

Regional District of Okanagan-Similkameen Planning and Development,

RE: 680 Wilson Mountain Road  
Lot 1, Plan KAP79573, District Lot 918S, S.D.Y.D.

On behalf of the landowner, 1432958 B.C. LTD. (Trevor Isaac), we, Jade Bay Constructors Ltd., are applying for a Temporary Use Permit (TUP) for the construction of an Accessory Building on the subject property listed above.

#### **CURRENT USE:**

The Land is currently vacant / undeveloped, a 'Rapid Environmental Assessment' application has been made and is currently under review at the RDOS. We understand that we cannot apply for a building permit until approval has been issued for both the ESDP & this TUP.

#### **PROPOSED TEMPORARY USE:**

The proposed Temporary Use is the Construction & Occupancy of an Accessory Building prior to the completion of a Principle Building (Dwelling). The primary reasons for starting the Accessory Building construction prior to the Dwelling are as follows:

- Creates a place for protected storage of construction equipment & supplies
- Creates an area sheltered from the elements for construction workers & personnel
- Allows the landowner to store some of their belongings on site, alleviating the need for paid off-site storage

The Principal Building (Dwelling) will be constructed in the near future with completion/occupancy expected well before the expiry of the TUP, design of the Dwelling is currently underway. We do not anticipate a need to extend the TUP, once expired, as the home will be completed & occupied before that time, rendering the TUP unneeded.

We do not foresee any negative impacts to neighbours by allowing this Accessory Building to be constructed prior to the Principal Building as the parcel size on which it will be built is very large (39 acres) and the placement of the building is over 200M horizontally, and 55M vertically from the nearest neighbouring residence.

#### **ACCESS:**

Currently, the subject property does not possess a legal road access, we intend to apply for this alongside the Building Permit application if/when this TUP has been approved.

If you require any further information for this application, please don't hesitate to contact the undersigned.

Cody Walsh



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