The following language is being proposed by MIHS to be included in the Section 219 covenant, related to water, septic, and environmental considerations.

Lot 3 Water Supply

1. No building or structure shall be constructed or developed on Lot 3 until the Owner of Lot 3 has submitted to the Local Trust Committee and received the Local Trust Committee's approval of, a design for a water treatment system (the "**Water Treatment System Design**") for Lot 3, such approval not to be unreasonably withheld.

2. The Water Treatment System Design shall be prepared by a Water Specialist and shall include recommendations for ongoing maintenance to ensure the system continues to function as designed and recommendations to ensure domestic water is potable and sufficient for residential uses on Lot 3.

3. Lot 3 may not be used or occupied for residential purposes, nor shall the Owner of Lot 3 request an occupancy permit for any building on Lot 3, until the Owner of Lot 3 has installed a water treatment system in accordance with the Water Treatment System Design and provided to the Local Trust Committee written confirmation from a Water Specialist that the water treatment system is operating as designed, and in particular, is capable of delivering sufficient potable water for residential uses on Lot 3.

4. The Owner of Lot 3 shall maintain a water treatment system in accordance with the Water Treatment System Design and any manufacturer's instructions, as may be amended from time to time and when the water treatment system reaches the end of its life, the Owner of Lot 3 shall replace the water treatment system in accordance with the recommendations of a Water Specialist.

5. The Owner of Lot 3 shall ensure that any replacement water treatment system is capable of delivering sufficient potable water for residential uses on Lot 3 and shall maintain any replacement water treatment system in accordance with the recommendations of a Water Specialist, at the time of replacement, and any manufacturer's instructions, as may be amended from time to time.

6. The Owner of Lot 3 shall, within 30 days of receiving a written request from the Local Trust Committee, provide written confirmation from a Water Specialist that the water treatment system has been properly maintained and is functioning as designed and intended. The Local Trust Committee may make a written request not more than once every calendar year.

Lot 3 Septic

Commented [MC1]: Septic language expanded to address Trustee Maude's concerns.

7. No building or structure shall be constructed on Lot 3 until the Owner of Lot 3 has had a design for a septic system prepared by a Septic Specialist that shall include recommendations for ongoing maintenance to ensure the system continues to function and to ensure the system is sufficient for residential uses on Lot 3 (the "Septic System Design").

8. The Owner of Lot 3 shall maintain a septic system in accordance with the Septic System Design and any manufacturer's instructions, as may be amended from time to time and when the septic system reaches the end of its life, the Owner of Lot 3 shall replace the septic system in accordance with the recommendations of a Septic Specialist.

9. The Owner of Lot 3 shall ensure that any replacement septic system is sufficient for residential uses

on Lot 3 and shall maintain any replacement septic system in accordance with the recommendations of a Septic Specialist, at the time of replacement, and any manufacturer's instructions, as may be amended from time to time.

10. The Owner of Lot 3 shall, within 30 days of receiving a written request from the Local Trust Committee, provide written confirmation from a Septic Specialist that the septic system has been properly maintained and is functioning as designed and intended. The Local Trust Committee may make a written request not more than once every calendar year.

Remediation and preservation of Lot 2 and 3

11. No building, land alteration, construction or development is permitted on Lot 2 or Lot 3 except in accordance with the recommendations contained in the Ecological Assessment Report and the Wetland Restoration Report as applicable and set out in Schedule B.

12. Neither of Lot 2 or Lot 3 may be used or occupied for residential purposes until:

    (a) the Local Trust Committee has received written confirmation from a suitably qualified professional that the recommendations from the Ecological Assessment Report and the Wetland Restoration Report, as set out in section 16, have been adhered to and implemented where applicable.

13. No buildings shall be constructed or developed on Lot 3, except in the areas of Lot 3 where buildings are shown on the Subdivision Plan, subject to such further alterations that are:
    (a) minor in nature and reasonably contemplated by or aligned with the buildings shown on the Subdivision Plan, and any existing permits or approvals for the buildings; or
    (b) authorized by the Local Trust Committee.

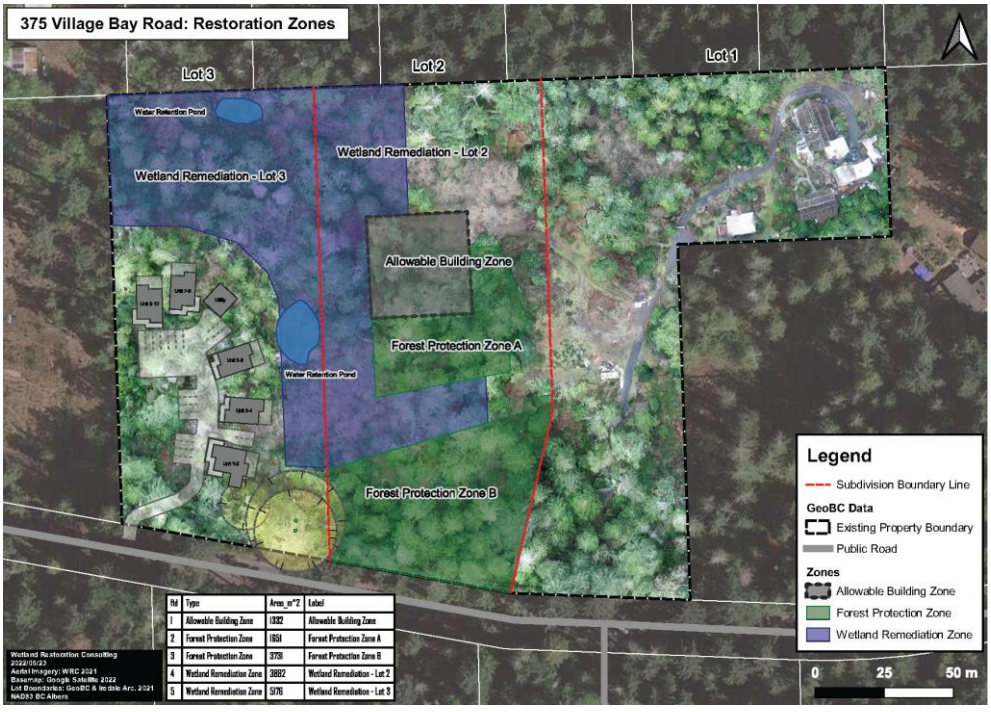
Lot 2 Construction

14. No building or structure shall be constructed, placed or located on Lot 2 except within the area of Lot 2 shown as "Building Zone" on the Subdivision Plan.

SCHEDULE A
SUBDIVISION PLAN

(this schedule to be finalized prior to execution)

Commented [EG2]: Note this site plan is outdated (and will be updated when possible), and driveway has been adjusted based on comments from public/LTC/APC.



Id	Type	Area_m^2	Label
1	Allowable Building Zone	1332	Allowable Building Zone
2	Forest Protection Zone	1651	Forest Protection Zone A
3	Forest Protection Zone	3731	Forest Protection Zone B
4	Wetland Remediation Zone	3892	Wetland Remediation - Lot 2
5	Wetland Remediation Zone	5776	Wetland Remediation - Lot 3

SCHEDULE B
RECOMMENDATIONS FOR THE
REMEDIATION AND PRESERVATION OF LOT 2 AND 3

1. **Ecological Assessment Report**

a) Reduce fragmentation of the forest by keeping the development compact and minimizing the footprint of structures and services. For example, bury power and communications lines under access driveway.

b) Retain, and establish a Tree Protection Zone, around remaining old veteran trees on the property. To give a sense of a standard calculation of the Critical Rooting Zone or Tree Protection Zone, this report has created a Tree Protection Zone based on the trunk diameter method with every 1cm of tree diameter (at breast height) equaling 12cm of Protection Zone radius.

c) Retain large diameter wildlife trees (dead standing trees).

d) Recommend consulting with a certified arborist to:

(i) to determine the health the veteran trees, assess the impacts from the proposed development and provide recommendations for tree protection and establishing a critical rooting zone.

(ii) to determine safety considerations and setback requirements around these trees.

(iii) If necessary, top wildlife tree to reduce setback rather than remove completely.

e) Minimize the encroachment of the development footprint into moist/wet ecosystems.

f) Minimize disturbance to Douglas-fir / dull Oregon-grape Provincially red-listed ecological community within mapped Ecological Community 1-1. A large portion of this overlaps with recommended Tree Protection / Critical Rooting Zone in 2b).

g) Focus development in and around areas where soils are already heavily disturbed and compacted as much as possible.

h) Minimize area of impervious surfaces and area of soil compaction including during the construction phase and post-construction ongoing use.

i) Recommend consultation with professional hydrologist to determine direct impacts to hydrology from development and to prescribe measures required to mitigate on-site and downslope impacts. Potential measures might include:

j) Installation of bioswales, creation of rainwater gardens, constructed wetlands or retention ponds to promote infiltration of surface water and any diverted water into the ground.

k) Installation of rainwater catchment and storage systems to reduce roof runoff and reduce pressure on groundwater resources.

l) Retain as much forest structure and natural vegetation cover as possible.

m) Minimize impacts to vegetation during the construction process, and immediately revegetate/restore any areas where temporary damage is necessary for construction purposes.

n) Retain large diameter coarse woody debris within undeveloped areas of the property to provide critical wildlife habitat.

o) Restore areas outside of the development footprint where soils have been previously compacted (skid roads, logging landing sites) through 'rough and loose' treatment.

p) Incorporate 'wildlife zones' into the design where no ongoing use occurs. Restoration and wildlife enhancement measures should be focused in these areas.

q) Monitor, evaluate and if necessary employ further mitigation measures during all phases of the development and construction process.

2. Wetland Restoration Report

a) Remove compaction & roads
Old logging roads that are no longer needed may be restored to a forested wetland by removing the compaction through a technique known as rough and loose or "fluffing up" the soil from the road surface. Removing compaction will allow moisture from rain and snowmelt to penetrate the soil, reducing the risk of erosion. Loosening the soil also makes it easier for tree and plant roots to penetrate, increasing the rate and size of vegetation that may grow on the site.

b) Restore micro-topography
The smooth surfaces of roads, former pasture, old landings and other disturbed areas have reduced the variety of microsites available for different species of vegetation. As compaction is removed, the soil will be left in naturally appearing, undulating mounds and ridges to restore habitat diversity.

c) Remove Ditches
Ditch removal requires cleaning vegetation, roots and organic matter from the ditch and packing it with soil of a similar texture and level of compaction. A large volume of soil is required to fill ditches. Combining ditch removal with wetland construction makes sense. The soil removed from the wetland basins can be used to fill the ditches.

d) Build Wetland Ponds
Two sites are identified on the Subdivision Plan where small open water ponds 23 m x 16 m (Pond #1) and 9m x 17m (Pond #2) could be built

e) Add Coarse Woody Debris
Wetland restoration is an opportunity to re-purpose woody debris from site clearing to a necessary material for site restoration. Larger pieces of wood and smaller branches may be used in pond construction to provide habitat and incorporated into the former road surfaces when compaction is removed.

f) Prioritize Forested Wetland Restoration

g) The wetland restoration shall be supervised by a qualified professional.