



CHAPTER 57.

An Act to perpetuate certain Building Restrictions in certain Portions of District Lot 550, in the City of North Vancouver, which front on Grand Boulevard in said City.

[Assented to 14th March, 1928.]

WHEREAS the lands hereinafter mentioned have been sold to individual purchasers, subject, inter alia, to the conditions that:— Preamble

- (a.) Prior to the thirty-first day of December, 1928, no house or building would be erected or placed on any of the said lots nearer to the said Grand Boulevard than thirty feet on the west side and twenty-five feet on the east side thereof;
- (b.) Prior to the thirty-first day of December, 1928, no house or building other than a private residence of a minimum cost of four thousand dollars would be erected, placed, used, or occupied on any one lot as appearing on the plan registered by the grantor:
- (c.) Prior to the said thirty-first day of December, 1928, no such private residence would be erected, placed, used, or occupied so as to form two or more separate residences:
- (d.) Prior to the said thirty-first day of December, 1928, the purchaser of any two of said lots, forming a double corner and erecting one residence on such two lots facing on the said Grand Boulevard, would be entitled to erect a second such residence on the rear of such double corner and facing on the side street, provided that any purchaser erecting, placing, using, or occupying any such private residence on any lot or double corner as aforesaid might in the rear of such residence erect a stable, garage, greenhouse, or other

outbuilding for the sole use or enjoyment of the owner of said private residence:

- (c.) No fence or hedge over four feet in height would be planted on or permitted to grow on any of said lots within thirty feet from said Grand Boulevard, and no such fence or hedge should be permitted which was unbecoming or unsightly:

And whereas a petition has been presented by certain owners of the said lands praying that the aforesaid conditions be made to apply to the said lands until the thirty-first day of December, 1948:

And whereas it is expedient to grant the prayer of the said petition:

Therefore, His Majesty, by and with the advice and consent of the Legislative Assembly of the Province of British Columbia, enacts as follows:—

Short title.

1. This Act may be cited as the "City of North Vancouver Grand Boulevard Restriction Act, 1928."

Restrictions

2. Until the thirty-first day of December, 1948, the following conditions and restrictions shall apply to the lands hereinafter described, such lands being situate within the Municipality of the City of North Vancouver:—

- (a.) No house or building shall be erected or placed on any of the said lots nearer to the said Grand Boulevard than thirty feet on the west side and twenty-five feet on the east side thereof:
- (b.) No house or building other than a private residence of a minimum cost of four thousand dollars shall be erected, placed, used, or occupied on any one lot:
- (c.) No such private residence shall be erected, placed, used, or occupied so as to form two or more separate residences:
- (d.) The purchaser of any two of said lots, forming a double corner, and erecting one residence on such two lots facing on the said Grand Boulevard, shall be entitled to erect a second such residence on the rear of such double corner and facing on the side street, provided that any purchaser erecting, placing, using, or occupying any such private residence on any lot or double corner as aforesaid may in the rear of each such residence erect a stable, garage, greenhouse, or other outbuilding for the sole use or enjoyment of the owner or tenant of said private residence:
- (e.) No fence over four feet in height shall be constructed and no hedge over four feet in height shall be planted or permitted to grow on any of said lots within thirty feet from said Grand Boulevard, and no such fence or hedge shall be permitted which is unbecoming or unsightly.

3. The lands to which this Act shall apply are described as follows: Lots One to Six, both inclusive, in each of the blocks numbered 13, 13A, 36, 36A, 55, 56, 79, 80, 92, 93, 102, and 103, respectively; Lots Eight to Thirteen, both inclusive, in each of the blocks numbered 14A, 35, 35A, 78, 81, 91, 94, 101, and 104, respectively; and Lots Eight to Twelve in block numbered 14; all of which lots and blocks are in District Lot 550, Group 1, New Westminster District, according to plans deposited in the Land Registry Office at Vancouver and numbered 1646, 1647, 1904, and 2642

4. Any violation or attempted violation of the provisions of this Act shall be deemed a nuisance, and any resident or residents within the area mentioned in section 3 hereof may, in his or their own name or names, and without making the Attorney-General a party, take such action, by injunction or otherwise, as they may be advised, to restrain any such violation or attempted violation.

VICTORIA, B.C.

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