

December 29, 2022

Dean & Lisa Stephens
143 Taggart Crescent
Kaleden, BC V0H 1R0
PID: 003-994-643

RE: TUP Application Supplemental Information for Request to build Storage Garage

Dear RDOS Okanagan-Similkameen:

Below is our supplementary information to accompany our TUP application form for 143 Taggart Crescent on Trout Lake; PID #003-994-643. Please note, there has been much time, effort, resources, and funds put into the current property to move forward to make this property our retirement home. Kindly requesting your approval of our TUP Application for the sole purpose of construction of a Storage Garage with slab foundation.

Current Use Description:

This residential property was purchased and possessed by Dean and Lisa Stephens on May 4, 2021. The property came with a "decommissioned" mobile home trailer which was not fit for use. There was also a pole barn construction building on the yard as well which was also not fit for use. Both buildings were damaged and unsafe due to maintenance neglect and rodent infestation. Both buildings have since been demolished and removed under building permit 22488, dated June 21, 2021. The existing lot today is cleared with no buildings or shelters; the land has been cleaned and ready for new construction.

Septic Tank:

There is an existing three hundred (300) gallon septic tank plus a 600-gallon liquids field on the property. This will be removed and upgraded with the new house and cottage using Twin Lakes Contracting Ltd. as the general contractor. A new septic plan has been designed by Rick J Ronning who is a registered wastewater practitioner, and a soil test was conducted. The new septic will not be installed until the new house is completed. The garage has no intent of using connected water or septic services for risk of damaging stored possession and insurance implications.

Water Well:

The property has an existing pump house with piping from Trout Lake to the covenant property line with a shut-off header. There is a domestic use conditional water license for up to five hundred gallons (500) per day which is not currently being used. The piping header was connected to the pre-existing mobile home but is discontinued since demolition. A new steel casing well has been dug by Value Contracting in 2022 for future supply of fresh water with

Ministry Well Plate #432007. No new pump house is in existence yet, so the new well is not currently being used. The new garage construction will not have water services as previously mentioned.

Restricted Covenant:

A building covenant region (W28093) exists on this property and has been surveyed and staked in October 2021 by Mandeville Land Surveying Inc. The covenant region is approximately 3.5ha in area. A drawing and plot sketch of the covenant was supplied to us by the surveyor – see pdf attachment 21-308_COV. The future main house and cottage house will be built within this covenant region as per the bylaw. The new garage construction for this TUP application will reside outside of the covenant.

Riparian Area:

The property resides on Trout Lake so there is a restrictive riparian area from the waters edge. The garage new construction does not impede upon this restrictive zone.

Environmentally Sensitive Area:

Portion of this land parcel is on a mountain side with an environmentally sensitive area. The proposed new garage construction does not impede upon this restrictive zone and will reside on the property in the previous location where the demolished pole barn once existed.

Proposed Temporary Use (for application):

The proposed temporary use for constructing a new garage shelter is to use it as temporary storage of personal belongings in transition to our new property. Since initial purchase, there are no existing shelters or buildings to protect personal belongings including tools, vehicles or construction equipment and the current owners do not reside on the property. The construction of a new garage is requested to temporarily store these belongings until such time that the main house can be built.

We are co-owners of a maintenance and reliability business in Saskatoon, SK, and homeowners in Martensville, Saskatchewan. The selling of both our business and residence will be a phased-period event with a moderated transition to 143 Taggart Crescent.

Finding qualified general contractors and builders in the Similkameen district to assist building our main house has been a challenge to date. Our intent is to first build a (storage) garage to bring some belongings, tools, and vehicles to the property to assist with construction and provide ease of transitioning from our Saskatchewan residence and business. Hence, our intent to build the garage while continuing to resource a local home builder. Then sell our Saskatchewan assets in the phased transition. We have paid for house and cottage plan drawing designs, and we have a final design plan for the garage kit being purchased at Keremeos Home Hardware.

The time for proposed temporary use of the garage as a storage unit is 3-years. It will not be leased during this period. The entire garage floor plan (1472 sq ft) will be dedicated to personal storage only, with no public service. The garage will not have services during this time, except for electrical utilities. There will not be any source of HVAC services.

Owners:

Dean Stephens

Email:

Ph:

Lisa Stephens

Email:

Ph: