



# **4D Ranch Land Use Contract Bylaw No. 123, 1977**

**Adopted September 30, 1978**

## **IMPORTANT NOTICE**

**THIS IS AN UNOFFICIAL CONSOLIDATION OF BYLAW NO.123 WHICH HAS BEEN PREPARED FOR CONVENIENCE ONLY.**

Although the Squamish-Lillooet Regional District is careful to assure the accuracy of all information presented in this consolidation, you should confirm all information before making any decisions based on it. Information can be confirmed through the SLRD Planning Department.

SQUAMISH-LILLOOET REGIONAL DISTRICT

BY-LAW NO. 123, 1977

A by-law to amend the Squamish-Lillooet  
Regional District Zoning By-law No. 29  
by the approval of a Land Use Contract.

WHEREAS pursuant to the provisions of Subsection 1 of Section 798A of the Municipal Act, the Regional Board may by by-law enter into a Land Use Contract, containing such terms and conditions for the use and development of the land as may be mutually agreed upon.

AND WHEREAS a Public Hearing as required pursuant to Section 702A has been held;

AND WHEREAS this by-law has been approved by the Minister of Municipal Affairs and Housing;

NOW THEREFORE the Regional Board of the Squamish-Lillooet Regional District in open meeting assembled, enacts as follows:

1. The Squamish-Lillooet Regional District is hereby authorized and empowered to enter into a Land Use Contract with 4-D Ranch Ltd., in accordance with the form of contract designated as Schedule A attached hereto and forming part of this by-law.
2. The Chairman and Secretary-Treasurer of the Squamish-Lillooet Regional District are hereby authorized and empowered to execute the said Land Use Contract with 4-D Ranch Ltd., and to register the said Land Use Contract at the Land Registry Office, and to do all things necessary in relation thereto.
3. This by-law may be cited as "Land Use Contract Authorization By-law No. 123, 1977".

READ A FIRST TIME this 19th day of December, 1977.

READ A SECOND TIME this 19th day of December, 1977.

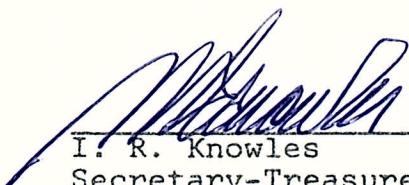
READ A THIRD TIME this 27th day of February, 1978.

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING this 14th day of September, 1978.

APPROVAL NO. 78 870


RECONSIDERED, FINALLY PASSED, AND ADOPTED this 30th day of September, 1978.

  
T. B. M. Fougberg  
Chairman


  
I. R. Knowles  
Secretary-Treasurer

I hereby certify the foregoing to be a true and correct copy of By-law No. 123, 1977 cited as "Land Use Contract Authorization By-law No. 123, 1977" as at third reading.

Dated at Pemberton, B.C. this 6th day of March, 1978.

  
I. R. Knowles  
Secretary-Treasurer

APPROVED pursuant to the provisions of section  
798A of the "Municipal Act" this 14th  
day of April 1978.

  
Minister of Municipal Affairs and Housing  
APPROVAL No. 78 870



500  
This is Schedule "A" to Land Use Contract  
Authorization By-law No. 123, 1977.

THIS AGREEMENT MADE THIS 30<sup>th</sup> DAY OF 12: SEPTEMBER, N 63405 1978.  
78 NOV 1

BETWEEN:

SQUAMISH-LILLOOET REGIONAL DISTRICT, a body  
incorporated by Letters Patent of the Province  
of British Columbia, having its principal  
office at Pemberton in the Province aforesaid.

(hereinafter called the "District")

OF THE FIRST PART

AND:

4-D RANCH LIMITED, of Box 234, Pemberton,  
Province of British Columbia.

(hereinafter called the "Owner")

OF THE SECOND PART

WHEREAS the District, pursuant to Section 702A of the  
Municipal Act, notwithstanding any By-law of the District, or Section  
712 or 713 of the Municipal Act, enter into a Land Use Contract con-  
taining such terms and conditions for the use and development of the  
land as may be agreed upon with the owner, and thereafter the use and  
development of the land shall be in accordance with the Land Use  
Contract;

AND WHEREAS the Owner holds fee simple title on Part A,  
District Lot 173, Plan 1613 except Plan 18218, Lillooet Land District,  
a shown on Site Plan - Schedule "A" which is attached hereto and forms  
part of this contract;

AND WHEREAS pursuant to By-law No. 29 of the District, the  
said lands have been designated a development area;

AND WHEREAS the above described property lies within the  
Agricultural Land Reserve and the Owner and the District wish to  
preserve Farm Land;

AND WHEREAS the Owner wishes to maintain the property as a  
family farm;

AND WHEREAS the Owner has requested permission from the  
District to allow three single family residences and one small sawmill  
and planer mill for his own use and has requested the District to enter  
into this Land Use Contract under the terms and conditions herein set  
forth and the Regional Board has agreed to same;

AND WHEREAS the District and the Owner both acknowledge that  
the Regional Board of the District could not enter into this Land Use  
Contract until the Regional Board has held a Public Hearing thereon in  
accordance with the provisions of Section 702 A of the Municipal Act;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration

of the premises and covenants hereinafter set forth the District and the Owner agree as follows:

1. This Land Use Contract hereby varies the uses permitted in a Rural I Zone of the Squamish-Lillooet Regional District Zoning By-law No. 29, 1972, only by permitting three single family residences, and one small sawmill and planer mill for the Owner's own use on Part A, District Lot 173, Plan 1613 except Plan 18218, Lillooet Land District. In all other respects the provisions of the said Zoning By-law, as amended from time to time, shall apply.
2. This Agreement shall be construed as running with the land and shall be registered in the Offices of the Kamloops Land Registration District by the District pursuant to the provisions of Section 702A of the Municipal Act.
3. The Owner agrees that any further subdivision of the above noted property, or any change or addition to those structures designated in paragraph 1 above will not be carried out without prior written approval of the Regional District Board.
4. The Owner agrees to pay all the ordinary and reasonable legal expenses incurred by the District in connection with the preparation and registration of this Agreement.
5. This Land Use Contract shall enure to the benefit of and be binding upon the parties hereto, their respective successors and assigns, notwithstanding any statute, law or proviso to the contrary.

A Public Hearing with respect to this Agreement was held on the 27th day of February, 1978.

This Agreement was approved by By-law of the Regional Board of the District on the 30<sup>th</sup> day of SEPTEMBER, 1978.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement this 30<sup>th</sup> day of SEPTEMBER, 1978.

THE CORPORATE SEAL of the SQUAMISH-  
LILLOOET REGIONAL DISTRICT was  
hereunto affixed in the presence of:

J.B.M. Fougere  
Chairman

[Signature]  
Secretary-Treasurer

THE CORPORATE SEAL of the 4-D RANCH  
LIMITED was hereunto affixed in the  
presence of:

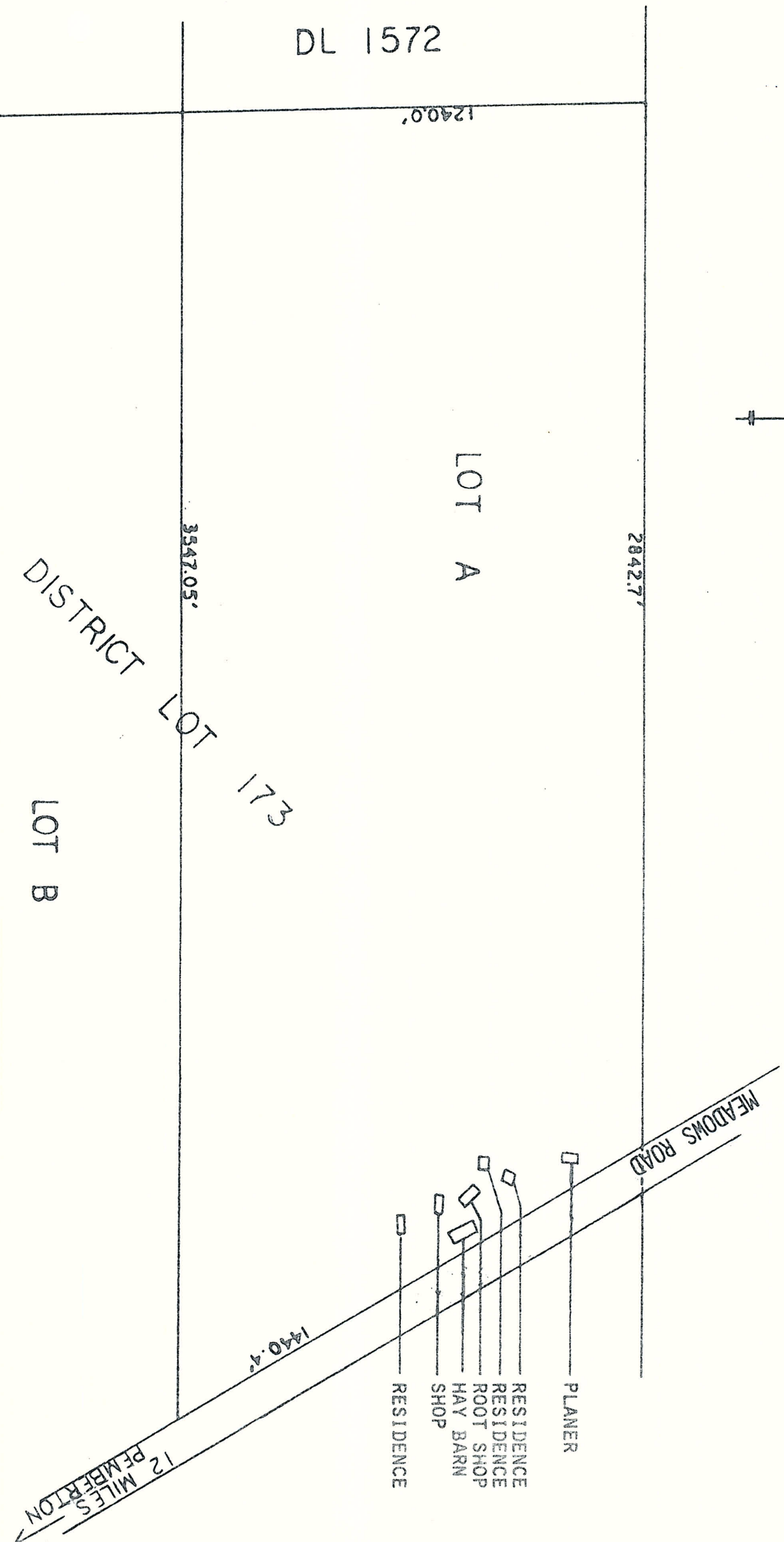
[Signature]  
[Name]

[Signature]  
[Name]



SITE PLAN - SCHEDULE A

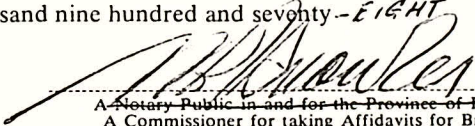
SCALE 1" = 321.5' APPROX.



Acknowledgment of Officer of a Corporation

I HEREBY CERTIFY that, on the 30<sup>th</sup> day of SEPTEMBER, 1978,  
at PEMBERTON, in the Province of British Columbia,  
W.J. MURRAY (whose identity has been proved by the evidence on  
oath of, who is) personally known to me,  
appeared before me and acknowledged to me that he is the PRESIDENT of  
H-D RANCH LIMITED, and that he is the person  
who subscribed his name to the annexed instrument as PRESIDENT of the said  
H-D RANCH LIMITED and affixed the seal of the  
SAID H-D RANCH LIMITED  
to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal  
to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of  
British Columbia.


IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,  
at WEST VANCOUVER in the Province of  
British Columbia, this 24<sup>th</sup> day of OCTOBER  
one thousand nine hundred and seventy-EIGHT

  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking Affidavits for British Columbia.

Acknowledgment of Officer of a Corporation

I HEREBY CERTIFY that, on the 24<sup>th</sup> day of OCTOBER, 1978,  
at WEST VANCOUVER, in the Province of British Columbia,  
IVAN R. KNOWLES (whose identity has been proved by the evidence on  
oath of, who is) personally known to me,  
appeared before me and acknowledged to me that he is the SECRETARY - TREASURER of  
SQUAMISH-LIKHOOT REGIONAL DISTRICT, and that he is the person  
who subscribed his name to the annexed instrument as SECRETARY - TREASURER of the said  
SQUAMISH-LIKHOOT REGIONAL DISTRICT and affixed the seal of the  
to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal  
to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of  
British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,  
at WEST VANCOUVER in the Province of  
British Columbia, this 24<sup>th</sup> day of OCTOBER  
one thousand nine hundred and seventy-EIGHT

  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking Affidavits for British Columbia.

Dated: \_\_\_\_\_, 1978.

BETWEEN:

SQUAMISH-LILLOOET REGIONAL DISTRICT

AND:

4-D RANCH LIMITED

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LAND USE CONTRACT

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Bruce E. Emerson  
Barrister & Solicitor  
217 - 2438 Mariphe Drive  
West Vancouver, B.C.