

## **Zoning Application Proposal**

DeMilles Farm Market & ORCHARD

1424762 BC LTD

Lot 2 Section 19 Township 20 Range 9 West of the 6<sup>th</sup> Meridian

Kamloops Division Yale District Plan EPP95531

2025

Bradley Demille, Harpal (Lally) Sidhu

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250-833-9976 (c)

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# Zoning Application Proposal

3181 11<sup>th</sup> Ave North East  
Salmon Arm, BC  
V1E 2S8

## Executive Summary

This document outlines the request for DeMilles Farm Market to be relocated. DeMille's Farm Market, a historic cornerstone in Salmon Arm since 1973, is losing its home. The land lease upon which the current store stands is coming due November 2026 with no fair and equitable agreement. In light of this potential loss, Brad DeMille has had the vision and initiative to purchase the Northyards Orchard in partnership with Mr. Harpal (Lally) Sidhu, long-time supplier to DeMille's Farm Market and South Okanagan fruit farmer, to build a new home for the store.

This proposal requests that three acres of the 29-acre orchard parcel be amended from A2 to CD-24 zoning. Currently the Northyards Cidery leases approximately 50,000 square feet (1.15 acres or 0.46 hectares) of the proposed 3 acre (1.2 hectare) commercial request, leaving the remaining 26 acres (10.5 hectares) for orchard operations and agriculture. The scale for the DeMilles operation will require 12,000 square feet for retail floor space. Keeping in line with the industrial norm of a 1:1 storage to retail area ratio, we will thus require 12,000 square feet of in-store storage space. However, we will be making use of a basement level for this storage space, with elevators to the retail floor. Thus, the ultimate square footage of the commercial building will be 120 x 100 ft. (12,000 square feet). With 40,000 square feet for paved parking, we are requesting a total of 52,000 square feet of commercial space for our venture, (1.19 acres or 0.48 hectares).

The store frontage will make use of the non-usable land that exist next to the trans-Canada highway for paved parking, leaving the elevated land beyond that to situate the commercial building, perfect for cellar-like cooling for storage and retail space that overlooks the orchard. Balcony space for bakery and deli sitting areas are included in the 12,000 square foot projected retail model.

The proposed DeMille's Farm Market & Orchard will maintain its vital role as a primary supporter of regional businesses and farms that grow and process local BC-grown fruit, produce, and grocery. Without DeMille's, innumerable farmers will likely experience a sizable loss in their yearly revenue.

Furthermore, the re-zoning will allow the orchard to be a community venue, enhancing local appreciation for small-scale farming and agriculture. DeMilles will innovate an organic,

firsthand experience with all the benefits of BC agriculture, thus developing a vital understanding and support for local farming and encouraging the “shop local” initiative.

## **Introduction**

The prospective goal for the DeMilles Farm Market and Orchard is to build a new storefront building for commercial purposes at the proposed site, 3181 11<sup>th</sup> Avenue North East. The main objective is to relocate the current operations of DeMilles Farm Market to a new building at the new site.

With the current land lease for DeMilles Farm Market coming due, Brad DeMille has been forced to make the hard decision between finding a new home for the store or closing his business. In light of the potential loss of a family legacy that he has spent building for his children and grandchildren, Brad and his wife, Kelly, have bought the Northyards Orchard with Harpal (Lally) Sihdu and his son, Sher Sidhu. The resulting business, otherwise known as 1424762 BC LTD, is the official business under which the rezoning request is being proposed.

Mr. Sidhu, a fruit grower in Cawston, British Columbia, has been the main fruit supplier from South Okanagan for DeMilles longer than Brad DeMille has owned the enterprise. He owns one hundred acres of orchards, with a 40,000 square-foot packing house. Lally’s orchards produce organic and conventional stone fruit including apricots, cherries, nectarines, peaches, and plums, not to mention ten varieties of apples from Ambrosia to the more traditional MacIntosh.

This proposal cites the request that 3 acres (approximately 1.2 ha or 130, 680 square feet) of the 29-acre (11.7 ha) orchard parcel at 3181 11<sup>th</sup> Avenue North East be rezoned from A2 to CD zoning. Of the 1.2 ha, the DeMilles operation will only be using about 0. 48ha or 52,000 square feet for its commercial operation, the other 78,680 square feet are for supplier staging areas and Northyards cidery. The store frontage will be south-facing onto 11<sup>th</sup> Street, which in turn will be a welcoming and aesthetically pleasing property to showcase Salmon Arm at the east entrance to the city off the Trans-Canada highway.

Consequently, the hundreds of local farmers, suppliers, businesses, community associations and customers who Brad has served so adamantly for the past 18 years, will be negatively affected if rezoning is unsuccessful.

## DeMilles Farm Market:

The full-scale worth of the DeMille's Farm Market to this community begins with its history. The market has been a staple in Salmon Arm since the 1970s when it originated as a Sweet Corn and Produce Market. The market grew until 2006 when Brad DeMille took over the operation from his father and expanded the farm-to-table experience. It has since grown into a multi-faceted venue supportive of community, farmers and local business, with a distinct focus on Agri-tourism and environmental impact.

The business prioritizes community support and has been a proud and generous contributor to innumerable local associations for many years. Some examples include, but are not limited to, the Shuswap Hospital Foundation (via Bollywood Bang), Roots & Blues, Salmon Arm Silver Backs, Larch Hills Nordic Society, Safe Society, Second Harvest, the Good Food Box, the SPCA, and Dry Grad.

Furthermore, this establishment is an essential venue for local farms and small business. It is a major supporter of local producers, honey farmers, coffee roasters, Okanagan fruit jammeries, egg farmers, dairy farmers, cheese producers, local butchers and sausage makers, and small-business bakeries. As a part of the produce market collective, DeMilles provides a critical outlet for farmers to sell directly to the customer, with the advantage of being an all-year operation as opposed to a seasonal fruit stand. With proper cooling systems, imperative management, and rigorous food-safe procedures, DeMille's Farm Market upholds a refined and flexible experience for both farmers and customers. As opposed to a restrictive 3-month summer-time farmer's market, DeMille's is open year-round, 7 days a week from 8 am-8 pm, thus providing the customer with up to 80% greater access to farm-direct produce and creates a more efficient, streamlined strategy for farmers to get produce to market.

Moreover, the DeMille's operation is a cornerstone in Salmon Arm's Agri-tourism. With the opportunity to encourage agriculture, the store features BC-made grocery, homemade canning, ice cream, picnic areas, a petting zoo, garden center, pumpkin patch, and u-pick sunflower patch. Shoppers not only come from the surrounding areas in the Columbia Shuswap Regional District and North Okanagan Region District but from across Canada, even world-wide. It is a significant landmark for local tourism, with excursion busses from the United States, Korea, Japan, Australia and Germany making routine stops. With an all-encompassing adventure for returning and new customers, excursionists, and campers, the DeMilles brand is a must-see on the traveler's itinerary for an old-fashioned, wholesome, family experience.

DeMilles also creates an opportunity to reduce its carbon footprint. Since Brad took over DeMille's Farm Market 18 years ago, local farmers have been said to have seen a 50-400% increase in their harvest revenues by supplying to DeMilles, with many that no longer attend pop-up farmer's markets. This means more efficient transport, sales and strategies. Please refer to Appendix C for letters of support.

## **The Obstacle:**

With the DeMille's brand is facing the loss of its operating venue, so too are local farmers. DeMille's success is, in part, indicative of the success of the local farmers that it supports. DeMille's functions as a centralized cooperative for local farmers from the surrounding area, the Okanagan Valley, and the Fraser Valley. Not only do farmers lose revenue without DeMille's, but they are also exposed to the lengthy and cumbersome legwork that is required to take product-to-market for themselves, namely via local farm markets. With the current economic climate and post COVID realities, farmers do not have the means, manpower, or ability to commit to such low-yielding means. They have a substantial understanding of the dynamics of agriculture and horticulture. But business, sales, and the product-to-market process can be daunting. DeMille's is extremely well-versed in marketing and has deep roots when it comes to the rapport and connections it has in this industry. In the words of Brad himself, "We take care of the sales, and let farmers get down to the business of farming".

## **Proposed Solution:**

### **Objective:**

The goal for DeMilles is to relocate the farm-to-table experience currently in operation at 3710 10<sup>th</sup> Ave SW Salmon Arm to the Orchard at 3181 11<sup>th</sup> Ave NE Salmon Arm. The orchard property spans 29 acres on the north side of the Trans-Canada Highway at the corner of 11<sup>th</sup> Ave NE and 30<sup>th</sup> St NE. The objective is to amend to current A2 zoning to C8 zoning for a 3-acre (1.2ha) parcel of land on the southern boundary of the Orchard to facilitate the current operations of the DeMilles Farm Market. The site would start 200 feet from the north bend of 11<sup>th</sup> Avenue and run east by 300 feet, North of 11<sup>th</sup> Avenue by 400 feet into the Orchard, including the land upon which the Northyards Cidery sits, and west again to the corner boundary with the MacDonald's restaurant. Please refer to the attached drawings for further details and dimensions.

The proposed footprint of the store is 12,000 square feet, set back by 200 feet from 11<sup>th</sup> Avenue with a southerly-facing frontage. Main parking will lay directly on the south face of the building, with 40000 square feet of paved parking directly off of 11<sup>th</sup> Street. To the west of the parking lays the current Northyards operation that will span the remainder of the proposed 3-acre C8 zoning proposal west toward MacDonalds and 30<sup>th</sup> Street. Storage and warehousing will be incorporated into the 12,000 footprint of the storefront, making use of the hillside to create a geo-engineered basement for cool storage.

The north side of the building will look out over the orchard with balconies that will stretch out from the retail space over the walk-out basement storage space onto manicured lawns. With aesthetically pleasing landscaping, the proposed store will be an idyllic respite for families and travelers alike. This will not only be a pleasing entrance for the orchard and the store, but also an eye-catching welcome to Salmon Arm as it will face the Trans-Canada highway on the east side of the McDonald's restaurant.

### **Operations to Date:**

The orchard is co-owned by Bradley DeMille, Kelly DeMille, Harpal (Lally) Sidhu and Sher Sidhu. Together, Brad and Lally are the signatories on the land title to the orchard at 3181 11<sup>th</sup> Ave NE, formally known as 1424762 BC LTD., and support each other with their specific expertise.

To date, Mr. Sidhu has been the guiding expert in the recultivation of the orchard as Brad DeMille physically oversees the operations to bring the orchard back to a healthy, sustainable fruit-bearing state. Under the previous ownership, the orchard had fallen into disrepair, with dying apple trees, moth and worm-ridden fruit, and unkept grounds. Since possession took place on April 10, 2024, the trees have been delimbed, some physically removed due to disease and age, and systems implemented to control coddling moth, fire blight, scab, and mildew problems, making way for a vital and prosperous orchard once again.

Currently, apples are growing on healthy trees, lawns are routinely mowed and maintained, and sunflowers have been planted to create an aesthetically pleasing field along the westerly frontage of North Broadview Street. The operation took over late in the season, and due to current burn bans, burning dead trees will take place in the Fall 2024. In the meantime, black tarps cover the burn piles, with the intention that any remaining disease will be eliminated through the heat of the summer.

### **Future Projections:**

Future projections of apple yield from the orchard are estimated at 500,000 pounds yearly in apples and their value-added products. These products include but are not limited to, fresh-pressed apple juice, dehydrated apple chips, and apple pies, all of which will be either sold in the DeMille's Farm Market & Orchard, supplied to the cidery, or sold to local businesses such as Shuswap Pie Company etc.

Row crops will be planted in the vacant block along 30<sup>th</sup> Street to include eye-catching sunflowers and lavender, in addition to pumpkin patches for seasonal u-pick. It is planned as well to plant blocks of artichokes, potatoes, rhubarb, squash, sweet corn, and sweet onions. The row crop produce will be sold on site.

Moreover, the orchard will provide an educational outlet for the community. Field trips from the local schools will highlight the important role of farmers and growers in the community. For example, in the autumn when orchards are ready for harvest, local elementary schools can book field trips up to the orchard where they will be given a tour of the apple production, wagon rides, samples of fresh pressed apple juice, and a free apple to take home, or a pumpkin at Thanksgiving and Halloween. This endeavour is historically significant as it is reminiscent of the Hanna Orchards' business model and will rekindle a part of Salmon Arm's past Fall traditions. These experiences are memorable ways for children and their families to make connections with their community and more specifically, their local farmers.

In tribute to the historical nature of the orchard, one of the original Spartan trees will be left standing in the middle of the orchard. It was planted circa 1950, "following the [1949-1950] freeze that wiped out about 300 growers in the Shuswap", (James Hanna). Brad and Lallu mean to commemorate the vital history with a historically educational plaque and benches at site for tourists and customers on their walk through.

## **Methodology**

The proposed groundbreaking for the new store is projected for the Fall of 2025. BC Steele LTD is the proposed company for the new building, and estimates a build time of 4 months. The prospective building is a barn-like structure with a main-floor shopping market, including a bakery and deli, with an upper mezzanine for cafeteria-style seating overlooking the orchard.

The structure of the store is projected to be at the lock-up stage by November 2025 with interior walls, flooring, plumbing and electrical to be finished by December 2025. The store interior will be repurposed from the current DeMilles storefront including but not limited to, coolers and cooling systems, point of sale and electronic systems, shelving, and furnishings. The new building is projected to open in the Spring of 2026, with the current market officially closing at that time. Please refer to Appendix B for a detailed outline of contractors, time frames, and justifications.

## **Budget:**

Please refer to Appendix A for the projected budget.

## **Conclusion:**

Brad DeMille knows his responsibility to the farmers and local producers with whom he has worked hand-in-hand for almost two decades. To close the door to the DeMilles Farm Market would not only leave a void in the community of Salmon Arm, but it would leave a devastating effect on DeMille’s suppliers.

Great respect and thoughtfulness have gone into the planning of the new Farm Market and Orchard with opportunities to give back to the community and build a home that offers locals the chance to learn and appreciate the role of farming and agriculture in the community. It is, therefore, of upmost importance to hundreds of local farmers that the C8 zoning proposal be approved. Brad and his staff have every intention of working very closely with local city authorities and the Agricultural Land Commission to ensure all requests and procedures are followed to perfection.

DeMilles was built on one man’s dream, and that dream and passion are now being poured into the bright future of creating an orchard experience, beautiful and welcoming to all, in hopes of bringing greater awareness for local farming, agriculture, and Agri-tourism and in the process making Salmon Arm more beautiful for all who live there.

## Appendices:

Appendix A: [Budget Outline](#)

<u>Relevant Cost</u>	<u>Proposed Budget</u>	<u>Justification</u>
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Building infrastructure	\$2 million total	Steel girder structure, 14000sq ft
External paneling/ steel	Refer above	Concrete & steel
Internal walls	Refer above	Concrete & wood
Windows & doors	Refer above	Sealed units, glass-garage doors
Insulation	Refer above	R-48 roof, R-28 walls
Paint	Refer above	
Ventilation	Refer above	In-floor heat, solar, forced air
electrical	Refer above	
plumbing	Refer above	
driveways and parking lots	TBD	In-out paved, main lot paved, packed soil & gravel
gravel	TBD	Peripheral parking & overflow
paving	TBD	Driveways and & main parking
landscaping	TBD	Everywhere, frontage, along the driveways, "backyard" – lawns leading to orchard
refrigeration		On main floor, & in-ground under main floor
Moving costs	\$250,000	

Appendix B: British Columbia Supplier List

\*\* Refer to attached Letters of Intent \*\*

Supplier	Product	Vendor Location
2 Ladies Soup In It Up	Soup base mix	Vernon

A&L Peterson Orchards	Orchard fruit	Salmon Arm
Aaron DeSimone		Lumby
Albert Gibson	Produce	
Armstrong Apiaries	Honey	Armstrong
Armstrong Asparagus	Asparagus	Armstrong
Armstrong Farm Co.	Produce	Armstrong
B&L Nyeste Mud Sweat & Tears	Pottery	Sorrento
B& B Orchard	Orchard fruit	Winfield
Balmoral Farms	produce	Balmoral
BC Brine	Homemade canning	falkland
Bc Tree Fruit	Tree fruit	Kelowna
Bedroc Green House	Garden center	Salmon Arm
Bellmann Specialty Produce	Produce	Armstrong
Bernie's Turbo Spice	Hot sauce	Armstrong
Berry Haven Farms	Berries	Abbotsford
Berry View Farms	Berries	
Bhupinder Karwasra	berries	Oliver
Birch Haven Farms	Corn	Salmon Arm
Big Dave's Spice	Hot sauce	Kelowna
Black Arrow Sales	Hot sauce	
Black Diamond Soil	Soil	Grinrod
Black Forest Noodle	Noodles	Salmon Arm
Blackwell Dairy	Dairy	Kamloops
Blue Hills Lavender	Flowers	Salmon Arm
Blue Sky Organics	Garden center	Vernon
Bruce Seehaver		
Burnaby Lake Greenhouses	Flower Bouquets	Surrey
Caliente Hot Sauce Company	Hot sauce	Salmon Arm
Canadian Hazelnut	Nuts	Agassi
Cards by Susan	Gidt Cards	Salmon Arm
Castle Cheese (West) Inc	Cheese	Lumby
Charlie MnMahan	Produce	Salmon Arm
Chop N Block	Deli meats/ butcher	Kamloops
Clint Lidstone	Produce	
Colonial Farms	Frozen goods	Armstrong
Curly Willow	Produce	
D Dutchman	Dairy	Sicamous
Dan & Jamie Penner	Eggs	Salmon Arm
Dave Starling	Fruit	Oyama
Dave Poiriera		
Davidsons Orchard	Produce/ Fruit	Vernon

Denis Czerwiak	Produce	Grindrod
Denman Island Chocolate	Chocolate & Candy	Denman Island
DeVry Greenhouse	Flowers	Chiliwack
Desert Hills Ranch	Produce	Ashcroft
Dhailiwal		
Doug Saba	Produce	Grindrod
Ed Jespersen		
Ed De Boer	Animal Feed	Grindrod
Elderberry Grove	Elderberry products	Salmon Arm
Elevation Kombucha	Kombucha	Wycliffe
Enderberry Farm	Produce	Enderby
Farmcrest Foods	Produce & Dog Feed	Salmon Arm
Farming Karma Fruit Co.	Fruit drinks	Kelowna
Foothills Creamery	Ice cream	Kelowna
Freshop Produce	Fruit	Aldergrove
Fresh is Best Salsa Co.	Salsa & Chips	Kamloops
Gatzke Orchards	Fruit	Oyama
Gavin & Lorna Young	Produce	Kelowna
Gietema Farms		
Gill Growers	Fruit	Abbotsford
Glenmore Blueberry Farm	Blueberries	Abbotsford
Good "N" Plenty Produce	Produce	Armstrong
Green Lion Farms	Produce	Armstrong
Green Croft Gardens	Produce	Grindrod
Griffin Farms	Produce	Westbank
Grillers Meats	Deli/ butcher	Salmon Arm
Growers Supply Co	Store supplies	Kelowna
H. Middlestead	Grocery	Salmon arm
Habby Jacks	Hot sauce	Kelowna
Hai Hunn		
Hanoi 36 Restaurant Inc	Frozen Pho-kits	Salmon Arm
Happy Days Dairy	Cheese	Salmon Arm
Happy Valley Organics	Produce	Kelowna
Harinder Sidhu		
Harkaran Randhawa	Fruit	Vernon
Hart Marketing & Sales LLP	Fruit	Vernon
Hayat Orchards	Fruit	Lake Country
Helmi's Gourmet Foods	Deli/ Butcher	Abbotsford
Hewitt Orchards	Fruit	Oliver
Hilda 74 retro Design	General Merchandise	Grand Forks
Hobart Farms	Produce	
Honey Onyx	Honey	Falkland

Honey & Wax De Hoog	Honey	Salmon Arm
House of Q Foods Ltd.	Grocery	Surrey
Indigo Love Haskap	Haskap	South Canoe
J Gill Enterprises	Fruit	Aldergrove
Italian Kitchen Sauce Co	Sauces	Vernon
Jag Rai Blueberry Farm	Blueberry	
Jan Blackburn		Salmon Arm
JD Farms	Turkey	Abbotsford
Jealous Fruits	Fruit	Lake Country
Jespersion Tree Farm	Christmas Trees	Salmon Arm
Jerseyland Organics		
Jessica Offer	Flower Bouquets	Enderby
John O. Stan Apiarie	Honey	Armstrong
John Watters	Garlic	
K. Witzke		
Kalwood Farms		
KarMac Christmas Trees	Christmas trees	Salmon Arm
Kash Farm		
Kurt Sauter	Butcher	Salmon Arm
Kyle Jobin	Pre-packaged meals	Salmon Arm
Maple Tree Corps	Maple Syrup	
Lakeview Fruit Corp	Fruit	Okanagan
Lakeview Haskap	Haskap Berries	Okanagan
Lally Sidhu	Fruit	Cawston
Las Mexicanas	Hot Sauce and Salsa	Kelowna
Lake Country Harvest	Bakery	Lake Country
Lasser Produce		
Lazy Daisy Farm	Produce	
Left Coast Natural	Grocery	Vancouver
Len Lazzarotto		
Lesly Melnyk	Grocery	Salmon Arm
Liquid Ventures	Ice	
Little Red Hen	Bakery	Salmon Arm
Lucifers House of Heat	Hot Sauce	USA
Madalea Growers	Blueberries	Salmon Arm
Mara Foodliner		Mara
Margaret Bland	Produce	Salmon Arm
Mayfair Farms	Produce	Salmon Arm
Motherlove Ferments	Drinks	Salmon Arm
Mum's Okanagan Hot Sauce	Hot Sauce	Okanagan
Mountain Meadow Organic Garlic	Garlic	

Neufeld Farms	Produce and Fruit	Lower Mainland
Nicola Valley Honey	Honey	Nicola Valley
Nuleaf Produce	Produce	Kamloops
Nuts 4 U Granola	Cereal	Kelowna
Ogopogo Premium Produce	Hot Sauce	West Kelowna
Okanagan Rawsome	Crackers and spreads	Salmon Arm
One Nut Products	Nuts	Salmon Arm
Organic Ocean Seafood	Seafood	Vancouver
Parmjut Daliwal	Produce	Lake Country
Peak & Terra Hot Sauce	Hot Sauce	Salmon Arm
Phillips Brewing	Fruit beverages	Vancouver Island
Pine Berry Farms	Produce	Tappen
Prairie Fruit Farm	Fruit	Chiliwack
Pro Organics	Produce	Vancouver
Purple Springs Nursery	garlic	Armstrong
Rad Jams	Jams and spreads	
Riley Gibson	Carrots	Silver Creek
Robert Valade	Peas	Tappen
Roots & Greens	Produce	Grinrod
Kazy Farm	Produce	Silver Creek
Russell Thiessen	Produce	Lumby
S. Sundher Orchard	Fruit	Oliver
Sacred Earth Organics	produce	Salmon Arm
Sam Gill	Berries	Chiliwack
Saskatoon Jammery	Jams and Marmalade	Salmon Arm
Sedos	Butcher	Salmon Arm
ShuPops	Frozen treats	Salmon Arm
Shuswap Pie Company	Pie, baked and frozen	Salmon Arm
Shuswap Coffee Co	Coffee	Salmon Arm
Shuswap Cider	Cidery	Salmon Arm
Shuswap Infusions	Tea	Salmon Arm
Shuswap Organics		Salmon Arm
Sophies Cosmic Café	Hot Sauce	Vancouver
Spa Hills Farm	Produce	Armstrong
Spotted Moose Farm		North Shuswap
Steve Van Hassel	Produce	Chase
Stoke Cold Press Juice	Juice	Revelstoke
Stoke the Fire	Hot Sauce	Kimberley
Sukjit Daliwal		
Summit Specialty Foods	Grocery	Vancouver
Sure Crop	Animal Feed	Grinrod
Tanto Latte	Cheese	Salmon Arm

Tanya Ray	Fish	
Taste Buddies	Dressings	Kelowna
The Candy Vault	Candy	Salmon Arm
Canadian Barley Tea	Tea	Salmon Arm
The Country Kettle	Popcorn	Salmon Arm
The eH team Farm	Frozen goods	Kelowna
Three Diamond	Dressing	Osoyoos
Triple Jims	Fruit juices	Chiliwack
Vernon Sausage Co	Butcher/ Deli meats	Vernon
Kurts Deli- Kurt Sauter	Butcher/ Deli meats	Salmon Arm
Village Dairy	Dairy	Armstrong
West Ida Farms	Produce	Salmon Arm
West Coast Barrel	Whiskey barrels	Vancouver
White Lake Organic	Bakery	White Lake
Wild Mountain Chocolate	Confectionary	Invermere
Westland Sausage	Butcher/ Deli meats	Salmon Arm
Willow Creek Grain	Produce	Grinrod
Wineland Dressing	Dressings	Naramata
Zelaney Farms	Carrots	Vernon

## Appendix C: Letters of Intent

Please See Attached for Letters of Intent.



April 15, 2024

To whom it may concern,

I am writing on behalf of Neufeld Farms Ltd. In Abbotsford, BC. We are a family owned fruit and vegetable farm, and we also process preservatives such as pickle products. We have had a working relationship with DeMille's Farm Market for many years now, and they are the reason that we can farm what we farm. We ship them a large quantity of products each year.

Dealing with Brad and Jacob at DeMille's is a treat! They are always willing to help the farmer out. There are some times when we have an abundance of product, and when we ask them to help out, they simply say, 'send it'. They help us move larger volumes that we would not be able to do in our small market.

I understand that DeMille's is trying to relocate. I hope that changing locations does not cause them issues for selling other small farmers product, as it would hurt my farm significantly and I know it will hurt others as well. We hope to continue to have many more years of business with DeMille's Farm Market wherever their new location is, and I am truly grateful that they have been able to sell so much of our product.

Sincerely,

Steven Neufeld  
Owner/Operator  
Neufeld Farms

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**Kazy Farm Organics**

284 Salmon River Rd.  
Salmon Arm BC V1c3e3  
250 804-1232  
bcvteric@yahoo.ca

April 4, 2024

To whom it may concern,

I am writing on behalf of Kazy Farm Organics in support of Demilles Farm Market during a difficult transition. Unable to renew the lease at the current location, they are facing the necessity of having to relocate.

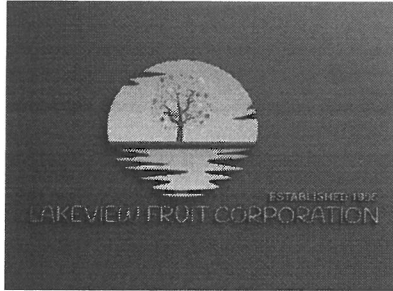
I have been supplying fresh produce to Demilles for over 10 years and they have been an important part of my business since the beginning of our relationship. Demilles has been instrumental in promoting and distributing local produce which benefits both the farmer and the consumer. In order for the support that they give to countless local producers to continue, their new location requires adjustments to current zoning regulations which I fully endorse.

I trust that facilitating these changes will serve the best interest of our community, ensuring the support of local agriculture and the economy. I appreciate your support for Demilles Farm Market.

Sincerely,

Eric Fell





15850 Old mission rd  
Lake Country BC  
V4V 2G8  
Phone: (250)878-4877  
Email: [Lakeviewfruitcorporation@outlook.com](mailto:Lakeviewfruitcorporation@outlook.com)

March 28, 2024

To Whom It May Concern,

Our company Lakeview Fruit Corporation is a producer & Packer of fresh fruits which include apples, cherries, apricots, nectarines, pears and peaches. We have been in business since 1995 and have been conducting business with DeMilles Farm Market for over 10 years.

Demilles has supported our business and helped build our growth over the years. We are one of the larger peach growers in the north Okanagan and rely on Demilles to help move our peaches. There are very few fresh markets in BC that support local growers to the scale Demilles has. They play a crucial role in the Agriculture sector by helping local farm business move and market their products.

We support Demilles in their decision to relocate their market in Salmon Arm, this decision is not just for the benefit of Demilles but will also benefit multiple agriculture business in BC. Although we understand there are regulations set in place by the ALC to preserve farmlands we believe the importance relies more on the farmers than the land itself. Markets such as Demilles provide a true farm to table experience which is a rare commodity. We hope you support their growth and enable them to build their new market.

Regards

Arsh Dhaliwal (Andy)  
President and Co-owner



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4321 10th Avenue SE,  
Salmon Arm, BC,  
V1E 1W6  
Phone: (604) 819-2659  
Email: [littlemntfarm@gmail.com](mailto:littlemntfarm@gmail.com)

March 26, 2024

To Whom It May Concern,

I am writing on behalf of Little Mountain Farm to express our support for Demilles Farm Market during a time of significant transition. It has been brought to our attention that Demilles Farm Market, a cherished partner and supporter of our farming community, faces the necessity of relocating due to the inability to renew their lease at their current location.

Demilles has been instrumental in promoting local farming, benefiting not just Little Mountain Farm but the broader agricultural community. Their new location requires adjustments to current zoning regulations, which we fully endorse.

We trust that facilitating these changes serves the best interest of our community, ensuring the sustainability of local agriculture and economy. We appreciate your consideration and support for Demilles Farm Market's smooth transition.

Sincerely

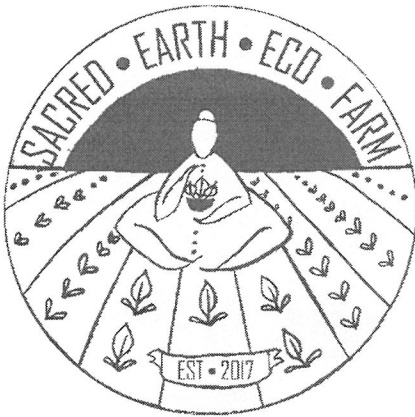
Bill Vermeer

To whom it may concern,

Sacred Earth Eco-Farm is located in Salmon Arm and we have been Selling to DeMille's Farm Market since 2017. They open there doors to us like many before us in this community. Demilles is the closes example of a traditional market where fresh produce grown buy local farms are enjoyed buy locals and many tourist wanting a tase of the Shuswap.

We fully support the relocation of Demills onto the old historic Hanna and Hanna orchard so the may keep adding more years of good food and memories to all who stop buy.

Regards,





To Whom It May Concern:

Shuswap Organics is a supplier of fresh local vegetables and preserves to stores and restaurants in the Okanagan/Shuswap/Columbia region. We've supplied vegetables and preserves to DeMilles Farm Market for the last 3-4 years.

Demilles is one of the very few actually independent and local-supporting outlets for small-scale growers in the region, and they support a number of local growing operations beyond our own. They have done so for a much longer period of time than our own time in business. It is fair to say they purchase thousands of pounds of produce from local growers each season, with a peak in the summer months.

We are supportive of the continuation of Demilles' presence in the wider Salmon Arm area, and would consider the loss of this important outlet for local food as having a detrimental effect on small-scale growers.

We hope their plans to relocate their operation to the uptown area of Salmon Arm is supported and enabled by all of the relevant authorities.

Regards

A handwritten signature in black ink, appearing to read "Owen Madden", written in a cursive style.

Owen Madden  
Co-Owner

To whom it may concern,

We (Sweet Haven Farms) are a local farm based in the Okanagan which has been operating over the last 6 years, growing microgreens and lettuce.

**Demille's Farm Market** was one of our first outlets to sell our local produce. They have been an integral customer giving us sales which has helped our business to develop to what it is now. We have done business with Demille's for over 5 years and at least **\$15,000** worth of our product is sold **annually** through their outlet, which is a big portion of our income helping our business to stay a-float.

We hope everything can be done to get commercial zoning and/or everything required to continue selling our products (and those of many other customers) at their new store.

-Seth Armbruster

-And **Sweet Haven Farms** Team