

THE CORPORATION OF THE VILLAGE OF SALMO

BYLAW #584

A BYLAW TO AMEND THE SUBDIVISION & DEVELOPMENT OF LAND BYLAW #335

WHEREAS the Council of the Village of Salmo deems it necessary to amend the current subdivision and development of land bylaw,

NOW THEREFORE, the Council of the Village of Salmo, in open meeting assembled, hereby ENACTS AS FOLLOWS:

SHORT TITLE

- (1) This bylaw may be cited as the **"SUBDIVISION AND DEVELOPMENT OF LAND AMENDMENT BYLAW"**.

AMENDMENTS

- (1) Bylaw #335 is hereby amended by adding the following sections:

Application Fee

- (8) An application fee of \$50 for each single family residential lot which subdivides an existing single family residential lot, \$100 per parcel for a subdivision creating two lots or \$250 per parcel for subdivisions involving the creation of three or more lots shall accompany the application. The appropriate fee must accompany the application and shall be made payable to the Village of Salmo.

- (2) Schedule 'F', attached to this Bylaw, shall form part of Bylaw #335.

ENACTMENT

- (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

- (2) This Bylaw shall come into full force and effect on the final adoption thereof.

READ A FIRST TIME	this 8 th day of May, 2007
READ A SECOND TIME	this 8 th day of May, 2007
READ A THIRD TIME	this 8 th day of May, 2007
RECONSIDERED AND FINALLY ADOPTED	this 22 nd day of May, 2007

Mayor

Clerk

Certified a true copy of Bylaw #584, as adopted

Clerk

THE CORPORATION OF THE VILLAGE OF SALMO

BYLAW #584 - Schedule 'F'

APPLICATION FOR SUBDIVISION
VILLAGE OF SALMO
Box 1000
SALMO, BC
PH:(250) 357-9433
FAX:(250) 357-9633

The information requested in this form is required to expedite the application and assist the staff in preparing a recommendation.

This form is to be completed in full and submitted with all requested information and Application Fees. For assistance, please refer to the Guide to Subdivision Applications.

Part 1 Applicant & Registered Owner

Applicant's Name: _____

Address: _____

City: _____

Postal Code: _____

Telephone: _____

Fax: _____

Registered Owner's Name: _____

Address: _____

City: _____

Postal Code: _____

Telephone: _____

Fax: _____

Part 2 Subject Property

Legal Description in Full:

Location of Property (Street Address, General Description or Map):

Size of Property (Area, Number of Parcels):

Present OCP Designation:

Present Zoning Designation:

Description of the Existing Use/Development:

Description of Proposed Development:

Existing or Readily Available Services

Services	Currently Existing		Readily Available	
	Yes	No	Yes	No
Road Access				
Water Supply				
Sewage Disposal				
Storm Sewers				
Storm water Management				
Hydro				
Telephone				
Natural Gas				
Cable Television				

Proposed Water Supply Method:

Proposed Sewage Disposal Method:

Proposed Storm Drainage Method:

Approximate commencement Date of Proposed Project:

Part 3 Reasons and Comments in Support of the Application
(Attach separate sheet if necessary)

Attachments

The Applicant shall submit the following plans and information at time of application:

- Ten (10) copies of a plan or plans drawn to a minimum of 1:1000 scale clearly indicating:
 - a) The legal description of the parcel or parcels to be subdivided;
 - b) The dimensions of the parcel or parcels to be subdivided with the boundaries outline in red;
 - c) The arrangement of parcels and streets which would be created by the subdivision, including the widths of the proposed streets and the approximate dimensions and area of each proposed parcel complete with lot numbers;
 - d) The relationship of the proposed subdivision to adjacent and existing streets and parcels and the connections of proposed streets thereto;
 - e) The existing and proposed uses of the parcel or parcels to be subdivided;
 - f) Existing building and/or structures located and identified, and illustrating the dimensions and the relationship of same to existing and proposed property lines;
 - g) The approximate location of any building to be demolished upon approval of the subdivision;
 - h) Existing property lines and streets to be eliminated by the proposed subdivision;
 - i) Utility and other existing rights-of-way located and identified, including flood plain areas where applicable;

- j) Existing topography based upon true datum with contour lines at no greater than one meter intervals;
- k) Existing creeks, watercourses, natural drainage channels and other pertinent topographic features, including all large or desirable trees on or near proposed roadways;
- l) The location of all existing roads, pipelines and utilities;
- m) The location of existing septic tank and septic tank drainage fields where applicable;
- n) The location of any wells within 30 meters of the parcel or parcels to be subdivided if the proposed lots are to be served by septic systems;
- o) The location of any existing drainage facilities, such as storm sewers, tile drains or culverts, whether in use or not;
- p) The proposed water and sewer main extensions to service the subdivision;
- q) The proposed road grades where steep and uneven terrain exists; and
- r) A scale, north arrow and any other plan identification that shall be considered relevant.

Note: In some circumstances, where a development proposal is relatively simple, the above requested information may be combined on one plan.

- Proof of Ownership (a title search dated no more than 30 days prior to submission of the application).
- Copies of any previous studies or reports made on the subject property relating to its present condition and suitability for the proposed use/development, e.g. geotechnical reports, site contamination and remediation studies.

5. Application Fee

An application fee of \$50 for each single family residential lot which subdivides an existing single family residential lot, \$100 per parcel for a subdivision creating two lots or \$250 per parcel for subdivisions involving the creation of three or more lots shall accompany the application. The appropriate fee must accompany the application and shall be made payable to the Village of Salmo.

Application

I, _____, am making an application pursuant to the *Land Title Act* and/or the *Condominium Act* for subdivision of the above listed property or properties, To the best of my knowledge, the information in support of this application is accurate and complete.

This application is made with my full knowledge and consent.

Date

Registered Owner's Signature

Where the Applicant is not the Registered Owner, the Application must include either the signature of the Registered Owner or a signed letter of authorization from the Registered Owner.



For Office Use Only

- Application Form duly completed
- Proof of ownership (title search) received
- Attachments received
- Application fee received
- Application signed by Registered Owner or letter of authorization provided

Date

Signature of Official

Comments:

