

***Strata Property Act***  
**FORM P**  
**PHASED STRATA PLAN DECLARATION**  
*(Sections 221, 222)*

I, Michael Holzhey, director of **Watermark Developments Ltd.** Inc. No. BC1191800, #106 – 975 Academy Way, Kelowna, BC V1V 3C8 declare:

1. That I intend to create a strata plan by way of phased development of the following land which I own:

Parcel Identifier	Legal Description
030-330-254	Lot A Section 3 Township 23 ODYD Plan EPP87466.

2. That the plan of development is as follows:

- (a) The Development is an 11 phase development as follows:
- (i) Phase 1 will consist of 22 residential townhouse style strata lots;
  - (ii) Phase 2 will consist of 14 residential townhouse style strata lots;
  - (iii) Phase 3 will consist of 12 residential townhouse style strata lots;
  - (iv) Phase 4 will consist of 16 residential townhouse style strata lots;
  - (v) Phase 5 will consist of 18 residential townhouse style strata lots;
  - (vi) Phase 6 will consist of 12 residential townhouse style strata lots;
  - (vii) Phase 7 will consist of 14 residential townhouse style strata lots;
  - (viii) Phase 8 will consist of 12 residential townhouse style strata lots;
  - (ix) Phase 9 will consist of 12 residential townhouse style strata lots;
  - (x) Phase 10 will consist of 12 residential townhouse style strata lots; and
  - (xi) Phase 11 will consist of 10 residential townhouse style strata lots.
- (b) There are no recreational facilities.
- (c) Attached hereto is the sketch plan showing:
- i. All the land to be included in the phased strata plan;
  - ii. The present parcel boundaries;
  - iii. The approximate boundaries of each phase.

- (d) The estimated date of commencement and completion of construction for each phase is as follows:

Phase Number	Estimated Commencement Date	Estimated Completion Date
Phase 1	April 1, 2019	October 31, 2019
Phase 2	September 1, 2020	April 30, 2020
Phase 3	March 1, 2021	October 31, 2021
Phase 4	September 1, 2022	April 30, 2023
Phase 5	March 1, 2023	October 31, 2023
Phase 6	September 1, 2024	April 30, 2025
Phase 7	March 1, 2025	October 31, 2025
Phase 8	September 1, 2026	April 30, 2027
Phase 9	March 1, 2027	October 31, 2027
Phase 10	September 1, 2028	April 30, 2029
Phase 11	March 1, 2029	October 31, 2029

- (e) The unit entitlement for Phase 1 is 2732; for Phase 2 is 1978; for Phase 3 is 2020; for Phase 4 is 2112; for Phase 5 is 2178; for Phase 6 is 2052; for Phase 7 is 2094; for Phase 8 is 2052; for Phase 9 is 2052; for Phase 10 is 2052; and for Phase 11 is 1650. The total unit entitlement for the entire development is 22972.

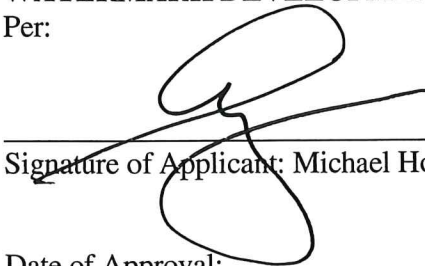
3. I will elect to proceed with each phase on or by the following dates:

Phase Number	Date
Phase 1	May 1, 2019
Phase 2	November 30, 2020
Phase 3	May 1, 2021
Phase 4	November 30, 2022
Phase 5	May 1, 2023
Phase 6	November 30, 2024
Phase 7	May 1, 2025
Phase 8	November 30, 2026
Phase 9	May 1, 2027
Phase 10	November 30, 2028
Phase 11	May 1, 2029

Dated: Feb. 3, 2020

**WATERMARK DEVELOPMENTS LTD.**

Per:

  
\_\_\_\_\_  
Signature of Applicant: Michael Holzhey

Date of Approval: \_\_\_\_\_

**CITY OF KELOWNA**

Per:

  
\_\_\_\_\_  
Signature of Approving Officer: *Dean Strachan*

Section 222(2) of the Act provides that approval expires after one year unless the first phase is deposited before that time.

Lot dimensions are derived from Plan EPP07488

