

BY-LAW NO. 127...

A By-Law for regulating the width of new roads, streets,  
and lanes within the Municipality of Burnaby, and the  
certification of maps or plans of subdivision.

WHEREAS by Section 92 of the "Land Registry Act", all maps or plans of subdivision of land within the limits of a Municipality are required to be certified as therein mentioned by the Engineer or some other person or persons authorized by the Municipal Council to examine and report.

AND WHEREAS by Sub-sections 178 and 181 of Section 53 of the "Municipal Clauses Act" the Council in every Municipality may from time to time make, alter and repeal by-laws for regulating the width of new roads, streets and lanes, and for that purpose for providing that all maps of subdivisions be submitted and approved of by the Municipal Council before being deposited in the Land Registry Office and for surveying, settling, and marking the boundary lines of all streets, roads, and other public thoroughfares, and for giving names thereto.

The Municipal Council of the Corporation of the  
**District of Burnaby enacts as follows:-**

**SUBMISSION  
OF PLANS.**

1. All maps or plans of subdivisions of land within the Municipality of Burnaby shall be submitted to and approved of by the Municipal Council before being deposited in the Land Registry Office, and the certificate mentioned in Section 92 of the "Land Registry Act" shall not be signed by any person on

behalf of the Municipality unless and until a resolution authorizing the same shall have been passed by the Council.

PHYSICAL  
FEATURES  
TO BE  
SHOWN.

2. With every application for such certificate there shall be submitted to the Council four copies of a map or plan showing the physical features of the land proposed to be subdivided, having marked thereon all streams of water, rivers, lakes, marshes, ravines, declivities, mountains or hills, and the approximate grades of proposed streets and lanes, and one of such copies either on linen or in blue print shall be deposited with the Council to be retained and become the property of the Corporation.

SURVEYOR'S  
CERTIFICATE.

3. All maps or plans of subdivisions and copies thereof shall contain a certificate that the same are true and correct in every particular, such certificate to be signed and dated by the Provincial Land Surveyor who prepared the map or plan submitted for certification.

PERSONS  
AUTHORIZED  
TO SIGN  
PLANS.

4. The Engineer of the Municipality for the time being, or such other person as may be authorized by resolution of the Council shall be the proper officer to sign the certificate prescribed by said Section 92 of the "Land Registry Act" in the form set forth in Schedule "E" of the said Act, but only after a resolution authorising him in that behalf has been passed as required by Section 1 hereof.

WIDTH OF  
ROADS.

5. All lots or blocks shown on any plan shall have a frontage on a road having a width of at least 66 feet. Lots may be permitted to front on a road allowance having a width of not less than 33 feet,

such road allowance being given along the boundaries of Lots or Blocks, but in such instances a written guarantee may be required from the owner or owners of the adjacent property affected that the balance of such road allowance necessary to make a 66 foot road will be dedicated to the Municipality within a reasonable time.

LANES. 6. Lanes or accommodation roads of a width of not less than 20 feet must be provided at the rear of or between all lots of an area of one-quarter of an acre or less.

SIZE OF LOTS. 7. Lots must be of an area of at least 6000 square feet, and shall have a minimum frontage of 40 feet, and a minimum depth of 100 feet.

BLIND ROADS. 8. No blind roads, lanes, or courts not being open at both ends or terminating within the area of the lot or block to be subdivided shall be approved.

NAMES OF STREETS. 9. The naming of all roads and streets and public places shall be left to the Municipal Council or the Engineer of the Municipality, but this shall not prevent persons subdividing from submitting suggestions as to the naming of same.

SCALE OF PLANS. 10. Plans must be drawn to a scale of 100 feet to the inch or 200 feet to the inch according to the size of the area to be subdivided.

NUMBERING OF LOTS. 11. The numbering of lots must be consecutive in each block, and must meet with the approval of the Council, or the Engineer.

AREA OF LOTS. 12. The area of each lot or block designated in acres and decimals of an acre must be shown on all subdivision plans.

TENTATIVE  
PLANS.

13. Preliminary plans drawn to scale in duplicate (preferably one tracing on linen and one blue print) must be submitted for tentative approval, and must be deposited with the Engineer at least seven days before the Council Meeting, to allow, if necessary, of investigation on the ground or otherwise.

FINAL PLANS. 14. Final plans in quadruplicate, two copies on linen and two blue prints, must be submitted within the period specified at the time of the tentative approval of the subdivision, otherwise the previous approval may be cancelled and the subdivision dealt with as an entirely new one. Such final plans must conform to the tentatively approved plans in every particular. Final plans must be signed by the registered owner or owners and by all mortgagees and other persons having registered charges against the land.

PAYMENT OF  
TAXES.

15. Final plans will not be endorsed by the Council unless and until all taxes due and in arrears on the property have been paid, and an undertaking shall be required from the person submitting such plans guaranteeing payment of taxes for the current year.

PLAN FEE.

16. A fee of \$2.00 chargeable for the examination or approval of plans of subdivisions must be paid when submitting any plan for tentative approval.

REGISTRATION  
OF PLANS.

17. Final plans must be deposited in the Land Registry Office within Thirty days after being approved of by the Council. Plans not so registered must be re-submitted to the Council, who shall have power to re-approve of or reject the same at their discretion.

18. Nothing in this By-Law shall be taken or interpreted as limiting the general powers vested in the Council to approve or dis-approve of any map or plan of subdivision.


19. The "Burnaby Maps Approval By-Law 1907" is hereby repealed.

20. This By-Law may be cited as the "BURNABY MAPS APPROVAL BY-LAW 1912".

DONE AND PASSED in Open Council this Twelfth day of February, 1912.

RECONSIDERED and finally passed this Twenty-Sixth day of February 1912.

  
REEVE.

  
CLERK.



