

# BILL

No. 73 of 1912.

(Assented to 1912.)

HIS MAJESTY, by and with the advice and consent of the Legislative Assembly of the Province of Alberta, enacts as follows:

1. This Act may be cited as "*The Townsite and Subdivision Act.*"

## INTERPRETATION.

2. In this Act the word—

- (a) "Minister" shall mean Minister of Public Works;
- (b) "Key map" shall mean a map drawn to a stated scale and shall show all of the proposed subdivision and its location relative to the municipality within or nearest to which it is situate; it shall also show distinctly all the corporate limits of the said municipality and circles one-half mile apart of which the main post office in said municipality shall be the centre, and one or more of which circles shall extend beyond and include the proposed subdivision.
- (c) "Municipality" shall mean a city, town or village whether incorporated by special Act of the Province of Alberta or otherwise.

## NO SALES BEFORE REGISTRATION.

3. No lots shall be sold under agreement for sale or otherwise according to any townsite or subdivision plan until after the same has been duly registered in the Land Titles Office in this province for the registration district in which the land shown on said plan is situate.

## SIZE OF LOTS

4. No lot in any townsite or subdivision plan shall have a frontage of less than fifty feet and a depth of less than one hundred and twenty feet:

Provided that, if in the opinion of the minister it is desirable to subdivide any land into lots not of regular or uniform shape said lots may be of any other shape so long as they have an area of not less than 6,000 square feet.

## SALE MAPS.

5. The original of every map or plan used in soliciting sales of any property shown thereon either in a newspaper advertisement or otherwise shall be certified by an Alberta land surveyor and shall include a "key map"; it shall also show sufficient topography to clearly indicate the nature of the ground and all hills, ravines, water-courses and sloughs; before any sales are made therefrom, said original shall be filed with the minister, and every map used in soliciting sales of said property shall be an exact and true copy of the said original.

## NEW TOWN SITES.

6. No plan of subdivision of a proposed new townsite shall include a subdivided area of more than eighty acres.

7. No plan of subdivision of any proposed addition to a townsite shall be registered until at least one hundred people are resident upon the said townsite.

8. No plan of subdivision of a proposed new townsite on any existing or proposed line of railway shall be registered until the siding which is to serve the said new townsite has been definitely fixed, and approved by the minister.

9. No plan of subdivision of a proposed new townsite not on any existing or proposed line of railway shall be registered until sufficient evidence is submitted to satisfy the minister that the proposed subdivision is in the public interest.

## SUBDIVISIONS WITHIN OR NEAR EXISTING MUNICIPALITIES.

10. No plan of proposed subdivision purporting to be an addition, annex or suburb of a village or town shall be registered until all the land contained in the proposed subdivision is included within the limits of said village or town.

11. No plan of proposed subdivision purporting to be an addition, annex or suburb of any city of 20,000 inhabitants or under shall be registered unless all the land contained in the proposed subdivision lies within one mile of the corporate limits of the said city.

12. No plan of proposed subdivision purporting to be an addition, annex or suburb of a city of more than 20,000 inhabitants shall be registered unless all the land contained in the proposed subdivision lies within two miles of the corporate limits of said city.

13. When the land shown in the plan of a proposed subdivision is situate within the limits of any municipality or within two miles thereof the minister may require a report from the council of the municipality setting forth whether or not in its opinion the placing of the proposed subdivision on the market for sale is in the public interest.

14. Nothing in Sections 10 to 13 hereof shall apply to subdivisions into lots or blocks of an area of five acres or more each.

## GENERAL PROVISIONS.

15. Every plan of subdivision shall show a reservation for a park and recreation grounds of an area equal to at least five per cent. of the total area subdivided;

Provided that the minister may approve of plans without such reservation where the total area subdivided is less than ten acres; upon registration of any plan showing any such reservation the reserved area shall vest in His Majesty for the use of the Province.

16. No plan of any townsite or subdivision of any land shall be registered until the minister has certified thereon that all the provisions of this Act and of any other Act or regulations with reference to registration of plans have been complied with.

17. Should any of the provisions of any other Act or of any regulations heretofore passed or made conflict with or be repugnant to any of the provisions of this Act then in every such case this Act shall prevail.

PENALTIES.

18. Any person who sells any lots contrary to the provisions of section 3 of this Act shall be liable on summary conviction before two justices of the peace to a fine of not less than \$25 nor more than \$100 and costs for every lot so sold, and all such sales shall be absolutely null and void at the option of the purchaser.

19. Any person who uses a map or plan not in accordance with the provisions of section 5 of this Act shall be liable on summary conviction before two justices of the peace to a fine of not less than \$500 nor more than \$1,000 and costs or to imprisonment for a term not exceeding six months, or both and such penalty shall be without prejudice to any action which may be taken against him by any individual for misrepresentation or fraud, and all sales so made shall be declared absolutely null and void at the option of the purchaser.

No. 73

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THIRD SESSION

2 GEORGE V

1912

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**BALL**

~~An Act to regulate the Survey, Registration and Sale of Townsite and Subdivision Properties~~

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Received and read the

First time .....

Second time .....

Third time .....

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EDMONTON:  
JAMES E. RICHARDS, Government Printer  
A.D. 1912