

May 5, 2016

Columbia Shuswap Regional District
555 Harbourfront Drive NE
Salmon Arm. B.C. V1E 4P1

Attention: Planning Department

Re: Property at 6024 97B Salmon Arm

To whom it may concern:

Following is a report on the present situation at the above mentioned property.

The property presently has a completed, single family dwelling that was constructed in 2014. It is presently inhabited by the owners, Jordan and Heidi Baer and our 5 children

This home has a total living space of 3888 sq. ft. plus 1440 sq. ft. of garage.

This home has a certified septic and the water system (well) has been inspected. The water quality is being tested by Interior Health due to a small home occupation, jam business, operated by the owner's parents on the property.

Since my father suffers, with a very debilitating case, of Parkinson's disease, at the age of 62, combined with the fact that we have been working towards developing this property into a working farm with the intent of converting the fields to produce bearing land. It was decided that a facility should be built to accommodate and care for the needs of my handicap father and create a place to house the offices and operations of jam sales; as well as, produce marketing for when we get to this stage. This would also afford us the help of my mother.

In accidentally reading "proposed" Bylaw 751 rather than the presently active Bylaw 2100 I was led to believe that I was permitted a second dwelling on the property for the above mentioned purposes.

We proceeded to take an old existing building on the property to renovate and add on to it to accommodate a handicap accessible facility for my father on the main floor and create an area in the basement that could be used for jam sales, farm produce sales, and administration.

I take personal responsibility for failing to look at the correct bylaw, on the other hand if there was a permitting process in place these kinds of errors would likely not happen.

You will find that Interior Health has been to the property and has approved the water system for its present uses.

There are 2 certified septic systems on the property.

We have water rights off of Amos pond with an irrigation system in place to accommodate our produce and grass irrigation requirements when we get to that stage.

This is a work in progress to take these dormant fields and bring them back to produce bearing fields.

A few questions:

Is it possible to put a covenant on title that permits use for my fathers care until he moves on to professional care or passes on? At that time we could decommission home, change its use, or possibly by then the new bylaw would be adopted?

I'm not familiar with process but have heard of temporary use permits. Is there such a provision in this situation due to the fact that a new bylaw is under process that may permit this?

If I understand the present bylaw correctly, our only contravention for a second dwelling to house parents is that of a fixed foundation. Are there provisions for a variance to this requirement?

Please advise as to what I should do from here.

If anyone wants to tour the property, we would be more than happy to arrange that.

Sincerely,

Jordan and Heidi Baer