



# Appendix C

## Phased Development Agreement Summary Chart

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### Fairwinds Lakes District Regional Park Management Plan (April 30, 2015 DRAFT)

The following table is a summary of Regional Park related implementation requirements extracted from the Phased Development Agreement and discussed in sections of 3.4.1-3.4.5 of the Management Plan.

	Implementation Requirement	Timeframe	Trigger	Responsible	PDA Section
1	Transfer / dedication of the Notch Summit.	Concurrent with registration of first subdivision in Lakes District	Subdivision	Developer	C.1.1.5; C.1.3.7
2	Grant 1.75 m wide statutory ROW for public access over Notch Trail (Temporary); to be released upon construction of Notch Trail (Permanent) and establishment of applicable statutory ROW.	Concurrent with transfer of Notch Summit	Subdivision	Developer	C.1.5.11
3	Transfer / dedication of park land, excluding Notch Park Lands subject to Option to Purchase.	Concurrent with registration of first subdivision in each sub-phase in Lakes District	Subdivision	Developer	C.1.2.6
4	Complete park and trail improvements within park land to be transferred / dedicated to RDN. Provide security for 125% of cost of construction / materials and not less than \$200,000 per acre of community park land.	Not more than 12 months after transfer of dedication (see conditions in PDA for delays); owner must not apply for subdivision in Phases 2, 3, 4 until improvements within preceding phase are complete / security is provided	Subdivision	Developer	C.2.1.a.14; B.1.2; C.2.5.22
5	Construct Notch Trail (Temporary) with security provided.	Not more than 12 months after granting statutory right-of-way for Notch Trail (Temporary)	Registration of statutory ROW	Developer	C.2.1.a.15; C.2.5.22
6	Construct fence along private property adjacent to public trail and grant section 219 Covenant to ensure the fence is maintained. Security to be provided.	Concurrent with subdivision approval where trail intersects road	Subdivision	Developer	C.2.1.b.16; C.2.5.22
7	Construct a boat access dock, accessible to the public, near the Lake House.	Not more than 12 months after first subdivision in the sub-phase of Lakes District that is closest to the dock location	Subdivision	Developer	C.5.4.1
8	Grant the Notch Option to Purchase (5 year term) and register section 219 Covenant prohibiting construction on Notch Option to Purchase Lands [No-build covenant has been registered]	Concurrent with first subdivision in Lakes District	Subdivision	Developer	C.4.36.a; C.4.37.b; C.4.39

	<b>Implementation Requirement</b>	<b>Timeframe</b>	<b>Trigger</b>	<b>Responsible</b>	<b>PDA Section</b>
9	Grant the Lookout Option to Purchase (3 year term) and register section 219 Covenant prohibiting construction on Lookout Option to Purchase Lands.	Concurrent with first subdivision in Phase 1e of Lakes District	Subdivision	Developer	C.4.36.b; C.4.37.b; C.4.39
10	Grant a license to developer for access to park to complete park and infrastructure improvements.	Concurrent with subdivision	Subdivision	RDN	C.1.4.8
11	Grant easement over Enos Lake to Fairwinds to operate / maintain irrigation system for Fairwinds Golf Course.	Concurrent with transfer of title to the RDN of the Enos Lake Bed through subdivision	Subdivision	RDN	C.1.4.9
12	Grant license to developer to operate / maintain dock improvements with public access near the Lake House.	Concurrent with transfer of title to the RDN of the Enos Lake Bed through subdivision	Subdivision	RDN	C.1.4.10
13	Conduct preliminary field study to determine if any areas of potential risk require an Archaeological Impact Assessment.	Prior to submitting an application for the first subdivision in Lakes District; if an AIA is required, this must be submitted to Province concurrent with the subdivision application submission	Subdivision	Developer	D.1.1.44.a D.1.1.44.b
14	Submit a pre-construction Riparian Areas Assessment, if required under RAR, including an arborist assessment and recommendations to protect the SPEA.	As part of each subdivision application for land that contains a lake, pond or creek	Subdivision	Developer	D.1.1.44.c
15	Submit to the Approving Officer a Construction Environmental Management Plan (CEMP) per PDA criteria.	As part of each subdivision application in Lakes District	Subdivision	Developer	D.1.1.44.d
16	Submit a Construction Covenant to ensure compliance with CEMP and related items per PDA.	As part of each subdivision application in Lakes District	Subdivision	Developer	D.1.2.45
17	Potentially reduce the park area transfer / dedication in a sub-phase by the amount of increase in road right-of-way per PDA.	Concurrent with subdivision	Subdivision	Developer	D.3.48.b
18	Submit an environmental education initiative and home owner's manual to promote conservation of locally sensitive areas / features per PDA criteria.	Concurrent with registration of first subdivision in Lakes District	Subdivision	Developer	D.3.50.a D.3.50.b