



Provincial Agricultural Land Commission - Staff Report

Application: 53523

Applicant: Dr. Perold Loun Medical Inc
Agent: Doug & Dawn Lennie
Local Government: Okanagan-Similkameen EA

Proposal: To use the 1 ha property for a craft distillery that will use local agricultural products. The distillery will be located in the existing 1,200 sq ft "medical office" structure, but may expand in the future.

BACKGROUND INFORMATION

The house site was subdivide from the property in 1974, and in 1981 was rezoned C1 when the building permit was issued to construct the medical building. There is no ALC record of approval for a non-farm use.

PROPERTY INFORMATION

PID: 005-105-307
Legal Description:
Property Area: 1.0 ha
ALR Area: 1.0 ha
Purchase Date: September 16, 2008
Location:
Owner:

Total ALR Area:

LAND USE

Current Land Use:

1,200 sq ft medical building, ravine, vacant field

Surrounding Land Uses:

North: 2 ha partially cultivated ALR parcel
East: Naramate Road, non-ALR beyond
South: 0.6 ha rural residential ALR parcel
West: 1 ha rural residence in the ALR

PROPOSAL DETAILS

Non- Farm Use Area: 1.0 ha

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: BCLI

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

The Regional Board forwarded the non-farm use application with a recommendation of support.

ALC STAFF COMMENTS

Staff recommends that the application be allowed for the following reasons:

- 1) A deep ravine occupies slightly less than half the property, limiting arability.
- 2) The property has a history of non-farm Medical Office uses and is zoned "commercial" .
- 3) The proposed use will initially be located in the existing 1,200 sq ft building. The remainder of the property may be cultivated for fruit/berries to be used in the distillery.

END OF REPORT

Prepared by: Martin Collins, November 2013