

BACKGROUND TABLE

PIDs	Village: 002-488-795, 002-491-281, 002-491-168, 013-819-071, 002-491-125 Elk Ridge: 003-727-394 Mayo: 025-771-663
CVRD Covenants on Title:	FB219845 (Servicing) FB226521 (Fire Protection) FB226519 (Parks & Trails) FB226523 (LEED)
Size of Existing Parcel(s):	160.5 ha
Existing Use of Parcel(s):	various
Natural Hazards:	
Archaeological Site:	
Environmentally Sensitive Areas:	
Agricultural Land Reserve (ALR):	No
Land Use Designation:	Regional: Residential Local Area Plan: Paldi Comprehensive Development 2.9.12 Paldi Comprehensive Development Objectives 1. Redevelop the Paldi Village area as a functioning walkable village. 2. Protect the cultural heritage resources on the Paldi site. 3. Protect the Paldi Sikh Temple and cemetery for the benefit of the community. 4. Ensure that there are opportunities for Cowichan Valley Trail users to access Paldi's commercial areas.
Containment Boundary:	
Development Permit Areas (DPA's):	
Zoning:	CD-1 Paldi Comprehensive Development
Fire Service:	Sahtlam
Existing Water Service:	n/a
Existing Sewerage Service:	n/a
Existing Drainage Service:	n/a
Proposed Designation	MOCP Proposed Designation is Village Core
Proposed Zoning	CD-1
Proposed Water Service	Potential future service area (see conditions on p. 2)
Proposed Sewer Service	Potential future service area (see conditions on p. 2)
Proposed Drainage Service	Potential future service area (see conditions on p. 2)

July 2023 Board Conditions to be met Prior to Consideration of Bylaws to Establish the Paldi Water, Sewer, Drainage and Street Lighting Service Areas

- A. All sewage disposal and water supply capacities must be confirmed by the developer to the satisfaction of the CVRD.
- B. The sewage and water systems' preliminary concepts, detailed design and installation must be submitted by the developer and approved by Utilities Staff to ensure compliance with CVRD engineering standards and applicable bylaws.
- C. The water supply source must have adequate capacity and receive approval from Island Health, and a groundwater license must be obtained under the Water Sustainability Act.
- D. The developer must have a qualified professional prepare and submit the Registration of Discharge form, Operational Plan and Environmental Impact Study, and all other necessary documentation for registration under the Municipal Wastewater Regulation (MWR), to the Ministry of Environment for the sewage disposal system.
- E. A Utility Transfer Agreement be executed between the owner/developer and the CVRD that includes the following:
 - a. The developer is required to provide all water, sewer, drainage and streetlighting infrastructure; including water treatment, storage, distribution, and meters; for sewer collection, treatment and disposal; including backup generators and tie-in to CVRD's SCADA system to enable continuous monitoring.
 - b. All lands on which infrastructure works are located be transferred to the CVRD; except where not practical, in which case will be placed within registered Statutory Right-of-Ways using the CVRD standard charge terms.
 - c. A minimum of 30-year crown leases be obtained for any infrastructure located on crown lands.
 - d. The developers provide suitable reserve funds to start of the sewer and water functions.
 - e. The developer provides an asset registry and a two-year warranty, backed by 10% bonding on the completed sewer and water systems.
 - f. The developer shall pay all costed associated with monitoring and sampling requirements for the sewer system for the initial intensive monitoring period, over and above regulatory monitoring.
 - g. The developer shall pay all costed associated with monitoring and sampling requirements for the water system for the initial intensive monitoring period, over and above regulatory monitoring, including impact of the extraction on the aquifer.