

M Section 219 Covenant Master Requirement ENV 112



Purpose

To ensure that areas of a particular property retain certain environmental characteristics in perpetuity. Environmental Protection covenants may make specific reference to features such as trees, watercourses or other geological or geographical features and prohibit their alteration without written consent from the District.

Background

In order to fulfill the District adopted mandate of preserving the forested character of the District of North Vancouver, covenants are used as a tool to ensure greater protection of lands with environmental value. Covenants of this type are most often associated with subdivisions and large scale development projects such as multi-family sites.

Covenants are attached to property records through the Land Title Act and appear on title. Covenants stay attached to the title and are not discharged when property sale takes place. They can only be discharged when the named trustee in the Covenant document agrees to discharge in writing.

Requirements

- Content:** The covenant must include a written description of the lands to be covenanted including any prohibition items such as tree cutting, construction or deposit of soil, or statements as to the intention of the covenant. The covenant boundaries will also be depicted in a legal survey plan that forms part of the covenant document.
- Timing:** On properties or projects requiring an environmental protection covenant the District will require proof that the covenant has been registered with the Land Title Office. This is accomplished by obtaining a proof of registration document from the Land Title Office.
- Owner:** The legal property owner is responsible for obtaining all required surveys, legal fees, and preparation of covenant documents for the District's review and acceptance.

Related Requirements/Documents/Forms

Form: Covenant Template eDocs #172689

Contacts

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