

SCHEDULE 2

PHASING PLAN

GENERAL POLICY

- A. Development will occur in accordance with the Specified Provisions of the Servicing Bylaw (Schedule 6). That bylaw requires a Developer to consider downstream impacts on municipal services and roadways and improve them if necessary. This Agreement defines, or sets the parameters for defining, the remaining major “downstream” servicing and access requirements of the Lakestone development.
- B. Those remaining obligations are listed in Schedule 7.1. (Major and offsite works). Different phases of the Proposed Development will require (trigger) the need for each to be completed as a condition of any subdivision of part of that phase.
- C. The remaining major parks projects in the Proposed Development (Schedule 9.1) are triggered by development in the same way as those items in Schedule 7.1.
- D. For development within each phase, the Proposed Development will be built pursuant to the servicing concept plan (Schedule 7.2) and parks concept plan (Schedule 9.2).
- E. The remaining phases of the Proposed Development need not be developed in their entirety at one time nor in any specific sequence.
- F. The development of Glenmore Residential does not require development in other areas first and could be done at any time.
- G. The Excluded Lands (as identified in the Parcel List on the following page) are owned by the Developer but not part of a Phase. It will continue to have the DC3 zone and all of the development rights attributable to that zone, and any part of the parcel dedicated to the District will form part of the park dedication obligation (Schedule 9.2.1) but development of the parcel will not trigger any works other than what is required by the Works and Services Bylaw.

CONTENTS OF THIS SCHEDULE

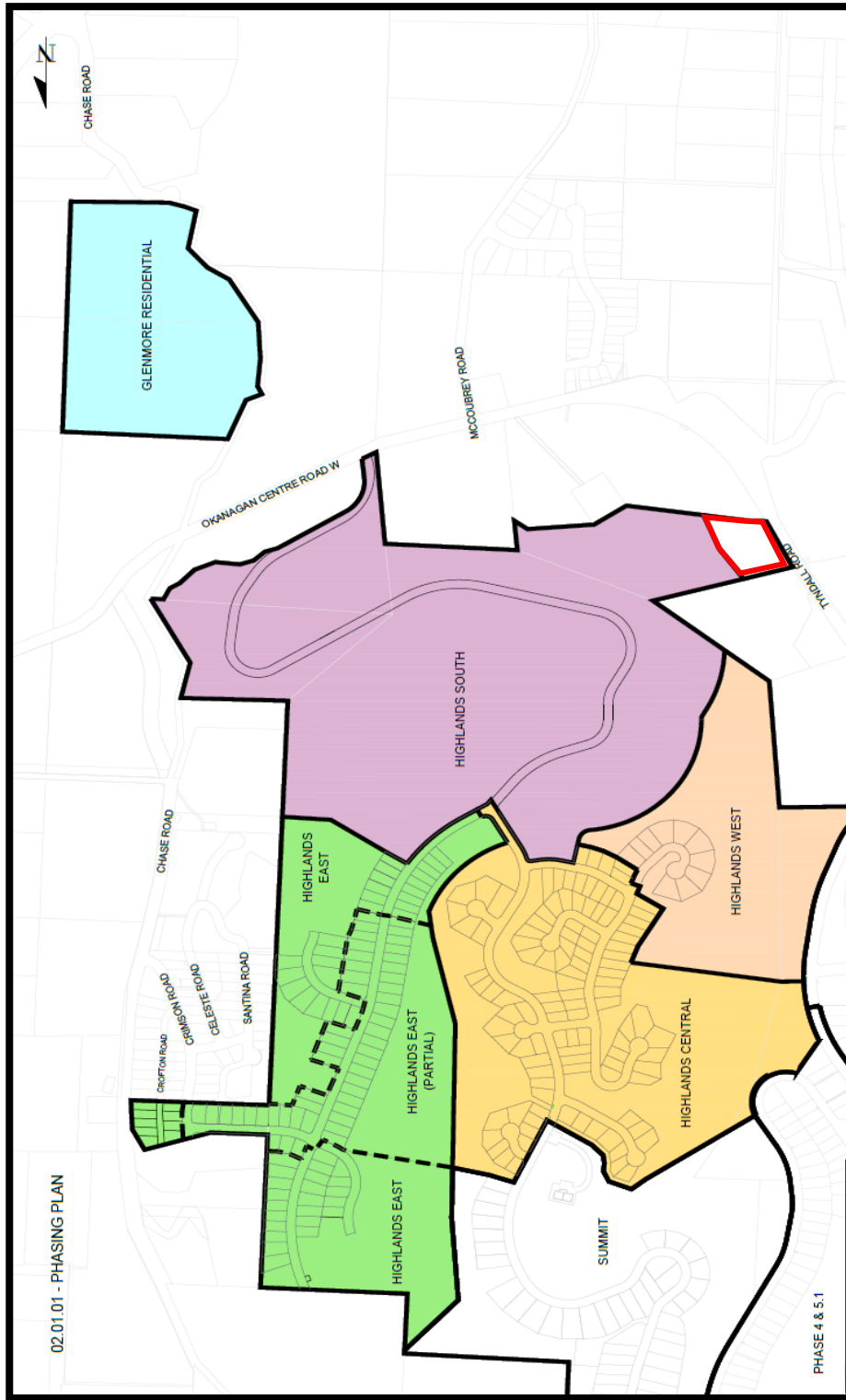
2.1 – Development Lands	2
2.2 – Phase Descriptions	5
2.3 – Density Allocation	7
2.4 – Major Servicing and Parks Obligations	7

2.1 – DEVELOPMENT LANDS

PARCEL LIST

	Parcel Identifier	Legal Description Lands Owned by Developer
1.	012-274-551	BLOCK B SECTIONS 3, 4 AND 9 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 521 EXCEPT PART ON PLAN EPP86639
2.	012-274-526	LOT 138 SECTIONS 3, 4 AND 9 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 521
3.	003-053-334	LOT 2 SECTIONS 9 AND 10 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 33960
4.	028-363-965	LOT 1 SECTION 4 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP91504 (except for the “ Excluded Lands ” shown outlined in red on the ‘Parcel Map’ below.
5.	012-274-518	LOT 137 SECTIONS 3, 4 AND 9 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 521
6.	005-321-859	LOT 4 SECTIONS 3 AND 4 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 25775 EXCEPT PLAN KAP90965
7.	005-321-832	LOT 3 SECTIONS 3 AND 4 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 25775
		Legal Description Lands recently dedicated to the District
8.	012-274-267	THAT PART OF LOT 85 SHOWN ON PLAN B13454; SECTION 9 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 521 EXCEPT PLANS H18660, KAP90967 AND EPP86639
9.	012-274-283	THAT PART OF LOT 86 SHOWN ON PLAN B13454; SECTION 9 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 521 EXCEPT PLAN H18660 AND EPP86639
10.	012-274-305	THAT PART OF LOT 87 SHOWN ON PLAN B13454; SECTION 9 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 521 EXCEPT PLANS H18660, EPP74823 AND EPP86639
11.	012-274-364	THAT PART OF LOT 89 SHOWN ON PLAN B13454; SECTION 9 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 521 EXCEPT PLANS H18660 AND EPP74823
12.	030-778-867	LOT 114 SECTION 9 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN EPP86639

PHASING PLAN



Appendix 02.01.01 - Phasing Plan (copy with red line Excluded Lands)

2.2 – PHASE DESCRIPTIONS

HIGHLANDS EAST

<p>Highlands East</p>	<p>Feature(s)/Description: Highlands East is defined as the east side of the Lands up to 583m in elevation, which is the elevation to which the Proposed Development can be serviced by the existing Eldorado water pressure zone.</p> <p>Access: Full road access will be provided to Tyndall Road by an extension of Beacon Hill Drive and one of: (1) to Okanagan Centre Road by the Spine Road (Appendix 07.01.01) or; (2) to Chase Road by the 10080 Chase access (Appendix 07.01.06)</p>
<p>Highlands East (partial)</p>	<p>Feature(s)/Description: In order to allow the opportunity to move infrastructure into the property in an economic way, the Developer may build up to 50 dwelling units of Highlands East without triggering the requirement for the infrastructure described in 07.01.01 or 07.01.04.</p> <p>Access: In the scenario where access described in Appendix 07.01.01(Spine Road) or (Appendix 07.01.06 (10080 Chase Road) is not provided, interim full road access may be provided to Chase Road by Schedule 5.2 (Crimson Road Access) provided no more than 50 new dwellings will be accessed from Crimson Road. Construction traffic will follow an alternate route as explained in Schedule 5.2. The intention is to limit the exposure of traffic into the existing Sage Glenn neighborhood.</p>

HIGHLANDS SOUTH

<p>Highlands South</p>	<p>Feature(s)/Description: Highlands South is the portion of the Lands south of a major “T” intersection at Beacon Hill Drive and the Spine Road. This phase includes some of the most challenging terrain at Lakestone and will include a large amount of multi-family structures.</p> <p>Access: Full road access will be provided to Tyndall Road by an extension of Beacon Hill Drive and the Spine Road access (Appendix 07.01.01)</p>
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HIGHLANDS CENTRAL

Highlands Central

Feature(s)/Description:

Highlands Central is an extension of the previously constructed Summit phase. Lots in the Highlands Central phase may have a maximum distance from Tyndall Road and Beacon Hill intersection of 2,700m. There is to be a maximum number of 131 housing units in the Highlands Central phase before a second full time road is required. This results in a maximum of 300 homes using the Tyndall Road and Beacon Hill Drive intersection as their day-to-day access and egress.

Access:

Full road access will be provided to Tyndall Road by an extension of Beacon Hill Drive.

HIGHLANDS WEST

Highlands West

Feature(s)/Description:

Highlands West is an extension of Highlands Central and is the portion of the Lands accessed via Highlands Central that are beyond the 2,700m and 300 home limit that define Highlands Central.

Access

Full road access will be provided to Tyndall Road by an extension of Beacon Hill Drive to one of:

- (1) Okanagan Centre Road by the Spine Road (Schedule 7.1.1) or;
- (2) Chase Road by the 10080 Chase access (Schedule 7.1.4).

GLENMORE RESIDENTIAL

Glenmore Residential

Feature(s)/Description:

Glenmore Residential is the portion of the Proposed Development to be located on the two non-contiguous Lakestone parcels, with PID numbers 012-274-526 and 012-274-518. It is conceived as a dense community of 320 homes.

Access

Full road access will be provided to OK Centre Road via a new road (Schedule 7.1.6) and an emergency access to Glenmore Road via the existing Chase Road which connects to it.

2.3 – DENSITY ALLOCATION

GENERAL POLICY

1. So long as the parameters described in this Agreement are adhered to, the internal lot layout may differ from the concept plans shown in the drawings.
2. Expected sanitary and storm loads on the DLC system are described in Schedule 7.
3. Any change in the lot allocation between the Highlands phase and Glenmore phase is considered a Minor Amendment.
4. Exceeding the total density would be considered a Major Amendment.

DENSITY ALLOCATION

Phase (PDA)	Density	Notes
Highlands East	Single family: 229 Multi family: <u>329</u> Total: 558	
Highlands Central		
Highlands South		
Highlands West		
Glenmore Residential	Single family: 59 Multifamily: <u>265</u> Total: 324	Previously referred to as the “floating phase”
Sub-Total	Single family: 288 Multi family: <u>594</u> 882	

Phase (Master Plan)	Density	Notes
Developed to date	Single family: 319 Multi family: <u>114</u> Total: 433	Waterside, Benchlands and Highlands North
Pending Development: Summit subdivision Lot 80 EPP86639	Single family: 57 Multi family: <u>8</u> Total: 65	Currently approved for construction
Sub-Total	Single family: 376 Multi family: <u>122</u> Total: 498	

Lakestone (complete area)	Density	Notes
Residential Units: Master Plan Sub-Total PDA Sub-Total	498 <u>882</u>	
Total	1380	
Commercial Floor Area: Master Plan Sub-Total Remaining	641.8m ² <u>7,310.7m²</u>	6 CRU at The Zara
Total	7,952.5m ²	

2.4 – MAJOR SERVICING + PARKS OBLIGATIONS

GENERAL POLICY

1. In order for any Subdivision to occur, certain components described in Schedule 7.1 and 9.1 must have been completed (or satisfactory arrangements for completion made) prior to registration.
2. The obligation will become part of the PLR for any Subdivision.
3. The Works and Services are the extent and limit of the offsite work and infrastructure that the District can require of the Developer in connection with the Proposed Development.
4. The requirements for the applicable Works and Services differ by Phase, and the Phase-specific requirements are listed in the chart below with reference to the applicable schedules and subsections that describe each requirement.

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DEVELOPER’S OBLIGATIONS TRIGGERED BY DEVELOPMENT IN EACH PHASE

TABLE 2.4.1		Cost			Notes	Design			Triggering Phase
Area	Project	MLP	District	DCC		Concept	Detailed	Approval of detail	
Transport	Southern access (Sch. 7.1.1)	✓	✗	✗	All work onsite	Per PDA	MLP	DLC	Highlands South
	OK center road (Sch. 7.1.2)	✗	✓	✓	DCC project	Per PDA	MLP	DLC	Highlands South or Glenmore Residential
	100800 Chase (Sch. 7.1.4)	✗	TBD	TBD	Would be a requirement of any development on this parcel, but its creation unlocks development onsite.	Future developer	Future developer	DLC	
	Emergency access east (Sch. 7.1.5)	✓	✗	✗		Per PDA	MLP	DLC	Highlands East
	Glenmore residential (Sch. 7.1.6)	✓	✗	✗		Per PDA	MLP	DLC	Glenmore Residential
Storm water	Eastern storm (property to Seaton road) (Sch. 7.1.7)	✓	✗	✗	MLP is responsible for upgrades that will also cover deficiencies in existing district system.	Per PDA	Per PDA	DLC	Highlands East Highlands Central
	Eastern storm (beyond Seaton road) (Sch. 7.1.7)	✗	✓	✗		DLC	DLC	DLC	
	Southern storm (Sch. 7.1.8)	100% of capacity built to service it's development	Costs beyond MPLs share.	✗	MPL will be responsible for any additional capacity added to either direction created by the DLC.	DLC	DLC	DLC	Highlands South
	Glenmore residential (Sch. 7.2.3)	✓	✗	✗		MLP	MLP	DLC	Glenmore Residential

TABLE 2.4.1		Cost			Design			Triggering Phase
		MLP	District	DCC	Concept	Detailed	Approval of detail	
Area	Project							
Sanitary	Eastern (Sch. 7.2.2)	✗	✓	✓	DLC	DLC	DLC	
	Southern (Sch. 7.2.2)	✗	✓	✓	DLC	DLC	DLC	
	Glenmore residential (Sch. 7.2.2)	✗	✓	✓	DLC	DLC	DLC	
Potable water	Offsite (Sch. 7.2.1)	✗	✓	✓	DLC	DLC	DLC	
	Glenmore residential (Sch. 7.2.1)	✓	✗	✗				DLC