

# Restrictive Covenant Information Session

Willow Park Maple Ridge Community Association

Friday November 22 - 6:30 PM

Saturday November 23 - 1:00 PM

# What is a Restrictive Covenant?

- An agreement, registered on title, between landowners in which one party “restricts” the use of its land for the benefit of the other participating landowners.
- Traditionally, restrictions have been:
  - No Subdivision
  - Single Detached Dwelling
- Purpose is to maintain character and value of a neighborhood and provide certainty of development evolution.
- Enforced between the parties to the RC and courts.

# Objective of Community Support for RC's

- In response to the City of Calgary's decision to abandon Local Area Planning (LAP) in favor of R-CG – Residential Contextual Grade Oriented blanket zoning, a restrictive covenant is a tool to help preserve the original design and intent of a community.
- Primary purpose would be to foster a developer “no – go” zone.
  - The idea is that if enough residents adopt a restrictive covenant, developers will choose a different location to build density beyond the original intent of the community.
- Strength in numbers – to have the most effect in a community, buy-in from your neighbors and their neighbors is required.

# Calgary Communities Pursuing RC's include...

- Chinook Park, Kelvin Grove, Eagle Ridge (CKE)
- Mayfair-Bel-Aire
- Varsity Estates
- Rideau-Roxboro
- Lake Bonavista

# Details of the Restrictive Covenant

- \$500 to add a restrictive covenant to your property.
- 50% of this is for the legal fees associated with amending title
- 50% goes to a “defense fund” to aid with enforcing the RC.
- Defense funds to be held in trust and managed by non-profit society in your community.
- Term – 75 years

# Community Support – How can you help?

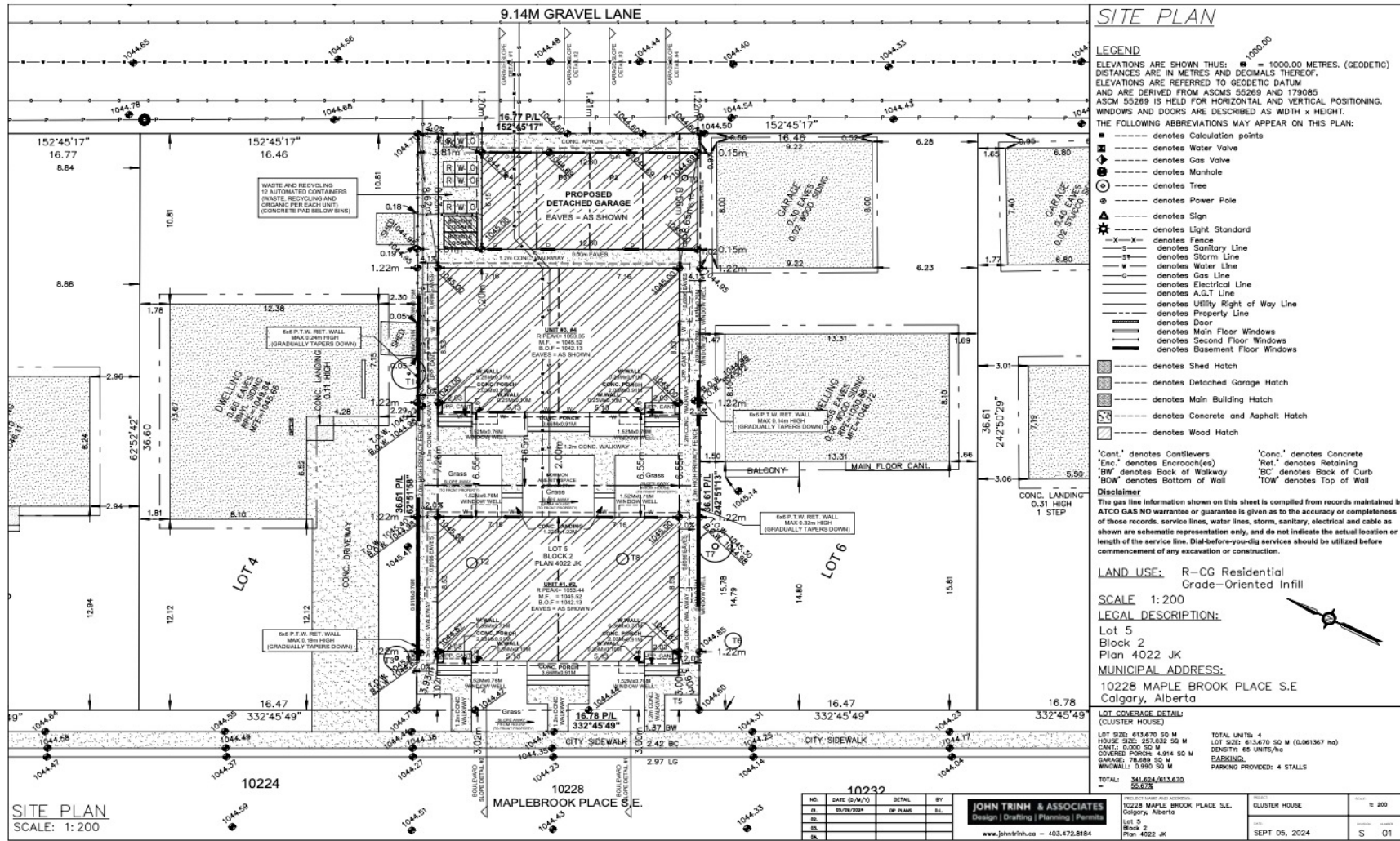
## CALL TO ACTION

- Block Captains. Speaking to your neighbors. WP/MR has approximately 3,025 homes and 100 + streets.
- Volunteers – retired folks.
- Word of mouth, social media, multiplex examples
- Lawn Signs – “We have a Restrictive Covenant”
- Register with our volunteers – email and phone number

# Common Questions and Lessons' Learned

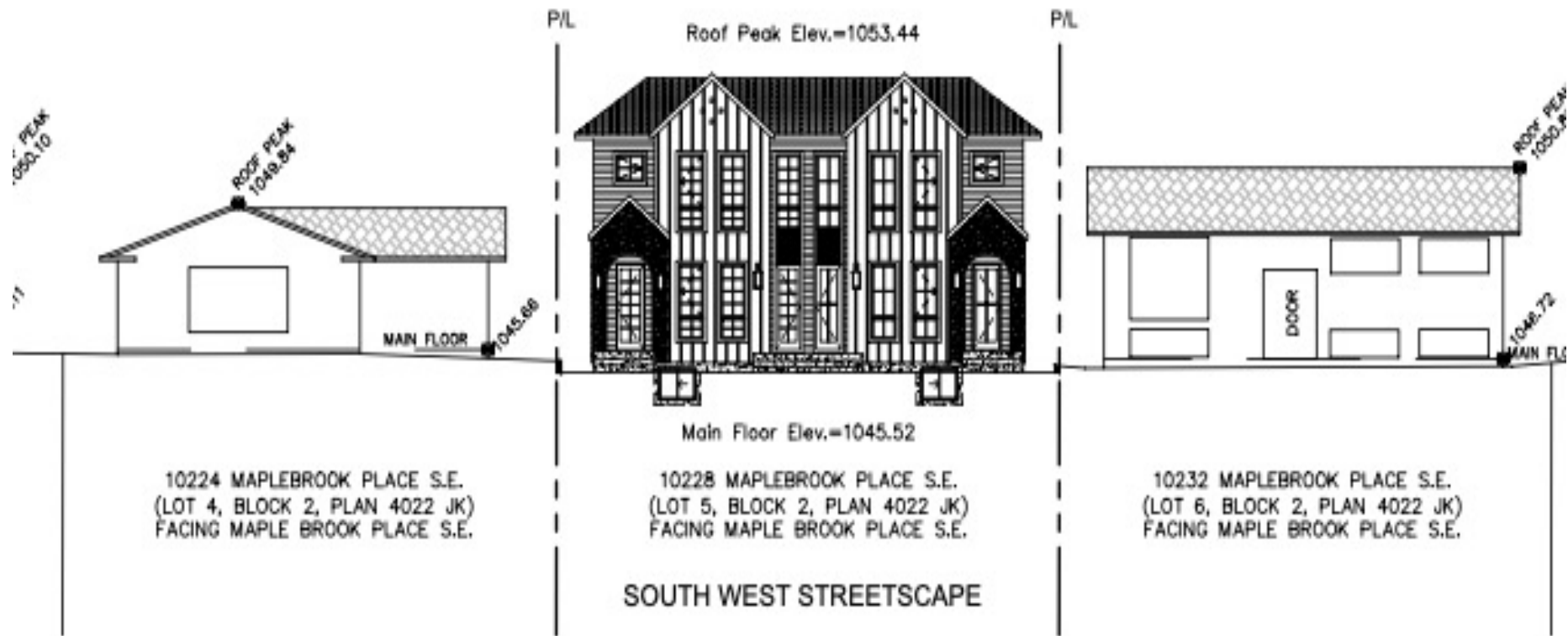
- Does this negatively impact my property value?
  - Perhaps, but it may also increase your property value depending on the properties around you and individual buyer.
- Why would I sign up if my neighbor does not?
  - Strength in numbers, prevent land assembly of several lots, developer “no-go” zone.
- ”I think I will wait and see...”
  - This will not go away. Developers look for opportunities to make money and will continue to do so. By the time a development proposal sign place on a property, it might be too late.

# Maplebrook Place Proposal





# Maplebrook Place Proposal



# Questions?

- For more information:
  - [www.BonavistaRC.com](http://www.BonavistaRC.com)
  - [www.CKERC.ca](http://www.CKERC.ca)
  
- Next Steps
  - Report back to legal firm Carbert Waite LLP after information sessions.