



THE CORPORATION OF THE VILLAGE OF FRUITVALE BYLAW 895, 2018

A Bylaw to Amend the Village of Fruitvale
Subdivision and Development Servicing Bylaw 561, 1979

WHEREAS it is deemed expedient and necessary to amend the "Village of Fruitvale Subdivision and Development Servicing Bylaw 561, 1979", (hereinafter referred to as Bylaw 561);

NOW THEREFORE the Council of the Corporation of the Village of Fruitvale, in open meeting assembled, enacts as follows:

1. THAT Section 3.14 of Bylaw 561, be amended as follows:

3.14 Bonding and Development Agreement, or, Restrictive 219 Covenant, Required

All works and services to be constructed and installed to serve any proposed subdivision of any lands shall be constructed and installed as prescribed in Schedules A to H hereto at the expense of the Applicant either prior to, or, after the approval of such subdivision, by the Approving Officer. A plan of subdivision may be finally approved prior to the completion of the construction and installation of the required works and services where the Applicant either:

a) Deposits with the Village of Fruitvale the security as specified in the Standard Development Agreement Document and enters into a form of agreement with the Village as contained in the Standard Development Agreement Document for subdivisions pursuant to the Land title Act of the Province of British Columbia, to do all things required to carry out and construct the necessary works and services within a set timeline not to exceed two years;

OR

b) Registers a Restrictive 219 "No-Build" covenant pursuant to the *Land Title Act* of the Province of British Columbia on the parcel being created through subdivision, obliging the future developer, after approval of subdivision, to install the construction and installation of the required works as prescribed by the Village of Fruitvale's *Subdivision and Development Servicing Bylaw 561 (1979)* (and all other bylaws) prior to any building permit issuance, or, "use" of any type for the site.

2. THAT this Bylaw shall be cited for all purposes as "Village of Fruitvale Subdivision and Development Servicing Bylaw 561, 1979, Amendment Bylaw 895, 2018".

READ a first time this 6th day of November, 2018.

READ a second time this 6th day of November, 2018.

READ a third time this 6th day of November 2018.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 3rd day of December, 2018.

Mayor

Chief Administrative Officer

CERTIFIED a true copy of Bylaw 895 cited as "Village of Fruitvale Subdivision and Development Servicing Bylaw 561, 1979, Amendment Bylaw 895, 2018."

DATED this 3rd day of December, 2018.

Chief Administrative Officer