

# Crossbow Landing (CBL) Rule for Electric Private Motor Vehicle (EV) Charging

This Rule is established under By-law 68(a) xxiii.

Approved: March 27, 2025

## Introduction

This rule recognizes interest among some CBL owners and the potential growth of EV ownership in the community. It is intended to offer a solution while potential longer-term options and opportunities emerge. The Board of Directors has implemented this rule to allow for electric vehicle (EV) charging only at the common property outdoor power outlets billed to the Corporation and located at the front of the outdoor titled parking stalls. The overriding premise of the rule is that there shall be no cost incurred by the Corporation for power consumed by approved EV owners or for administration of the rule. **All other EV charging is strictly prohibited.**

## Rule Details

### EV Charging Coordinator

- EV charging is conditional upon the appointment of a “*Volunteer EV Charging Coordinator*” to administer the details of the approved plan on behalf of the Board. The coordinator will provide advice and documentation to users, collect and report monthly usage to the Board, provide billing information to PEKA quarterly, and advise the board on power pricing.

### Registration Requirements

- EV owners who wish to charge at CBL must maintain a registration with the Board, including the outdoor parking stall they will use, the make, model, and plate number of the vehicle to be charged.

### Power Meter Usage

- EV chargers must provide and use, at all times while charging, a power meter (subject to approval by the Board) which monitors and displays cumulative power consumed and/or cumulative cost. This power meter must be externally visible.

### Authorization Document

- Users must, at all times while charging, display an authorization document provided by the Board, which will include the period of authorization, the parking stall, and the make, model and plate number of the vehicle.

### Monthly Reporting

- Users will report their consumption monthly to the EV charging coordinator and a monthly consumption report will be provided to the Board.

### Charging Costs

- The power price (per KW) will be determined by the board and adjusted quarterly. The price will be set 10% higher than the incremental cost paid by CBL to its power utility provider rounded up to the next ½ cent.

## Payment Method

- Users will be billed quarterly, and funds will be collected the following month by way of their standing authorization for electronic fund transfer through PEKA.

## Access Arrangements

- EV owners who do not have access to a community power plug at their parking stall may make access arrangements with someone who does, and report this to the EV charging coordinator.

## Bond Requirement

- Users must maintain a \$200 bond cheque on file with the Board. This requirement may be waived by the Board with a satisfactory Crossbow Landing Condo fee payment history.

## EV Charging Agreement

- To maintain the privilege of charging their EV, owners must sign an EV charging agreement with the Condo Corporation, which will include the terms of the rule and acknowledge financial obligation to the Corporation.
- The Corporation retains the right to cancel EV charging privileges at any time for single or multiple users, for reasons which may include but are not limited to abuse, non-payment, lack of a volunteer coordinator, or change in the CBL EV charging rule.

## Compliance

- Owners are invited to monitor that any EV charging is in compliance with this rule, including display of an authorization document and presence of a power meter. Non-compliance should be reported to PEKA and subsequently the Board may revoke authorization or take other sanctioning action. Charging by an unauthorized vehicle should be reported to PEKA with evidence and will be considered as theft by the Board, with appropriate consequences.

## Conclusion

This rule has been put in place to ensure a fair and organized process for EV charging within Crossbow Landing, benefitting all residents and ensuring cost neutrality. Please contact the Board for any further information or clarification regarding the EV charging rule.

