

Strata Property Act

FORM P

PHASED STRATA PLAN DECLARATION

(Sections 221, 222)

Adams Court Development Ltd., a company duly incorporated under the laws of the Province of British Columbia, and having a registered and records office at 622 – 11850 Oceola Road, Lake Country, British Columbia, declares that:

1. It intends to create a Strata Plan by way of phased development of the following land which it owns, legally described as:

Parcel Identifier: 004-273-559
Lot 6 Section 2 Township 23 Osoyoos Division Yale District Plan 29524

2. The plan of development is as follows:

- a) the Strata Plan shall be created in three (3) phases and when completed shall be comprised of twenty-three (23) strata lots. Phase 1 will be deposited first, Phase 2 second, and Phase 3 third;
- b) the proposed site plan attached as Exhibit "A" shows the following:
- i. all the lands to be included in the phased Strata Plan,
 - ii. the present parcel boundaries,
 - iii. the approximate boundaries of each phase, and
 - iv. the approximate location of the common facilities;
- c) the estimated date for the beginning of construction and completion of construction of each phase are as follows:

Phase	Estimated Start Date	Estimated Completion Date
1	April 1, 2020	January 1, 2021
2	June 1, 2025	June 1, 2026
3	June 1, 2035	June 1, 2036

- d) the unit entitlement of each phase and the total unit entitlement of the completed development will be as follows:

Phase	Proposed Unit Entitlement
1	8
2	7
3	13
Total	23

- e) the maximum number of units and general type of residence or other structure to be built in each phase is as follows:

Phase	Maximum Number of Units
1	8
2	7
3	13

All buildings to be concrete industrial units to be operated within I2 zoning specifications.

3. Adams Court Development Ltd. will elect to proceed with each phase on or by the following dates:

Phase	Date
1	January 1, 2021
2	June 1, 2025
3	January 1, 2036

Date: * *November 9, 2020*



Signature of Owner/Developer,
Adams Court Development Ltd.

Date of approval: _____

Approving Officer
City of Kelowna

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

