



Agricultural Land Commission
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August 16, 2006

Reply to the attention of Brandy Ridout
ALC File #V-36673

Don & Bonnie Bradley
RR1 - Site 32 - Comp 20
31238 - 123rd Street
Oliver, BC V0H 1T0

Dear Mr. & Mrs. Bradley:

Re: Application for non-farm use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #405/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Okanagan-Similkameen - C06-06576-125

BR/lv/Encl.: Minutes
36673d1

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IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner Sidhu

THAT the application be refused

CARRIED

RESOLUTION #405/2006



Staff Report
Application # V – 36673
Applicant: Don & Bonnie Bradley
Location: south of Oliver

DATE RECEIVED: May 8, 2006

DATE PREPARED: July 13, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To develop a micro-brewery in approximately 93 square metres of a 320 square metre winery/store building proposed for the 4 ha subject property.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicants have approximately 3.9 ha in grape production and have just been issued a winery license (Antelope Brush Estate Winery). No vines will be removed for the construction of the proposed brewery as it will be constructed on the site of an existing shed.

One previous application has been considered on the property.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 009-426-655

Lot 932, District Lot 2450s, Similkameen Division Yale District, Plan 12314

Purchase Date:

March 2004

Location of Property:

31238 Testalinden Creek Road, 6.5 km south of the Town of Oliver

Size of Property:

4 ha (The entire property is in the ALR).

Present use of the Property:

Home, vineyard

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: 4 ha vineyard, with residence
SOUTH: Non-ALR hillside, crown grazing
EAST: 4 ha orchard with residence
NORTH: 2 ha vineyard with residence

Agricultural Capability:

Data Source: Agricultural Capability Map #82E.013
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Designation:

Bylaw No. 2122
Designation: agriculture

Zoning Bylaw and Designation:

Bylaw No. 2123
Designation: Agricultural 1, which does not permit micro-breweries. If the application is approved, rezoning would be required.

PREVIOUS APPLICATIONS:

Application #28807-0

Applicant: Josef & Ursula Tokios
Decision Date: May 17, 1994
Proposal: To subdivide a 0.4 ha homesite lot from the 4.2 ha property under the *Homesite Severance Policy*.
Decision: Refused – on the grounds that its location and configuration were unsuitable and would unnecessarily hamper the future agricultural operation. The Commission did allow a smaller lot on the road frontage, subject to fencing and buffering.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:


The Regional District of Okanagan Similkameen: Forwarded the application without comment as per policy.

STAFF COMMENTS:

Staff recommends that the Commission consider the following.

- The proposed facility will not significantly affect the productive capacity of the farm operation as it is located in an existing non-farm footprint.
- The micro brewing facility will complement the winery and is compatible with the farm use.

END OF REPORT



Signature

July 16, 06

Date

