

The following covenants were registered in 2008 before the adoption of the OCP amendment and zoning bylaws for the Paldi lands.

1. Covenant FB226519 (CVRD Parks and Trails - charges all parcels)

Section Number	Obligation	Timing	Notes
3	Dedication to the CVRD of all areas shown as "Park", "Green Space", "Riparian Protection Zone" and "Community Amenity Site" on the PRA Plan, and all "Non-Roadside Trail" areas shown on the Trail and Sidewalk Plan	Concurrently with the subdivision of any part of the lands containing such areas	In 2019 Elk Ridge requested that the area to be dedicated as Riparian Protection Zone is capped at 7% of the lands/15 hectares, rather than being subject to the more expansive provisions of section 23 – which provide that the dedicated land would include all lands within 30 meters of the highwater mark of any watercourse; but have not submitted a covenant amendment request.
6	Transfer of Sikh Temple and Cemetery to charity/non-profit	Concurrently with subdivision of the Phase or Phases containing the Temple or Cemetery	
8 – 26, 18 - 20	Construction of park and trail developments/improvements	Prior to subdivision and transfer to the CVRD of any required "Park", "Green Space", or "Community Amenity Site"	Improvements required under the covenant for a "Park", and "Community Amenity Site" and "Non-Roadside Trail" must be completed before subdivision and transfer of the area to the CVRD - but see section 28 (security) under which subdivision may proceed in advance of construction with CVRD consent, upon provision of sufficient security The covenant contains detailed requirements for submission of park site plans, and details of the amenities and improvements to be constructed
17	\$25,000.00 contribution to development of Neighbourhood Park E	To be paid prior to any subdivision of the Lands	See comments below
21	Roadside sidewalks	Sidewalks to be designed and constructed prior to the subdivision of the Phase being subdivided	Covenant requires a minimum 3 kilometers of roadside sidewalks, as shown on Schedule "D" May be constructed in phases if lands are subdivided in phases MOTI approval required
22	Non-roadside trail corridors	Prior to subdivision of a Phase	Owner must obtain CVRD approval of the proposed layout of non-roadside trails within each Phase, and must develop and

			construct the trails to CVRD Standards and Specifications, before subdivision of that Phase
23 - 25	Riparian Protection Zone	Concurrently with subdivision of a Phase	<p>Minimum 7% area (15 hectares) to be transferred to the CVRD as Riparian Protection Zone</p> <p>Riparian Protection Zones are generally as shown on the PRA plan, and for certainty includes all lands within 30 meters of the highwater mark of any defined watercourse</p> <p>Riparian Protection Zones to also include the First Nation Cultural Site</p>
26 - 27	Community Amenity Site	<p>Transfer of land for the Community Amenity Site is to occur concurrently with the subdivision of the Phase containing the Community Amenity Site</p> <p>Installation of services to the Community Amenity Site to be completed before 50% of the Lands have been subdivided</p>	<p>Prior to subdivision, owner must obtain CVRD approval of proposed layout of the Community Amenity Site</p> <p>Services to the Community Amenity Site to be installed before 50% of the Lands have been subdivided</p> <p>CVRD may require security in lieu of actual installation</p>
28	Security		CVRD may accept security in lieu of completion of park improvements prior to subdivision of a Phase

2. Covenant FB226521 (Fire Protection - charges all parcels)

Section Number	Obligation	Timing	Notes
3	Completion of Fire Protection Review	Prior to any subdivision of the lands	Staff will coordinate the fire service review, at owners' sole cost. Draft terms of reference have been developed with a consultant.
6, 7, 8	Fire Protection Infrastructure	Prior to any construction on or development of the lands	<p>Owners to provide all infrastructure and improvements as recommended under the fire protection review</p> <p>May be provided in phases with approval of CVRD</p> <p>May include requirements for dedication of land for a fire hall, construction of a new fire hall, one or more fire trucks and fire-fighting/communication equipment</p>

9, 10, 11	Security		<p>No subdivision of the Lands until the Owners have provided a letter of credit in the amount of 120% of the estimated cost of providing the required fire protection infrastructure</p> <p>Alternatively, if the CVRD has approved the provision of that infrastructure in phases, owner may provide a LOC equal to 120% of the estimated cost of the required fire protection infrastructure for that phase</p>
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3. Covenant FB226523 (LEED ND - charges all parcels)

Section Number	Obligation	Timing	Comments
2	Must incorporate amenities/features in the Development required for LEED ND certification		
3	Report of LEED Professional	To be submitted prior to any subdivision or development	Report to outline in detail the amenities and features of the Development capable of earning points under LEED ND
4	Lands to be developed in accordance with LEED Professional's report, as approved in writing by CVRD		