, artificial fill, or combinations of these materials;

SUBDIVISION means any change in the existing size, shape, number or arrangement of registered parcels.

1.2.2. Measurements

Metric units shall be used for all measurements and standards in this by-law. The approximate equivalents of metric standards in the British Engineering System of units, shown in brackets following the metric standards, are for convenience only and do not form part of this by-law.

1.2.3. Zone Designation

1. For the purpose of this by-law, the area incorporated into Electoral Areas A, B, C, D, E and F of the Sunshine Coast Regional District is classified and divided into zones.
2. The extent of each zone is described in Schedule A, which is attached to and forms parts of this by-law, and which bears the words "Schedule A" and is signed and dated by the Chairman and Secretary-Treasurer of the Regional District and approved by the Director of each Electoral Area to which the Schedule applies.
3. When the zone boundary is designated as following a road allowance or creek, the centre line of such a road allowance or creek shall be the zone boundary.
4. Where a zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined from the map included in Schedule A.
5. In all cases, the natural boundary of the sea and of any lake shall be a zone boundary.
6. All land within Electoral Areas A, B, C, D, E and F included in no other zone by Schedule A shall be deemed to be in an "A" zone, except where such land forms part of an island in which case it shall be deemed to be in a "B" zone, and except where such land forms part of an island in the Islands Trust area other than Keats Island or Gambier Island, in which case it shall be deemed to be in a "Y" zone unless otherwise specifically designated.
7. The name of each type of zone shall consist of one or more capital letters. These letters shall be preceded by one or more arabic numerals which shall be preceded again by one or more capital letters, but these other numbers and letters shall be deemed not to form part of the zone type name for the purposes of this by-law.

1.2.4. Average Parcel Size

1. The average parcel size of a subdivision shall be the sum of the areas of each parcel or remainder created by the subdivision, divided by the number of such parcels or remainders, except as specified in section 1.2.4.2. and 1.2.4.3.
2. Where the land to be subdivided is currently divided into separate areas by other land other than a highway, or by a zone boundary, a separate calculation of the average parcel size shall be made for each such area and the average parcel size of each such area shall comply with provisions of this bylaw pertaining to the average parcel size of the subdivision as a whole.
3. Where a zone boundary crosses a proposed new parcel or remainder, the portions of the parcel or remainder in each zone shall be considered as separate parcels for average parcel size calculation purposes only.
4. Where a subdivision creates a parcel or remainder having an area more than twice the average parcel size permitted in the zone concerned, the approving officer may require the registration of a restrictive covenant, pursuant to section 24A of the Land Registry Act, to limit the future density of use within that parcel.

1.3. Administration

1.3.1. Prohibition

Subject to the provisions of Section 713A of the Municipal Act, land shall not be subdivided contrary to this bylaw.

1.3.2. Enactment

1. This bylaw shall come into force and take effect upon the adoption thereof.
2. A subdivision in process and the subject of valid tentative approval at the time of adoption of this bylaw or amendment thereto shall, notwithstanding any other provisions of this bylaw, be granted final approval upon compliance with the conditions of the tentative approval, provided that the tentative approval has remained in force continuously between the time of adoption of this bylaw or amendment and the time of application of final approval, and that the tentative approval has not been in force for more than two years.
3. Sunshine Coast Regional District Subdivision Control Bylaw No. 28, 1970 is repealed upon the adoption of this bylaw.

1.4. Amendments

1.4.1. Amendment Application

Application for amendment to this bylaw shall be made in writing to the Secretary-Treasurer, describing the proposed change and furnishing reasons in support of the application.

1.4.2. Amendment Fees

Amendment fees shall be required to accompany each application for amendment to this bylaw, as specified in the Sunshine Coast Regional District Bylaw Amendment Fees Bylaw No. 105 and amendments thereto.

2. Subdivision Procedure

2.1. Subdivision Application

- 2.1.1. Only the owner of a parcel of land, or the duly authorized agent of the owner, may apply for subdivision of that land.
- 2.1.2. All applications for subdivision shall conform to the provisions of this by-law.
- 2.1.3. Applications for subdivision shall be submitted to the approving officer.

2.1.4. Information Required

1. Each application for subdivision shall be submitted in writing, stating the name and address of the applicant and the complete legal description of the land to be subdivided.
2. If the applicant is not the owner of the land to be subdivided, the application for subdivision shall be accompanied by a statement signed by the owner of the land, authorizing the applicant to act as his agent for the subdivision, and giving the owner's name and address.
3. Each application for subdivision shall be accompanied by a sketch plan or plans, drawn to a suitable scale, clearly showing:
 - (a) the scale of each plan and the direction of north thereon; and
 - (b) the arrangement of all parcels (including remainders), roads, easements and rights-of-way to be created; and
 - (c) approximate dimensions of all parcels (including remainders), roads, easements and rights-of-way to be created, including: the length of all property boundary lines and arcs; the width of all roads, easements and rights-of-way; and the area of all parcels (including remainders); and
 - (d) all water courses or water frontage within or adjacent to the land to be subdivided; and
 - (e) all steep banks or slopes within or adjacent to the land to be subdivided; and
 - (f) all buildings, sources of domestic water, and sewage disposal fields, identified and approximately located, existing within the land to be subdivided; and
 - (g) the intended use of each parcel to be created; and
 - (h) any existing property lines or roads to be extinguished; and
 - (i) the approximate location of all proposed utilities and services; and

- (j) the location of percolation test holes; and
- (k) the relationship of the proposed subdivision to adjacent roads, and the connections of proposed new roads thereto; and
- (l) proposed names for all new roads; and
- (m) a unique number or letter identifying each lot to be created.

2.1.5. Each subdivision application shall be accompanied by an application fee, payable to the Regional District, of twenty-five dollars (\$25.00) for the first parcel and ten dollars (\$10.00) for each additional parcel to be created by the proposed subdivision, in addition to any fees required pursuant to Section 89 of the Land Registry Act.

2.1.6. No subdivision application shall be accepted for processing unless it includes all documents, information and fees required in section 2.1.

2.2. Examination

2.2.1. The approving officer shall examine each complete application for subdivision, and shall notify the applicant in writing either that the subdivision is approved, tentatively approved or disapproved.

2.2.2. For the purpose of carrying out his duties under section 2.2.1., the approving officer may:

- (a) require the applicant to provide any additional relevant information, including but not limited to topographic and soil condition data;
- (b) conduct inspections and tests in the vicinity of the site of the proposed subdivision;
- (c) hear objections to the proposed subdivision from the owners of neighbouring property, other public bodies or officials, or utility companies.

2.2.3. If the approving officer disapproves a proposed subdivision, he shall notify the applicant in writing of the reasons for disapproval.

2.3. Tentative Approval

2.3.1. The approving officer may grant tentative approval to a proposed subdivision, which shall authorize the applicant to apply for final approval, subject to compliance with conditions specified in the notice of tentative approval and based on provisions of this bylaw or relevant provincial legislation.

2.3.2. Tentative approval, whether conditional or unconditional shall be considered as acceptance in principle only.

1. Tentative approval shall not exempt the applicant from obtaining final approval prior to deposit of the subdivision plan in the Land Registry Office.
2. The granting of tentative approval shall not bind the approving officer to grant final approval.

3. Subject to section 1.3.3.2., tentative approval shall become invalid upon the coming into effect of any law which final approval of the subdivision would contravene.
4. Tentative approval shall be effective for a period of 180 days only, provided that it may be renewed by the approving officer for further periods of not more than 90 days each.

2.4. Final Approval

- 2.4.1. Each application for final approval of a subdivision shall be accompanied by all documents required by the approving officer concerning compliance with the Land Registry Act and the conditions of any tentative approval.
- 2.4.2. Final approval shall remain valid for sixty days only.
- 2.4.3. No subdivision shall be accepted by the Land Registry unless the subdivision is the subject of valid final approval by the approving officer.

3. General Regulations

3.1. Suitability

3.1.1. No subdivision shall be approved if, in the opinion of the approving officer, the anticipated development of the subdivision would:

- (a) injuriously affect the established amenities of adjoining or adjacent properties; or
- (b) impose a cost, of providing public utilities or other Regional District works or services, which would be excessive; or
- (c) be against the public interest.

3.1.2. No subdivision shall be approved unless:

- (a) it is suited to the configuration of the land being subdivided; and
- (b) it is suited to the use to which it is intended; and
- (c) it does not make impracticable the further subdivision of the land within the proposed subdivision or of any adjacent land; and
- (d) it complies with this by-law.

3.1.3. Generality

No provision of section 3.2. or any other section shall limit the generality of section 3.1.

3.2. Characteristics not Approvable

3.2.1. Erosion and Landslip

The approving officer may refuse to approve a subdivision if the land to be subdivided

- (a) contains land which is subject to erosion which renders any parcel to be created unsuitable for its intended use; or
- (b) contains land which may slip when developed, used or occupied; or
- (c) contains land which, when developed, used or occupied, may cause adjacent land to slip, or
- (d) contains land which may be inundated if land on another parcel slips.

3.2.2. Flooding and Drainage

The approving officer may refuse to approve a subdivision if the land to be subdivided contains land which

- (a) is subject to flooding so as to render it unsuitable for its intended use; or
- (b) is unsuitable for its intended use because of inadequate drainage.

3.2.3. Airports

The approving officer may refuse to approve a subdivision if the land to be subdivided is adjacent to an airport.

3.2.4. Covenant

A subdivision which is disapproved solely because the land to be subdivided is subject to any condition described in section 3.2. may be approved if a covenant is registered at the time of registration of the subdivision, pursuant to section 24A of the Land Registry Act, in favour of the Crown, and satisfactory to the approving officer, restricting or prohibiting the construction of buildings or structures on, or the use of, the land to be subdivided which is subject to the condition referred to.

3.3. Performance

All required works shall be completed at the sole expense of the applicant prior to the granting of final approval, unless a bond or other agreement has been executed for the completion of the required works after the granting of final approval.

3.4. Other Legislation

3.4.1. Responsibility of Applicant

Nothing contained in this bylaw shall relieve the applicant from the responsibility to seek out and comply with other legislation applicable to his undertaking, with particular reference to the Land Commission Act, the Islands Trust Act, and the Local Services Act.

3.4.2. Except where a setback in respect of a road is concerned, the approving officer shall not approve any subdivision which would cause the contravention of any building, land use, or other regulation in force regarding the land concerned.

4. Services Required

4.1. Dependence upon Average Parcel Size

The average parcel size shall determine the types of utilities and services that are required as a condition of final approval of the subdivision.

- 4.1.1. The dedication of all necessary road, access, path and other allowances or rights-of-way, and the clearing, construction and surfacing of all roads necessary for access to all parcels to be created by the subdivision, shall be required for all subdivisions, although gravel road surfacing shall be sufficient unless otherwise stated in this bylaw.
- 4.1.2. In addition, where the average parcel size is 5 hectares (12.36 acres) or less, the approving officer may require the clearing, construction and surfacing of any or all roads or accesses dedicated within the land being subdivided.
- 4.1.3. In addition, where the average parcel size is 2 hectares (4.941 acres) or less, asphaltic or cement paving may be required for any or all roads within the land to be subdivided.
- 4.1.4. In addition, where the average parcel size is one hectare (2.470 acres) or less, each parcel to be created smaller than one hectare (2.470 acres) shall be served by a common water system.
- 4.1.5. In addition, where the average parcel size is 0.5 hectares (1.236 acres) or less, all pathways within the land to be subdivided shall be made usable, with surfacing suitable to ground and traffic conditions.
- 4.1.6. In addition, where the average parcel size is 1000 sq. metres (0.2480 acres) or less, each parcel to be created 1000 sq. metres (0.2480 acres) or less in area shall be served by a common sanitary sewer system.
- 4.1.7. In addition, where the average parcel size is 500 sq. metres (0.1236 acres) or less,
 - (a) roadway curbs, gutters, and underground piped drainage of surface runoff water, shall be provided, and
 - (b) all utility wiring shall be placed underground except where, in the opinion of the approving officer, the terrain renders such placement infeasible, or where the electricity utility recommends against underground installation for technical reasons.
 - (c) sidewalks and paths shall be provided for the safe passage of unmotorized traffic, and
 - (d) the planting of trees along roads and allowances shall be undertaken at the direction of the approving officer.

4.2. Grouping of Smaller Parcels

Where a subdivider takes advantage of parcel size averaging to create a group of 4 or more parcels, whether contiguous or not, smaller than the average parcel size of the subdivision, the average parcel size computed by dividing the area of the smallest convex closed curve enclosing all parcels of the group by the number of parcels completely within that curve shall be used for determining the servicing requirements for parcels within the group for the purposes of section 4.1.

4.3. Dependence upon Individual Parcel Size

4.3.1. Each parcel to be created 2000 sq. metres (0.4950 acres) or less in area shall be served by a common water system.

4.3.2. Each parcel to be created 700 sq. metres (0.1730 acres) or less in area shall be served by a common sewer system.

5. Design and Servicing Standards

5.1 Access

5.1.1. Access Node

Access to the land to be subdivided shall be provided by a sufficient public highway, or other necessary and reasonable land surface access as specified in section 5.1.2., unless, in the opinion of the approving officer, the terrain and the absence of public highways in the surrounding vicinity in the foreseeable future renders the land to be subdivided suitable for access by air or water only.

5.1.2. Parcel Access

Except as allowed in section 5.1.1., access to each new parcel shall be provided by

- (a) a sufficient public highway, or
- (b) a panhandle, or
- (c) a common lot pursuant to B.C. Regulation 199/70

except that access by means described in section 5.1.2. (b) or 5.1.2. (c) shall be approved only if, in the opinion of the approving officer, a significant decrease in the amount of land needed for access purposes would result from the use of such alternative access, and if future resubdivision is not rendered impracticable by such an arrangement.

5.1.3. Other Accesses

Access to bodies of water and to surrounding lands shall be provided pursuant to sections 86 and 87 of the Land Registry Act.

5.1.4. Access not Approvable

1. The approving officer may disapprove the creation of any parcel having direct access to a controlled access highway or other main traffic artery.
2. The approving officer may disapprove the creation of any parcel, other than a corner parcel, abutting more than one road other than a controlled access highway or other main traffic artery.

5.2 Parcel Shape

5.2.1. Depth

The depth of each new parcel, being the distance between the front lot line and the most distant part of the rear lot line shall not exceed 40% of the length of the perimeter of the parcel, excluding any panhandle, unless

- (a) the parcel being subdivided does not comply with the above provision, and
- (b) the proposed subdivision will create parcels substantially closer to compliance with the above provision than is the parcel being subdivided.

5.2.2. Frontage

1. The minimum frontage for each new parcel with highway access shall be 5 metres (16.41 feet).
2. No new parcel shall have less than one tenth of its perimeter fronting on a road, except that the Regional District Board may, by an affirmative vote of at least two thirds of all the members thereof, exempt a subdivision applicant from this limitation.

5.2.3. Side Lot Lines

Unless the pattern of existing subdivision precludes it, side lot lines shall, wherever practicable, be created perpendicular or radial to the adjoining road allowance.

5.2.4. Panhandles

1. No panhandle shall be created narrower than 5 metres (16.41 feet), and a width of at least 6 metres (19.69 feet) may be required in difficult terrain.
2. Where a panhandle lot is capable of further subdivision, the approving officer shall be satisfied that the panhandle is adequate to provide for a future road.
3. A panhandle shall be used for parcel access only, and shall not be considered part of a parcel for area calculation purposes.

5.2.5. Area

1. The minimum area permissible for a new parcel shall be determined by
 - (a) any regulations pertaining to the minimum average parcel size, or minimum individual parcel size, applicable in the zone containing the land concerned, and
 - (b) any land use regulations pertaining to the minimum site area, for the declared proposed use of the parcel, and
 - (c) the servicing to be provided, as established in section 4.1.
2. The area of a parcel for the purposes of this bylaw shall include only land that is usable for the declared intended use of the parcel, and, without limiting the generality of this section, shall not include land
 - (a) within a panhandle, or
 - (b) liable to conditions described in sections 3.2.1. or 3.2.2. related to erosion, landslip, flooding or drainage problems.

5.2.6. Contiguity

No parcel or remainder shall be created which is divided into two or more non-contiguous portions by land not included within the parcel or remainder, except that it is permissible to create a remainder divided into non-contiguous portions only by the width of a road allowance provided that

- (a) such a road allowance was in existence prior to the subdivision, and
- (b) it is impracticable to establish the non-contiguous portions as separate parcels.

5.2.7. Applicability

1. Regulations in section 5.2., or any other sections, referring to parcel sizes, shall not apply to parcels

- (a) to be used solely for an unattended public service use, or
- (b) dedicated as public green belt or park, or
- (c) created pursuant to section 4(b) of B.C. Regulation 199/70, or
- (d) for which the owner agrees in writing to the registration of a covenant pursuant to section 24A of the Land Registry Act, in favour of the Regional District or Department of Highways, and satisfactory to the approving officer, restricting or prohibiting the construction of buildings or structures on, or the use of, the parcel concerned

2. Provided that the Medical Health Officer states in writing that the requirements of section 5.4.1. can be met, minimum parcel area and parcel servicing regulations shall not apply to a subdivision

- (a) combining two or more parcels into a single parcel or
- (b) where the effect of subdivision would not be to increase the number of parcels, provided no area of land is placed by the subdivision into a parcel smaller than that which contained the area prior to subdivision except for required road allowance dedication, or
- (c) adding a natural accretion to a parcel.

5.3. Roads and Allowances

5.3.1. Width

1. The minimum width of a road allowance to be created shall be 20 metres (65.63 feet) except

- (a) where, because of the terrain, a road cannot be built to Dept. of Highways' standards within the otherwise required allowance, in which case a sufficient width of allowance shall be provided for the construction of such a road, or

- (b) where the allowance lies at the boundary of the land to be subdivided, and it is reasonable to expect the future dedication of an adjoining road allowance during subdivision of the adjoining land, in which case the minimum width shall be 10 metres (32.81 feet) or
 - (c) where the allowance is for the provision of a cul-de-sac, in which case the minimum width shall be 15 metres (49.23 feet), or
 - (d) where curbs, gutters, and underground piped drainage of surface water runoff is to be provided, or where one-way roads are to be created, or where the approving officer deems a lesser minimum width better suited to use or to local conditions, in which case the minimum width shall be specified by the approving officer.
2. The minimum width of an allowance for a pathway shall be 3 metres (9.844 feet).

5.3.2. Layout

1. Where an official community plan is in effect for the land to be subdivided, road layout may be required to comply with that plan, and the plan may override other layout considerations specified in section 5.3.2.
2. The road layout shall take into account the topography of the land, to avoid unnecessarily steep road grades.
3. New roads shall tie in smoothly with any road system in adjacent lands.
4. Where possible, minor roads shall be arranged to discourage their use by through traffic, by means of the use of culs-de-sac, loops, or other methods.

5.3.3. Intersections

The safety of the users of the road system shall be considered when establishing the number, placement, and design of intersections.

1. The number of intersections, in particular between a minor road and a controlled access highway or other major traffic artery, shall be kept to a practical minimum.
2. Intersections shall be of a three legged "T" shape where practical.
3. Wherever practicable, no intersection shall be within 40 metres (131.25 feet) of another intersection, or likely future intersection, measured along the centre line of the road connecting the two intersections.
4. No intersection shall be located on or near a sharp curve or the crest of a rise.
5. Unless, in the opinion of the approving officer, extremely difficult terrain precludes it, intersecting roads shall meet at right angles and shall not curve within 15 metres (49.22 feet) of an intersection.

6. Corner cutoffs shall be dedicated, measuring 6 metres (19.69 feet) along each intersecting road.

5.3.4. Culs-de-sac

1. Each cul-de-sac shall terminate in a turning area of not less than 15 metres (49.22 feet) radius.
2. Where the length of a cul-de-sac, measured from the intersection to the commencement of the turning area along the centre line of the road, exceeds 100 metres (328.1 feet), the approving officer may require that a secondary access, for emergency vehicles to the turning area, at least 5 metres (16.41 feet) in width be provided.

5.3.5. Vehicle Access

Unless otherwise permitted by the approving officer:

- (a) parking space for two vehicles shall be cleared and made usable on each parcel to be created,
- (b) vehicle access shall be provided to the parking spaces referred to in section 5.3.5. (a), from the road serving the parcel containing the parking spaces.

5.3.6. Road Names

The names of new roads shall be subject to the approval of the approving officer.

5.3.7. Other Standards

Standards of the Department of Highways pertaining to drainage, grades, and the materials and methods to be used for road construction shall be adhered to.

5.4. Sewage Disposal

5.4.1. Independent Disposal

Where a parcel to be created is not to be served by a common sanitary sewer, the parcel shall comply with the provisions of B.C. Regulation 262/70 and amendments thereto and B.C. Regulation 577/75, pertaining to the sewage disposal capability of the parcel.

5.4.2. Common Sanitary Sewer

1. Each common sanitary sewer system shall be designed and constructed in compliance with the Pollution Control Act, and the Health Act, and to the standards of the Regional District.
2. Where a discharge of sewage from or within a proposed subdivision is within the terms of the Pollution Control Act, a provisional permit for that discharge shall be obtained prior to, and be in force at the time of, final subdivision approval.

3. Unless a release is obtained from the Regional District all works constructed or installed as part of a common sanitary sewer system shall become the property of the Regional District as soon as the work has been satisfactorily installed and tested, and all such works shall be maintained by the Regional District.

5.5. Water Supply

5.5.1. Independent Supply

1. Where a parcel to be created is not to be served by a common water system, the approving officer shall require proof by a qualified person of a minimum year round independent potable water supply of 2000 litres (440.0 gallons) per day available on that parcel.
2. Each independent water source shall be at least 30 metres (98.44 feet) from a sewage disposal field or property boundary.

5.5.2. Common Water Supply

1. Each common water system shall be constructed in compliance with the Health Act and as a minimum to the standards of the Regional District, and shall be approved by the Regional District prior to construction.
2. An extension to a common water system shall only be connected to an existing common water system if the water sources used for the combined system are adequate to serve each parcel to be served by the combined system with at least 1,000 litres (220.0 gallons) of water per day year round.
3. Where a new common water system is not to be connected to an existing system,
 - (a) the water sources to be used by the system shall be adequate to serve each parcel to be served to the system with at least 1000 litres (220.0 gallons) of water per day, and
 - (b) when a water source to be used comes under the terms of the Water Act, a licence to divert and use the amount of water required to serve the subdivision shall be obtained by the applicant and be in force at the time of final approval.
4. All works constructed or installed as part of a common water system shall become the property of the Regional District, or of any Improvement District having the function of water supply to the land being subdivided, as soon as the works have been satisfactorily installed and tested, and shall be maintained by the Regional District or Improvement District respectively, except where the works form an extension to an existing water utility within the meaning of the Water Utilities Act.

5.6. Street Lighting and Visual Assistance

- 5.6.1. Where the installation of street lighting, road striping, or road reflectors is required, it shall be carried out to the standards of the Regional District and of the Department of Highways.
- 5.6.2. Signs to Department of Highways' standards showing the name of each intersecting road shall be installed at each road intersection created by a subdivision.

6.19 Y Zones

- 6.19.1. Every subdivision in a Y zone shall conform with the provisions of section 6.19.
- 6.19.2. The minimum size of a parcel created within a Y zone shall be 10 acres, notwithstanding section 1.2.2.
- 6.19.3. No subdivision shall be approved within a Y zone contrary to the authority of the Islands Trust.

6.19.A Y(1) Zone

- 6.19.A1 Every subdivision in a Y(1) zone shall conform with the provisions of section 6.1.9.A.
- 6.19.A2 The average size of a parcel created within a Y(1) zone shall be 10 acres, notwithstanding section 1.2.2.

READ A FIRST TIME this 29th day of May 1975

READ A SECOND TIME this 17th day of October 1975

READ A THIRD TIME this 30th day of May 1976

Approved by the Lieutenant Governor-in-Council this 28th day of October 1976

RECONSIDERED & ADOPTED this 12th day of November 1976

"J. McEVEIL"

Chairman

"A. G. PRESSLEY"

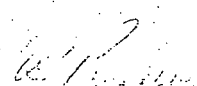
Secretary-Treasurer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 103, cited as the "Sunshine Coast Regional District Sub-division Regulation Bylaw No. 103, 1975 as read a third time by the Regional Board on the 20th day of May 1975. Dated at Sechelt, B.C. this 20th day of May 1975.

"A. G. Pressley"

Secretary-Treasurer

Certified true copy of Bylaw No. 103 cited as the "Sunshine Coast Regional District Subdivision Regulation Bylaw No. 103, 1975" as adopted by the Board of Directors on the 12th day of November 1976. Dated at Sechelt, B.C. this 11th day of January 1978.


Secretary