

SALT SPRING ISLAND IMPROVEMENT DISTRICT

BY-LAW NO. 31

A By-law respecting the installation of Fire Hydrants in bare-land strata subdivision of land in the area comprising the District.

The Trustees of Salt Spring Island Improvement District ENACT AS FOLLOWS:

1. For the purpose of this by-law:
 - (a) "Bare-Land Strata Plan" means a strata plan on which the boundaries of the strata lots are defined on a horizontal plane by reference to survey markers, and not by reference to the floors, walls and ceilings of a building.
 - (b) "Strata Lot" means a lot shown as such in a Bare-Land Strata Plan.
 - (c) "Common Property" means so much of the land and buildings designated on the Bare-Land Strata Plan, or designated by the strata corporation for the use of the strata lot owners.
 - (d) "Strata Corporation" means the corporation created by Section 9 of the Strata Title Act.
 - (e) "Strata Council" means the Council designated or elected pursuant to the By-laws.
 - (f) "Subdivision" means the subdivision of land under the Strata Titles Act by Bare-Land Strata Plan.
2. Every owner of a proposed subdivision shall submit to the Trustees of the District for approval following submission of the same to the Department of Highways for approval of such subdivision plan under the Land Registry Act, the following:
 - (a) The necessary Bare-Land Strata Plan of subdivision of lands, showing each and every lot, including all common property situated therein.
 - (b) A plan of the waterworks system including any and all fire hydrants, sprinklers or swimming pools to be connected to such system within such subdivision.
3. Every owner of a subdivision and every owner of land who subdivides any parcel of land within the District shall install, at his own expense and at no cost to the District and under the supervision of the Trustees of the District, or their representative, all water mains, fire hydrants, and other fittings and appurtenances deemed necessary by the Trustees to provide an adequate supply of water for fire protection use as is necessary for present use, and for the future growth or expansion of said sub-division, and shall pay for all engineering costs.
4. Upon registration of the Bare-Land Strata Plan, and completion of the waterworks system, the Strata Corporation shall be subject to all District by-laws, and shall be responsible for the payment of all tolls, taxes, or other charges levied by the District, and shall operate and maintain the works within the subdivision in a manner satisfactory to the Trustees.
5. Following the election or designation of the Strata Council all terms and conditions set out in Para 4 above shall become the responsibility of the Strata Council.

- 6. To assure adequate maintenance of the distribution mains, fire hydrants, and other fittings, within the subdivision, the Trustees may enter into a legal agreement with the Strata Corporation or Strata Council respecting maintenance and repair of the works therein.
- 7. Every person who disobeys or fails to comply with any provision of this by-law shall be guilty of an offence and liable on summary conviction to a fine not exceeding Two Thousand Dollars (\$2,000.00) or to imprisonment not exceeding thirty days, or to both.
- 8. This by-law may be cited as the "Bare-Land Strata Subdivision Fire Hydrants Regulation By-law".

INTRODUCED and given first reading by the Trustees
 this 12 day of May, 1980.

RECONSIDERED and finally passed by the Trustees
 this 12 day of May, 1980.

R.D. Andrews

 Chairman of the Trustees

[Signature]

 Secretary of the Trustees

I hereby certify under the seal of Salt Spring Island Improvement District that this is a true copy of By-law No. 31 of Salt Spring Island Improvement District, passed by the Trustees on the 12 day of May, 1980.

[Signature]

 Secretary of the Trustees

REGISTERED the day of , 1980.

.....
 Comptroller of Water Rights.

A true copy of By-Law No. 31
 registered in the office of the Inspector
 of Municipalities this 6th day of
 JUNE 1980.

[Signature]
 Assistant Deputy Inspector of Municipalities