



Agricultural Land Commission Staff Report

DATE: May 25, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51705
PROPOSAL: Non-Farm Use - Wine Distillery

PROPOSAL INFORMATION

Background: Currently a licenced "land based estate winery" the applicants wish to add a distillation licence to this winery to fortify dessert style wines
Received Date: April 20, 2010
Applicant: Terry & Bonnie Ludwig
Agent: Coastal Black Estate
Local Government: Comox Valley Regional District

DESCRIPTION OF LAND

PID: 006-285-929
Legal Description: Lot 6, Block 29, Comox District, Plan 3139
Civic Address: 2186 B Endall Road, Black Creek
Area: 102 ha
ALR Area: 102 ha
Purchase Date: October 31, 1991
Owner: Terry & Bonnie Ludwig

Total Land Area: 102 ha
Total ALR Area: 102 ha
Current Land Use: Land based estate winery (blackberries), large area of cleared pasture/forage land, barns, residence

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Unclassified	BCLI

Surrounding Land Uses:

North Rural residential and small farms, in ALR
 East Motly large lot forested land with rural residential (Black Creek) beyond, in ALR
 South Pasture / forage (belonging to applicant) in ALR
 West Forested, rural residential, large active farm properties beyond, all in ALR

Official Community Plan

Bylaw Name: Comox valley OCP 1998

Designation: Agriculture

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw 2781

Zoning Designation: RU-ALR

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 24745

Applicant: P & M Wedel

Proposal:

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: subdivision proposal for previous owner refused

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	Supports as value added agriculture
Board/Council	Approve	Supports construction of winery based distillery
Agricultural Advisory Committee	Approve	Supports as value added agriculture
Ministry of Agriculture and Lands	Approve	Supports as value added agriculture

STAFF COMMENTS

The applicant will be growing and processing products from the farm itself. The processing facility (distillery) has a small footprint and would be housed in an existing farm building. Products from the distillery would not be sold directly from the farm, but would be used instead to enhance other products, including fortified wines and spirit based liquor.

Staff is generally supportive of the on-farm processing of agricultural products and direct sales through farm-gate retail outlets. In this case, 100% of the product inputs would be from the farm.

ATTACHMENTS

END OF REPORT

Signature

Date
