

To ; Mayor and Council, City of Salmon Arm

From ; Colin Mayes, [REDACTED] Salmon Arm V1E 2A6

Your Worship and Council,

On December 31st, 2022, the Agricultural Land Reserve of B.C. announced that they would allow secondary residences on ALR parcels of land. The secondary residences could not be more than 99 square meters (969 sq. ft.). I believe this action was a way to help create more affordable housing in a tight housing market.

When I was Mayor, I frequently received pleas from the Farm community that wanted to build a second resident on their farm land to help accommodate family members, so that they would be able to keep their children on the farm so that a future transition of the farm could be accommodated, at that time a second resident was not allowed.

With this amendment to the secondary residence, the City of Salmon Arm needs to amend their by-laws to accommodate this positive opportunity.

I wish to bring a couple of suggestions to your attention, but there could also be more amendments that could also help:

Many ALR parcels are fronted by two roads which lead to the opportunity to have some distance between two residences on the same parcel. Case in point, I have six acres west road frontage on 30st NE. and east frontage on 35<sup>th</sup> N.E. To have the second resident on the 35 St access would provide the space and privacy between the two residences.

Unfortunately, the By-law only allows one water service per plot of land. Staff will tell you that this is to prevent cross-over of two different pressure zones. So, if there are two services why would anyone want to connect them together as the services go directly into the residences. The amendment could have a clause that restricts the distance between the two residences if that would make staff more comfortable so that a crossover will not occur. This could also apply to sewer and storm drainage if available. My parcel of land does not have sanitary sewer or storm drainage, so a new separate septic system is required.

Secondly, if a primary residence on ALR has a secondary family suite this should not invalidate the opportunity for a second independent residence (Carriage House) for another family member or farm help. Currently in the City's bylaw this is not possible.

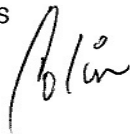
Thirdly, the City's DCCs should not apply to the same plot of land if a carriage house is built, as the contribution to the global infrastructure has already been applied at the building of the primary residence. To not charge the DCCs would in a small way help in providing affordable housing.

Your Worship, in our conversations about these issues you told me that your son and his family have moved to Saskatoon where the housing was affordable. I have two grandsons in Salmon Arm. one a CPA working at an accounting firm in Salmon Arm, and the second pursuing a Notary Public career in town also, neither can see their way to own their own home. Salmon Arm needs young people to build our community, we need to do what we can to make housing more affordable. Inflation is on the decline as are the interest rates. If the regulatory overreach of government could be addressed and make it more practical in its application, we might see housing opportunities for young families.

Applying for a variance is redundant as staff will always follow the guidance of the by-law, and Council will be cautioned not to approve the variance as it will set a precedent. The City will of course keep the money collected for the application. The council needs to change the by-law for the by-law to reflect a commonsense approach to the ALR amendments to land use on ALR lands.

If Council wishes to have an audience with me for more information, I would be more than willing to accommodate.

Yours sincerely, Colin Mayes

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

