



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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December 17<sup>th</sup>, 2007

Reply to the attention of Martin Collins  
ALC File: V-37769

Kettle Valley Dried Fruit  
PO Box 1168 - 14014 Highway 97 N  
Summerland, BC V0H1Z0

Dear Sir/Madam:

**Re: Application for Non Farm Uses in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 666/2007 outlining the Commission's decision as it relates to the above noted application. A sketch depicting the approved development is also attached. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

cc: The Corporation of the District of Summerland

Enclosure: Minutes/Sketch Plan



3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## Discussion

### **Assessment of Agricultural Capability and Suitability**

In assessing agricultural capability, the Commission noted that almost the entire parcel is utilized for buildings and structures devoted to processing Kettle Valley Dried Fruit products. A rental residence is also located on the property.

The Commission assessed the impact of the proposal against the long term goals of preserving agricultural land and encouraging farming. The applicant indicated that the raw material for the dried fruit products produced from the facility were sourced from the Okanagan Valley, except occasionally when they are not available. A Ministerial Order is required to permit the import of apples to be used for raw material stock for the dried fruit snacks.

The Commission believed that the parcel had very minimal capacity for agricultural development due to the long standing industrial use. As such, it did not believe that there were any substantive agricultural implications to the proposal.

The Commission discussed the adjoining landowner's letter requesting that the drying fans be located on the north or west side of the new building so as to not disturb the neighbouring properties. The Commission was advised by the applicant that there is no intention of altering the location of the drying fan, or expanding its usage. The intent of the expansion is to construct the new building to combine the storage, shipping and production functions on one site.

### **Conclusions**

1. That the land under application has limited agricultural capability and is an appropriate location for an expanding fruit processing facility.
2. That the expansion proposal is supportive of agriculture in the region.

### **IT WAS**

**MOVED BY:** Commissioner S. Irvine

**SECONDED BY:** Commissioner R. Mayer

THAT the application to expand the Kettle Valley Dried Fruit operation to 2775 sq meters be allowed.

AND THAT the approval is subject to the following conditions:

- that the facility be constructed as per the attached sketch plan,
- the construction of a solid fence 2.5 meters high to separate the operation from the adjoining orchard property, and provide a sound and spray barrier. The Commission requires, prior to the District of Summerland issuing a building license, that either the fence be constructed, or a financial security in the amount necessary

to complete the fence be submitted to the ALC (to ensure completion of the fence in a timely manner).

- the expansion must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**  
**Resolution # 666/2007**

