1. Upcountry Developments (LGBP) Inc. (the Developer), with respect to its proposed marketing of 56 non-residential strata lots in the Lions Gate Business Park (the Development) on all or part of the land legally described as Strata Lots 1 - 56, District Lot 264, Leasehold Strata Plan VR513, is exempt from Part 2 [Marketing and Holding Deposits] of the Real Estate Development Marketing Act (the Act) in respect of the marketing of any strata lot in the Development on the condition that:

(a) the Development is used only for non-residential purposes;

(b) the Development is advertised and marketed only in respect of non-residential uses;

(c) the Developer delivers to the purchaser of the strata lot, before entering into a purchase agreement with the purchaser, written notice that:

(i) Part 2 of the Act does not apply to the marketing of the strata lot;

(ii) the rights and protections of the Act are not available to the purchaser; and

(iii) the Developer is not required to provide to the purchaser a disclosure statement regarding the Development.

Date: 29 Nov 2012

Chris Carter
Acting Superintendent of Real Estate