

ISLANDS TRUST

March 6, 2023.

200 – 1627 Fort Street

VICTORIA, BC V8R 1H8

ATTENTION: Mr. Brad Smith.

RE: Property municipally known as 100 and 101 Payne Road, and legally described as: Lot 1, Plan VIP 6417, Section 18, Cowichan District, Portion Saturna Island; PID: 004-007-395; consisting of 4.17 net acres (the "Property")

The purpose of this letter is to offer the Trust some observations concerning the history of the development of this Property; some information about the owners; and the rationale for their request to re-zone and subsequently subdivide that Property.

SOME OF THE HISTORY OF DEVELOPMENT OF THE PROPERTY:

The Property was surveyed and subdivided in March 1947, but remained undeveloped until 2007. The Property was purchased on June 29, 2004 by Linda M. Cunningham and Beverly A. Lowsley, as Joint Tenants; and by M. Daniel Thachuk and Jean A. Morgan, as Joint Tenants, each as to an undivided one-half interest.

It was the intention of each of the Joint Tenants of the Property to develop their residence independent of the other, and each would be responsible for their own part of the Property. The Property lent itself to this concept because the Property is a hooked lot, and there were two existing driveways separated by Payne Road, approximately 200 feet apart. One driveway entered the western portion of the Property and one driveway entered the eastern portion of the Property on the opposite side of Payne Road. Each portion of the Property divided by Payne Road was approximately equal in size. (see Map "A")

Linda Cunningham and Beverly Lowsley began to develop the western portion of the Property ("Property A") in 2005. It was developed independent from the property on the

eastern portion ("Property B"). Property A has its own septic system, Hydro, and water connection to the Boot Cove Lyall Harbour Water System. The house is a 995 square foot, single story home. The municipal address became 101 Payne Road, Saturna. They have resided in the home since 2007.

Daniel Thachuk and Jean Morgan began to develop the eastern portion of the land, Property B, in 2009. It was developed independent from the Property A. Property B has its own septic system, Hydro, and water connection to the Boot Cove Lyall Harbour Water System. The house is approximately 1600 square foot and is a two story home. It was used by them as a recreational property until 2015 when they moved into the residence permanently.

Due to the fact that each residence has its own driveway, separated by Payne Road, the Fire Chief of Saturna Island (then John Wiznuk) designated Property B with the municipal address of 100 Payne Road for purposes of a locator for utilities and emergency services.

Each property has been developed and treated separately. The only shared responsibility between the parties is the property taxes, which are assessed on the single PID number.

THE OWNERS:

All the owners have been and remain committed to the community of Saturna and have volunteered with various organizations and services in various capacities both prior to coming to live on Saturna Island and after their homes were completed.

RATIONALE FOR THE PROPOSED RE-ZONING OF THE PROPERTY:

The owners of the Property wish to re-zone it for purposes of better estate planning. It is understood that a density is required to be purchased from another property owner to apply to the lot currently owned by the undersigned, and an application for a site-specific rezoning be made to allow for a smaller minimum average lot size than 5 acres. If the re-zoning is approved, it is the intent of the owners to sub-divide the property, which will continue to reflect its current use and occupation.

Judith Myers, 201 Harris Road, has agreed to our purchase of one lot density from her. Judith wishes to donate her property (less the density purchased by us and less her current home site) to Natures Trust. Judith's property consists to 35.56 acres which is ecologically significant, and which she wishes to remain undeveloped (save the site of her home). Judith wants to use the consideration paid to her by us to assist Natures Trust to acquire her land.

The requested re-zoning reflects the current occupation and uses of the Property. If granted it will permit the owners the opportunity to better plan their separate estates without altering the character of the Payne Road neighbourhood.

We have enclosed a letter dated February 22, 2023 and the Re-zoning Application signed by us and by Judith Myers, required documents, and our application fee of \$4400.

Regards,



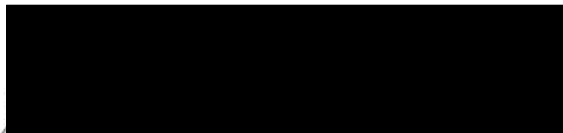
Linda Cunningham



Beverley Lowsley



M. Daniel Thachuk



Jean A. Morgan

Islands Trust
Victoria Office
200 – 1627 Fort Street
VICTORIA, BC. V9R 1H8

February 22, 2023

ATTENTION: MR. BRAD SMITH

RE: Proposed Density Transfer between Judith Myers, 201 Harris Road, Saturna, BC and Linda Cunningham and Beverly Lowsley, 101 Payne Road, Saturna, BC and M. Daniel Thachuk and Jean Morgan, 100 Payne Road, Saturna, BC.

This letter forms part of the re-zoning application for 201 Harris Road, Lot 1, Plan VIP25360, Section 5, Cowichan Land District, Portion Saturna Island, PID: 002-614-383, comprising of 35.56 acres owned by Judith Myers (Judith's property); and for 101/100 Payne Road, Lot 1, VIP6417, Section 18, Cowichan Land District, Portion Saturna Island, PID: 004-007-395 comprising of 4.17 acres owned by Linda Cunningham and Beverly Lowsley, joint tenants; and M. Daniel Thachuk and Jean Morgan, joint tenants, and both as to tenants in common (the Payne Road property).

It is the intent of Judith Myers to transfer 1 lot density from her property to the benefit of the Payne Road property, thereby reducing the available density by 1 on Judith's property, and increasing the density by 1 for the Payne Road property. It is understood by Judith Myers that the reduction of density to her property requires a site specific rezoning, and as a consequence Judith has signed the Rezoning Form, together with Linda Cunningham and Beverly Lowsley and M. Daniel Thachuk and Jean Morgan, who also seek a site specific rezoning.


It is agreed by Judith Myers that the proposed lot density transfer, as described above, occur.


Judith wishes to donate her property (less her current home site and the lot density transferred as noted) to Natures Trust to ensure the land, which

is ecologically significant, remains undeveloped. Linda and Beverly (101 Payne Road owners) and Dan and Jean (100 Payne Road owners) wish to change ownership of their property from tenants in common, to each of them owning the property on which each respectively lives, to joint tenancy. It is understood that this requires rezoning. The Payne Road owners are seeking the rezoning and subsequent subdivision of that property for the purposes of estate planning. Judith wishes to use the consideration paid by the Payne Road owners toward assisting with the Natures Trust acquiring this special piece of Saturna.

Dated: 21 February, 2023

 JUDITH MYERS
Judith Myers


Linda Cunningham


Beverly Lowsley


M. Daniel Thachuk


Jean Morgan