



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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November 28th, 2013

ALC File: # 53523

Doug and Dawn Lennie
2645 Naramata Road
Naramata, BC
V0H 1N0

Dear Sir/Madam:

Re: Application to Conduct a Non-Farm Use in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 326/2013 as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly. Please note the attached sketch plan.

Further correspondence with respect to this application is to be directed to Ron Wallace.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #326/2013
Sketch

cc: Regional District of Okanagan Similkameen File: E0273.005

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 27th, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53523.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Martin Collins	Regional Planner
Eamonn Watson	Land Use Planner

PROPOSAL (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

To develop a micro distillery in an existing 1,200 sq ft building on the 1 ha subject property. The distillery use would initially be confined to the existing structure, but may be expanded in the future.

PROPERTY INFORMATION:

Owner: Dr Perold Louw Medical Inc.
Agent: Doug and Dawn Lennie
Legal: PID: 005-105-307 Lot 2, DL 207, SDYD, Plan 26537
Location: 3005 Naramata Road, Naramata
Size: 1 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.

COMMISSION CONSIDERATION

After considering the file information the Commission concluded as follows:

1. The Commission considered the agricultural capability of the property, noting that the BCLI rating is 7TE for ~40% of the property and 5A (7:2A 3:1) for ~60% of the property. The limiting factors for agricultural development are; seasonal aridity, and the presence of a deep ravine on the southern portion of the property. Overall the arable area of the property is relatively small, even for the Naramata area.

Conclusion:

The Commission believed that the subject property had very limited agricultural capability due to its small size and the presence of a deep, non arable, ravine.

2. The Commission considered the existing "*commercial*" bylaw designation of the property, noting that the purpose of the designation was to accommodate the medical office constructed on the property in the early 1980's. A site specific re-zoning of the property to permit micro-distillery uses is also being proposed.

Conclusion:

The Commission noted that it had not received a non-farm application for the construction of the medical office, or had any record of endorsing the *commercial* bylaw designation. However, the ALC did not object to the property's *commercial* designation in its 2006 review of the OCP and Zoning Bylaws because the medical office use identified by the designation had existed for more than two decades. The Commission's previous tacit support for the bylaw's *commercial* designation of the property also supports a proposed site specific zoning which identifies distillery uses as the principle use.

In addition, although the current proposal is to develop a micro-distillery in the existing 1,200 sq ft structure, the Commission has no objection to the expansion of micro-distillery uses onto the remainder of the property as necessary, including the expansion of the building.

3. The Commission considered the potential benefits of a micro-distillery on the agricultural community. The applicants indicate that they intend to incorporate locally grown farm products into their operation and to plant the remainder of the property with juniper, coriander and fruits for flavouring their products.

Conclusion:

The Commission believed that there were regional and local agricultural benefits associated with micro-distillery development, potentially resulting in the agricultural development of the remainder of the property.

IT WAS

MOVED BY: Commissioner Collins
SECONDED BY: Commissioner Gillette

THAT the request for a micro-distillery use of the 1 ha property be allowed.

AND FINALLY THAT 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 #326/2013

ALC APPLICATION # 53523 RESOLUTION # 326/2013

APPROVED DISTILLERY USE PID 005 105 307 N



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