

Dan Passmore

From: Bill Wood <wjilwood@gmail.com>
Sent: Friday, October 13, 2017 1:22 PM
To: Dan Passmore
Cc: Corey Paiement; Nathan Wahoski
Subject: Re: Well testing

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Mr. Dan Passmore,

For this meeting on November 16th, would we be allowed to speak for ourselves and our situation? If so, what time is the meeting?

I have some concerns which I would like to have forwarded to the board members before this meeting:

- 1) When we purchased this property, there were actually 4 different dwellings. The main house with the in-law suite, the cabin and an RV parked on the pad where our RV is currently stored. Two of these (cabin and RV) were rented out. In previous correspondence, You have stated that the previous owners were in compliance. We were told that there had been a report to the CSRD about multiple dwellings and that an inspection had been done and failed. It was to be reinspected but this was not done before we occupied the property. However, the stoves had been removed and you did an inspection shortly after we took over the ownership and we were deemed compliant.
- 2) I have a letter from the real estate agent which states that there are other properties in the CSRD which are not made to conform because they have not been reported. You confirmed that you cannot inspect every property so unless someone makes a report or complaint, they are not inspected.
- 3) We purchased this property because we have two members of our family who are developmentally delayed. They wish to have their own dwelling but they require supervision. This property was ideal as they still had some independence while being monitored. However, they ate their meals in the main house with us so that we could make sure that they were eating properly and that there would be no cooking mishaps.
- 4) At one point, my stepson had been attacked and suffered life-threatening injuries. When he was released from the hospital, he was moved into the cabin as he was suffering from PTSD and required someone to be nearby at all times. It was during this time that you received another complaint about non-compliance.
- 5) We currently have friends staying in the cabin and they have been actively, without success, looking for another place to rent. They are aware that they have to move out so that we can permanently decommission the cabin.
- 6) We have had difficulty with a neighbour who has an easement through our property. This person does not maintain a residence on his property. He uses it for storage and, on occasion, allows others to camp on the property.

I believe that this is the same person who reported the previous owner's non-compliance to the CSRD. I also believe that, after an altercation with this neighbour, he reported our non-compliance to the CSRD. He admitted that he had done so, "because he could". When we met with you in your office, you suggested that re-zoning would be the only way to solve this problem and that the whole process was relatively simple. We also understood that during this process, we would be in noncompliance.

We have ongoing legal proceedings with this individual, therefore I have copied this to our lawyer.

7) When we applied for the rezoning, we applied for three dwellings. In later correspondence, you stated, that if we should continue to apply for the three dwellings, that we would have to have inspections done on the well as it would become a community well. At that time, in order to reduce our costs, we chose to change the applications to two dwellings. You have since informed us that we need to have a hydrogeological test done. We retained the services of one individual (for a quoted fee of \$6000) who has since said, "I am uncomfortable with dug wells because of the excessive potential liability and because my well report becomes part of the property title". We have contacted another person but have not yet heard anything back. We cannot proceed with this testing if we cannot find someone to do it.

At the same time, you informed us that we needed to have a septic inspection done. We did this and the system failed. It appears that the previous owner did not have permits for any of the systems that were put in place. As this would cost approximately \$25,000 we have been trying to come up with this large sum of money and we could not commit to having the work done until we had done so. We have since obtained a second mortgage on our property and have sent you a letter committing ourselves to having the septic system replaced. We have retained the services of Steven Rogers.

Once again, should it be necessary, we would like to attend the November 16th meeting so that we may speak to the emotional and financial hardships that this rezoning process is causing us.

Sincerely,
Bill Wood

On 2017-10-13 10:30 AM, Dan Passmore wrote:

Good Morning;

After consideration of this latest information, and further to my last e-mail to you on October 6, 2017, I must now advise you that I will be reporting on the current situation to the Board at their November 16, 2017 regular meeting. At this point, I can either report that you have engaged a hydrogeologist, or that you have not, depending on the result of your efforts.

I will also need to report to the Board that you have continued to occupy the 3 dwelling units on the property, despite the fact that they are non-conforming to the Zoning Bylaw.

Regards

Dan Passmore | Senior Planner
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This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify me immediately and delete this communication, attachment or any copy. Thank you.

From: Bill Wood [<mailto:wjilwood@gmail.com>]
Sent: Sunday, October 8, 2017 8:45 AM

To: Dan Passmore <dpassmore@csrd.bc.ca>

Subject: Well testing

Mr. Dan Passmore

This is what I received from Dan Watterson on Friday afternoon.

I will contact Marta Green on Tuesday.

I will keep you advised.

Bill Wood

HI Bill

I spoke with Max about your well situation and unfortunately I do not think I will be able to help you. The truth is, as we spoke I am uncomfortable with dug wells because of the excessive potential liability and because my well report becomes part of the property title.

I recommend contacting Marta Green at Associated Environmental in Vernon. She is a hydrogeologist and may be able to help you out. Her number is [250-545-3672](tel:250-545-3672)

I wish you the best with your rezoning effort