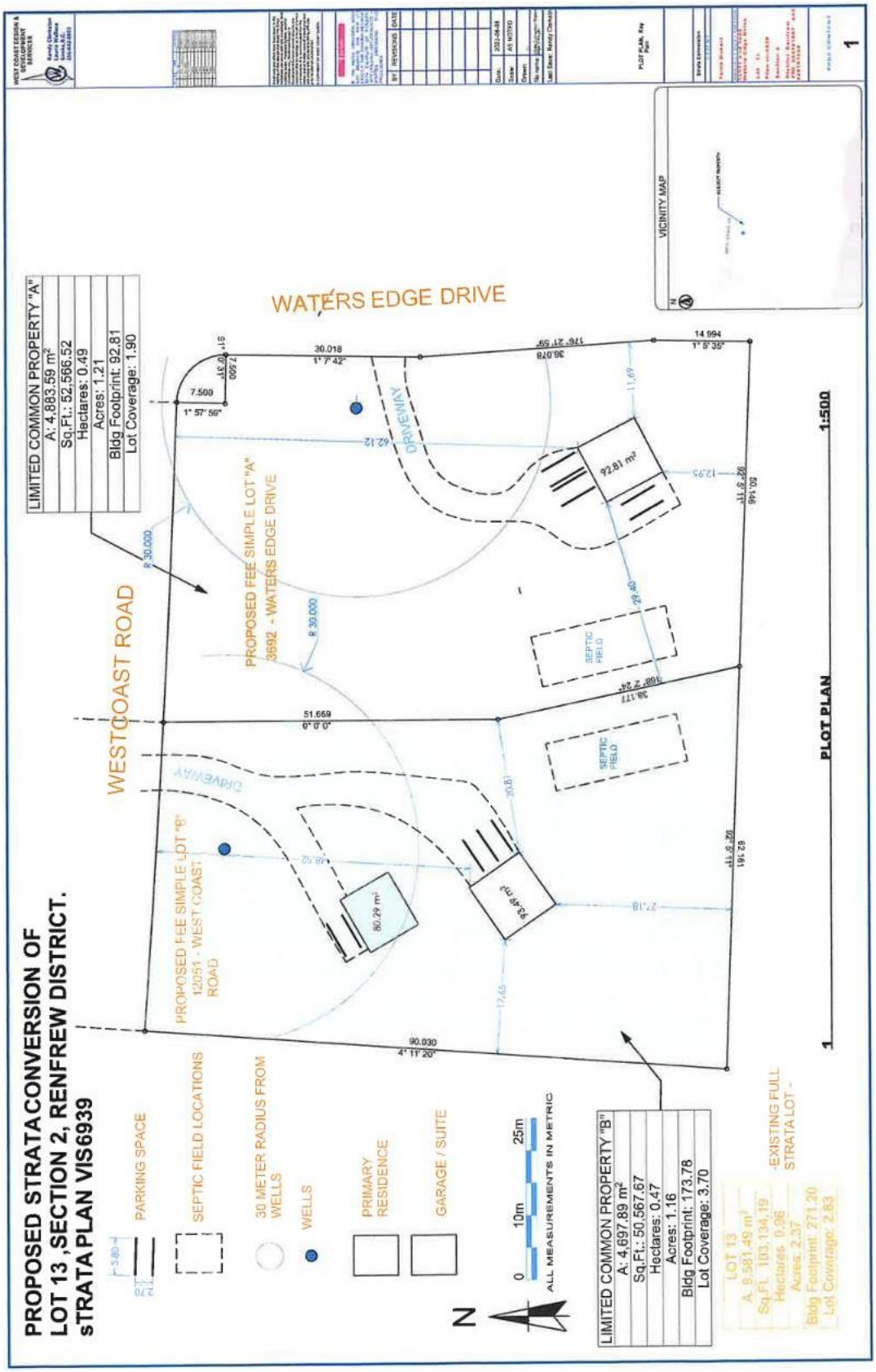
Appendix D: Proposed Strata Conversion



ADDENDUM TO REZONING APPLICATION – DISSOLVING STRATA – VIS6939

To support our application and to provide further information for the consideration of dissolving our strata, please note the following:

i. **Wells/Septic Systems**
- As per the BC Public Health Act – Sewerage System Regulation, and as can be noted on the Plot Plan with this application:
  - the sewerage systems for both properties are more than 30 metres (100 feet) from the wells.
  - As per Section 42, both wells meet the requirement to be set back at least 30 metres (100 Feet) from possible sources of contamination, ie. the distance of the wells from the septic field and holding tanks, and the placement, elevation and flow of the septic fields do not have the potential to contaminate wells.

ii. **Shirley – Jordan River OCP Alignment**
- Currently designated as Pacific Acreage and once strata is dissolved and each property rezoned, both properties will continue to meet the Pacific Acreage designation.
- Once re-zoned, both properties will continue to meet the criteria in the OCP as Rural A.
- Will continue to meet Water Policies in the OCP as water needs will remain the same, ie. wells and septic systems have always been separate and will remain separate. Going forward water use will continue to be used for residential purposes only on each property.

iii. **Support for Rezone to RR1**
- To sub-divide the common property in 2010 into separate lots, a strata was formed. As per Strata Plan VIS6939 drawings completed by Island Land Surveying Ltd. in 2010 a property line was formed between the common property. Each property owner has considered this property line their boundary in which they have followed for placement of buildings, structures, and fences.
- The boundary line that separates the common property proposed on the Plot Plan submitted with this application is inline with the same boundary line that is on the current strata plan.
- All buildings, structures and fences do not need to be disturbed, moved, dismantled or re-claimed with the proposed property lines on the Plot Plan.

iv. **Rezone Fit with Existing Community and Surrounding Properties**
- Currently the common property lot size does not fit the current zoning of RR-2A as per Bylaw No. 2040.
- RR-2A requires a minimum lot size of 1 ha for minimum lot size for subdivision purposes. The total common property lot size is approximately .94 ha, which is less than the 1 ha requirement. We are already sub-divided and do not meet the 1 ha requirement.
- Once the strata is dissolved, each property will be just over the 0.4 ha minimum lot size for subdivision purposes requirement to meet the RR-1 zone, as requested in this application for rezoning.
- The RR-1 zoning will fall in line with surrounding residential properties, which also fall into the RR-1, RR-2 and RR-2A zones.
- Both property lot owners have been long term Jordan River residents, each original owners of their property for 10+ years. Both use their property for residential purposes – raising families – and follow permitted uses within their zone.

v. **Bylaw No. 2040 Compliance**
- The application and additional information provided for the purposes of the rezone and dissolve of the current strata adheres to the compliance with the regulations of Bylaw No. 2040.