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**To:** Mayor and Council  
**From:** Paul Gipps, CAO  
**Meeting Date:** April 7, 2026  
**Meeting Type:** Regular Council Meeting

**Prepared by:** Jason Tran, Planner  
**Department:** Planning and Development

**Title:** Agricultural Land Reserve |ALR00178 |1090 Camp Road  
**Description:** Update: Non-Farm Use Application for Special Events in a Farm Building on a Property in the Agricultural Land Reserve

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**RECOMMENDATION**

THAT pursuant to Agricultural Land Commission Reconsideration of ALC Resolution #309/2025, staff be directed to work with the applicant to clarify ALC permitted uses and bring the property located at 1090 Camp Road into compliance with District and ALC regulations.

**EXECUTIVE SUMMARY**

This report is presented to Council in response to the July 16, 2024 resolution directing staff to report back on potential conditions that could mitigate the impacts of the proposed event use at 1090 Camp Road.

Since that direction, the Agricultural Land Commission (ALC) has issued its reconsideration decision, confirming its original refusal of the applicant’s request to convert the existing greenhouse-like structure and accessory building into permanent public assembly facilities.

The ALC’s ruling (Attachment A) prohibits any form of indoor event venue within a permanent building on the property; however, the ALC reaffirmed that limited outdoor events may still occur under Section 17 of the ALR Use Regulation, provided all regulatory limits and non-permanent infrastructure requirements are met.

As a result, the District cannot support event use within the existing permanent buildings and must align all business licensing, zoning compliance, and bylaw enforcement actions with the ALC decision.

Staff recommend that Council receive the ALC’s decision for information. Staff would notify the applicant, ensure all District approvals reflect the ALC ruling, advise the applicant on permissible ALR-compliant activities, and update internal records accordingly.

**BACKGROUND**

Application Information			
<b>Application Type</b>	Agricultural Land Reserve	<b>Application Date:</b>	Oct 28, 2024
<b>Applicant:</b>	Jagdeep Alfred	<b>Owner:</b>	Jagdeep Alfred
<b>Application Description</b>	To allow special events in a farm building on a property in the ALR		

Property Information: General	
<b>Folio/Roll #:</b>	02763.000
<b>Legal Description</b>	Lot 4 Section 20 Township 20 Osoyoos Division Yale District Plan 1657
<b>PID</b>	011-367-415
<b>Civic Address:</b>	1090 Camp Road

Property Information: Land Use		
<b>OCP Designation:</b>	Agricultural	
<b>Zoning Designation:</b>	A1 – Agriculture 1	
<b>ALR:</b>	Yes	
<b>Parcel Size:</b>	3.5 ha (8.73 acres)	
<b>Development Permit Area:</b>	None	
<b>Adjacent Land Summary:</b>	<b>Zoning:</b>	<b>Use:</b>
	<i>North:</i> A1 – Agriculture 1	Agriculture (Apple Orchard)
	<i>East:</i> A1 – Agriculture 1	Agriculture (Christmas Tree Farm)
	<i>South:</i> A1 – Agriculture 1	Agriculture (Vineyard)
	<i>West:</i> A1 – Agriculture 1	Agriculture (Apple Orchard)

Important Dates:	
January 9, 2023	Application submitted
June 10, 2024	Agricultural Advisory Committee (AAC) Meeting (1 <sup>st</sup> meeting)
July 8, 2024	Agricultural Advisory Committee (AAC) Meeting (2 <sup>nd</sup> meeting)
July 16, 2024	Council Meeting
May 14, 2025	Agricultural Land Commission (ALC) Resolution #309/2025: <i>“The Panel refuses the Proposal to bring the existing 152 m<sup>2</sup> Greenhouse-Like Structure and adjoining 76 m<sup>2</sup> accessory building to public assembly code.”</i>
September 3, 2025	The applicant requested a reconsideration of the ALC decision on May 14, 2025
January 14, 2026	Agricultural Land Commission Resolution #26/2026: <i>“The Panel <u>confirms</u> Resolution #309/2025 and refuses the proposal to bring the existing 152 m<sup>2</sup> Greenhouse-Like Structure and adjoining 76 m<sup>2</sup> accessory building to public assembly code.”</i>

On July 16, 2024, Council made the following resolution:

**2024-07-148 It was moved and seconded**

*THAT Agricultural Land Reserve ALR00178 application for Non-Farm Use on the property at 1090 Camp Road, legally described as LOT 4 SECTION 20 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 1657, Roll 02763.000 be supported;*

*AND THAT ALR00178 application for Non-Farm Use be forwarded to the Agricultural Land Commission;*

*AND THAT concurrent to the application being forwarded to the ALC for consideration, staff be directed to investigate and report back on conditions that may be implemented to mitigate the impacts of the proposed use.*

**Carried.**

## ANALYSIS

The applicant requested that an existing greenhouse-like structure and adjacent accessory building be permitted to be used for event purposes. If permitted, this would require a building permit to change the occupancy classification from agriculture to public assembly. Council supported the application through resolution 2024-07-148 on July 16, 2024. Council also requested that staff report back on conditions that may be implemented to mitigate the impacts of the proposed use. This report is intended to provide Council with the requested update.

The application was originally refused by the ALC on May 14, 2025 (Resolution #309/2025). The applicant requested the ALC to reconsider the decision, and on January 14, 2026 the ALC reconfirmed the original decision to refuse the request (Resolution #26/2026). The ALC decision reports are included as Attachment A.

As the ALC refused the application to allow the structures to be permitted and converted to a public assembly use as per the BC Building Code, there is no need to mitigate the impacts of the that proposed use.

Conversely, it is now necessary for the District and ALC to ensure that the property is used in compliance with District and ALC regulations. Implications of the ALC decision include:

- Prohibition on any approval that would enable a permanent greenhouse-like structure or accessory building to be used as an event venue.
- Allowance to host gatherings for events as per Section 17 of the [ALR Use Regulation](#), but only outdoors or using non-permanent infrastructure, and strictly within the regulation's size, frequency, and duration limits.
- Requirement to ensure that any permits, business licensing, zoning compliance, or bylaw enforcement align with the ALC ruling.

To reinforce the ALC ruling, staff will:

1. Notify the applicant that permanent event use of the greenhouse-like structure and accessory building cannot be supported due to the ALC's refusal.
2. Ensure all District approvals (business licence, zoning compliance, and bylaw enforcement) reflect the ALC decision, recognizing that:
  - Indoor event use within the two structures is not permitted.
  - Only ALR Use Regulation-compliant events (temporary, non-permanent, limited to 10 events per year) may continue.
3. Work with the applicant to clarify what types of ALR-permitted agri-tourism or event activities remain allowed without requiring ALC approval.

### Recommended Action for Council

Staff recommend that Council receive the ALC's reconsideration decision for information.

## FINANCIAL IMPLICATIONS

- None       Budget Previously Approved       Other (see below)

## COMMUNICATION

- N/A

## ALTERNATE RESOLUTION OPTION(S)

- N/A

Respectfully Submitted,  
**Jason Tran, Planner**

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**Report Approval Details**

Document Title:	ALR00178 - 1090 Camp Road - ALC Update.docx
Attachments:	- Attachment A - ALR00178 - 1090 Camp Rd - ALC Reconsideration.pdf
Final Approval Date:	Apr 16, 2026

This report and all of its attachments were approved and signed as outlined below:

**Carie Liefke, Manager of Current Planning - Apr 15, 2026 - 3:29 PM**

**Jeremy Frick, Director of Development Approvals - Apr 15, 2026 - 3:48 PM**

**Reyna Seabrook, Director of Corporate Services - Apr 16, 2026 - 10:34 AM**

**Paul Gipps, Chief Administrative Officer - Apr 16, 2026 - 10:38 AM**

**Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Apr 16, 2026 - 11:26 AM**