

January 14, 2026

ALC File: 67276

**Daniel Alfred**  
**DELIVERED ELECTRONICALLY**

Dear Daniel Alfred:

**Re: Reasons for Decision – Reconsideration of ALC Resolution #309/2025**

Please find attached the Reasons for Decision of the Okanagan Panel for the above noted application (Resolution #26/2026). As the agent, it is your responsibility to notify the applicant accordingly.

Please direct further correspondence with respect to this application to [ALC.Okanagan@gov.bc.ca](mailto:ALC.Okanagan@gov.bc.ca).

Yours truly,

**S. 22 Personal Privacy**

Wesley Chene, Land Use Planner

Enclosure: Reasons for Decision (Resolution #26/2026)

cc: District of Lake Country (File: ALR00178). Attention: Jason Tran

67276d2



**AGRICULTURAL LAND COMMISSION FILE 67276**  
**RECONSIDERATION OF PANEL DECISION**  
**REASONS FOR DECISION OF THE OKANAGAN PANEL.**

**Reconsideration of Resolution #309/2025 (a decision made on a Non-Farm Use Application Submitted Under s.20(2) of the *Agricultural Land Commission Act*)**

**Applicant:** Jagdeep Alfred

**Agent:** Daniel Alfred

**Property:** Parcel Identifier: 011-367-415  
Legal Description: Lot 4 Section 20 Township  
20 Osoyoos Division Yale District Plan 1657  
Civic: 1090 Camp Road  
Area: 3.5 ha (Entirely in the ALR)

**Panel:** Joe Deuling, Okanagan Panel Chair  
Erin Carlson  
Jerry Thibeault

**OVERVIEW**

[1] The Property is located within the Agricultural Land Reserve (“ALR”) as defined in s. 1 of the *Agricultural Land Commission Act* (“ALCA”).

[2] Pursuant to s. 20(2) of the ALCA, the Applicant applied to the Agricultural Land Commission (the “Commission”) to alter a 152m<sup>2</sup> structure referred to in the materials as a greenhouse and 76m<sup>2</sup> accessory building already constructed on the Property, to meet the BC Building Code requirements for assembly occupancy, for the purposes of hosting a maximum of 10 events with up to 120 attendees on the Property from May to September of each calendar year (the “Proposal”).

[3] By Resolution #309/2025, dated May 13, 2025, the Panel refused the Proposal (the “Original Decision”). The Panel noted that, under the Use Regulation, permanent facilities must not be constructed or erected for event activities. In its reasoning, the Panel stated it was “not satisfied that the Greenhouse-Like Structure was built solely for farm use, if built for farm use at all,” and observed that “the design and construction of the Greenhouse-Like Structure and accessory building include design elements not customarily associated with a greenhouse for agricultural production.” The Panel further noted that “greenhouses used for agricultural production are common in the Okanagan Region, particularly for nursery crops,” and

concluded that “a greenhouse designed for agricultural use with appropriate venting should not be too hot for agricultural use.”

[4] On July 27, 2025, the Commission received the Agent's correspondence requesting reconsideration of the Original Decision. The Commission also received additional information on October 16, 2025, and November 12, 2025. The July 27, October 16, and November 12 submissions are collectively the “Reconsideration Request”. The Reconsideration Request requests permission to alter the Greenhouse-Like Structure and the accessory building to public assembly building code standards for hosting events and submits additional information regarding the design of the buildings and their current and future use.

[5] The Reconsideration Request describes propagation activities undertaken in the Greenhouse-Like Structure in 2025 and plans for other producers to use the structure in future years, as well as an explanation for the decisions of the two structures.

[6] The Reconsideration Request describes the use of the Greenhouse-Like Structure for propagating 983 Pinot Gris vines in spring 2025 using custom hydroponic infrastructure, of which 878 (89.3%) developed healthy root systems and were successfully planted in May 2025. The Request notes interest from other local wineries in using the structure for vine propagation, estimated at 15,000 plants for spring 2026, and submits that vine propagation occurs only in spring for summer planting. It further states

that during peak season the vineyard employs over 15 workers and that the four bathrooms constructed are routinely used to support farm labour. The Request also explains that the polished concrete floors were chosen for ease of cleaning and maintenance, the multiple doors provide ventilation, and the sinks are used for grape washing processes related to juice and jam production.

[7] The Reconsideration Request also includes letters of support from surrounding wineries and a letter from the MLA for Kelowna – Mission.

[8] The principles of administrative law require all tribunals to be independent in matters of governance and tribunal members to be free from any influence or bias in their decision-making. To ensure that the Commission's adjudicative decision-making functions remain fair, impartial and independent the Commission adopted ALC Policy G-02: The Role of Elected Officials in Applications to the ALC which states that elected representatives have no standing to advocate before the Commission on behalf of a constituent on any application or any other adjudicative decision-making

matter. Note this policy does not apply to the role of local governments under sections 25 and 30 of the ALCA.

[9] For this reason, the Panel did not consider the letter from the MLA for Kelowna – Mission when considering the Request.

[10] Section 33 of the ALCA states that the Commission may reconsider a decision of the Commission upon written request of a person affected or on the Commission’s own initiative, if the Commission determines that evidence that was not available at the time of the original decision that could not have been obtained earlier through the exercise of due diligence has become available, and /or if the original decision was based on information that was incorrect or false, and the information would have been germane to the review of the application. In this case, the Panel determined that it would reconsider the Original Decision.

[11] The Reconsideration Request is considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
- (b) to encourage farming of land within the agricultural land reserve 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 land within the

agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

### **EVIDENTIARY RECORD**

[12] The Panel considered the following evidence:

- a) The Proposal and Reconsideration Request, along with related documentation from the Applicant, Agent, local government, and third parties, with the exception of the letter from the MLA for Kelowna – Mission, for the reasons set out in Paragraphs 7 and 8 of this Decision; and
- b) The Original Decision (ALC Resolution #309/2025) and all associated application material.

[13] All documentation in the Application was disclosed to the Agent in advance of this decision.

### **ANALYSIS AND FINDINGS**

[14] The Applicants are requesting approval to alter the 152 m<sup>2</sup> Greenhouse-Like Structure and 76 m<sup>2</sup> accessory building, already constructed on the Property, to public assembly code standard to host 10 events per year for up to 120 attendees per event.

[15] In the Original Application material, the Applicants stated that the Greenhouse-Like structure was constructed to provide a space for vine propagation, storage of produce and equipment, and the accessory structure was constructed to provide bathroom and eating areas for workers. According to the Original Application events were held in these two buildings, under the business name 99 Rows, following their construction in 2022 and 2023. The Original Application provided no information on the number of workers involved in the current farm operation and the Agent clarified during an Applicant Meeting that the Greenhouse-Like Structure had not been used for any propagation at the time.

[16] During the Applicant Meeting, the Agent stated that utilization of the Greenhouse-Like Structure for agriculture was limited and that the Applicant had explored having other producers manage and farm the vineyard, but due to costs this was not pursued. The Agent also indicated that future agricultural uses in the Greenhouse-Like Structure may include the provision of space for local groups to conduct their own agricultural production.

[17] The Reconsideration Request describes the use of the Greenhouse-Like Structure for propagating 983 Pinot Gris vines in spring 2025 using custom

hydroponic infrastructure, of which 878 (89.3%) developed healthy root systems and were successfully planted in May 2025. The Request notes interest from other local wineries in using the structure for vine propagation, estimated at 15,000 plants for spring 2026, and submits that “Vine propagation only occurs in the spring so young vines can be planted by early summer.” It further states that during peak season the vineyard employs over 15 workers and that the four bathrooms constructed are routinely used to support farm labour. The Request also explains that the polished concrete floors were chosen for ease of cleaning and maintenance, the multiple doors provide ventilation, and the sinks are used for grape washing processes related to juice and jam production.

[18] The Reconsideration Request also explains that the Applicants aim to use the greenhouse symbiotically with events stating that without the vineyard, the event experience loses its appeal. The Applicants further reiterate that the events will occur outside of the agricultural season and will use an existing structure.

[19] The Commission acknowledges the evidence of recent vine propagation and interest from other wineries in using the structure for agricultural purposes. However, agricultural use by third parties, who might also do jam and juice production, does not demonstrate that the structure was purpose-built for farm use specific to the Property. Under the Agricultural Land Reserve Use Regulation (ALRUR), compliance is assessed based on primary use by the farm operator, not incidental or external uses. The Panel also

remains concerned that altering the structure to meet public assembly building code standards would result in a permanent, high-occupancy event venue in the ALR, which is inconsistent with the intent of the ALRUR.

[20] Section 17 of the ALRUR permits gatherings for events as a non-farm use and Section 12 permits agri-tourism activities as a farm use, provided no permanent facilities are constructed or altered for such purposes. These provisions are designed to ensure that event uses remain low-impact and ancillary to farming, preserving the integrity of the ALR.

[21] In the Commission's experience, once a structure is upgraded to public assembly building code standards, it effectively becomes a permanent event facility. This significantly reduces the likelihood of future agricultural use and undermines the priorities set out in Section 6 of the Agricultural Land Commission Act (ALCA), which require the Commission to protect the size, integrity, and continuity of the ALR and encourage its use for farming.

[22] While the Panel appreciates the Applicants' efforts to use the structure for agricultural activities, these do not outweigh the long-term impact of converting the structure into an event venue. The Panel encourages continued vineyard development and reiterates that outdoor events consistent with the Use Regulation remain permissible. Permanent alterations for public assembly purposes, however, conflict with the Commission's mandate to preserve the ALR for farming.

**DECISION**

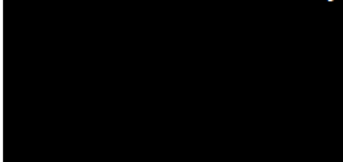
[23] For the reasons given above, the Panel confirms Resolution #309/2025 and refuses the proposal to bring the existing 152 m<sup>2</sup> Greenhouse-Like Structure and adjoining 76 m<sup>2</sup> accessory building to public assembly code.

[24] These are the unanimous reasons of the Panel.

[25] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[26] Resolution #XX/20XX  
Released on January 14, 2026

S. 22 Personal Privacy



**Joe Deuling, Panel Chair**

On behalf of the Okanagan Panel

Enclosure: Schedule A: The Original Decision: ALC Resolution #309/2025

May 13, 2025

ALC File: 67276

**Daniel Alfred**  
**Delivered by e-mail**

Dear Daniel Alfred :

**Re: Reasons for Decision - ALC Application 67276**

Please find attached the Reasons for Decision of the Okanagan Panel for the above noted application (Resolution #309/2025). As the agent, it is your responsibility to notify the applicant accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per [ALC Policy P-08: Request for Reconsideration](#).

Please refer to [ALC Information Bulletin 08 – Request for Reconsideration](#) for more information.

Please direct further correspondence with respect to this application to [ALC.Okanagan@gov.bc.ca](mailto:ALC.Okanagan@gov.bc.ca)

Yours truly,

**S. 22 Personal Privacy**

Wesley Chenne, Land Use Planner

Enclosure: Reasons for Decision (Resolution #309/2025)

cc: District of Lake Country (File: ALR00178). Attention: Jason Tran

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**Agricultural Land Commission File 67276**  
**Reasons for Decision of the Okanagan Panel**

Non-Farm Use Application Submitted Under s.20(2) of the *Agricultural Land Commission Act*

**Applicant:** Jagdeep Alfred

**Agent:** Daniel Alfred

**Property:** Parcel Identifier: 011-367-415  
Legal Description: Lot 4, Section 20, Township 20, Osoyoos Division, Yale District Plan 1657  
Civic: 1090 Camp Road, District of Lake Country, BC  
Area: 3.5 ha (Entirely in the ALR)

**Panel:** Joe Deuling, Okanagan Panel Chair  
Erin Carlson  
Jerry Thibeault

## OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (“ALR”) as defined in section 1 of the *Agricultural Land Commission Act* (“ALCA”).

[2] The Applicant is applying to the Agricultural Land Commission (the “Commission” or “ALC”) under s. 20(2) of the ALCA to alter a 152m<sup>2</sup> structure referred to in the materials as a greenhouse (a “Greenhouse-Like Structure”) and 76m<sup>2</sup> accessory building already constructed on the Property to public assembly building code standard, for the purposes of hosting a maximum of 10 events with up to 120 attendees on the Property from May to September (the “Proposal”).

[3] The permanent facilities already constructed on the Property in connection with the holding of events are:

- 152 m<sup>2</sup> Greenhouse-Like Structure;
- 76 m<sup>2</sup> accessory building;
- ~600 m<sup>2</sup> outdoor greenspace; and
- ~2,200 m<sup>2</sup> farm equipment storage and parking area incorporating placed fill (crush) along the northwestern and western edges of the Property

[4] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
- (b) to encourage farming of land within the agricultural land reserve 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 land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

## **EVIDENTIARY RECORD**

[5] The Proposal, along with related documentation from the Applicant, Agent, local government, third parties, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[6] On January 21, 2025, the Panel conducted an online meeting with the Agent (the "Applicant Meeting"). An applicant meeting report was prepared and

was certified as accurately reflecting the observations and discussions of the Applicant Meeting by the Agent on February 3, 2025 (the “Applicant Meeting Report”).

## **BACKGROUND**

[7] The Applicant purchased the Property in October 2020.

[8] The Application states that the Property had previously been a cherry orchard but was out of production at the time of the Applicant’s purchase.

[9] Since purchasing the Property, the Applicant has made agricultural improvements to the Property including weed removal, irrigation, and planting grape vines (Pinot Noir and Pinot Gris). The Applicant states that in 2022, they planted vines on the Property that they expect to harvest for the first time in 2025. In 2022, the Applicant states that they also constructed the structure they describe as a greenhouse and an accessory building on the Property. The Property has Class 9 – Farm status under the BC *Assessment Act* (“Farm Class”).

[10] In response to complaints about fill placement without authorization on the Property, the District of Lake Country (the “District”) and an ALC C&E Officer conducted an inspection of the Property. In a follow-up letter from the ALC C&E Officer dated December 7, 2022, it was noted that *“During the inspection it appeared fill was placed on the Property for the purpose of a perimeter road, parking area and road through the Property. The amount of fill*

*placed on the property appeared to exceed 1000m<sup>2</sup>. Therefore, an application from the ALC for Soil Use for Placement of Fill or Removal of Soil would be required to retain any excess fill placed.*

*During the inspection it appeared that fill was placed on the Property and a greenhouse was being constructed for farm use. The Property owner indicated that they may want to use the greenhouse structure for events after it is constructed. The Property owner was advised this activity would require a Non-Farm Use application to the commission."*

[11] The Application materials submit that the Applicant was required by the District of Lake Country to place fill (crush) to manage emergency access, stormwater, and drainage. The Applicant also submits that the fill they placed on the northwest corner of the Property, apart from its use for event parking, is also used for farm equipment storage.

[12] The Application materials indicate that the structure they note as a greenhouse was constructed to provide a space for vine propagation, storage of produce and equipment, and the accessory structure was constructed to provide bathroom and eating areas for workers, and that event use occurred under the business name 99 Rows within these two buildings after they were constructed in 2022 and 2023. According to the Application material the Applicant had 50 friends help plant the vineyard, but no information on the number of workers involved in the current farm operation was provided, and during the Applicant Meeting the Agent

advised that the Greenhouse-Like Structure had not been used for propagation of vines yet.

[13] In addition, the Agent stated at the Applicant Meeting, as noted in the Applicant Meeting Report, that agricultural production utilizing the structure as a greenhouse was limited, and required additional investment, such as irrigation for larger scale production, but finances were an obstacle.

[14] During the Applicant Meeting, the Agent stated that the Applicant explored having other producers perform all farming and management of the vineyard but due to costs did not pursue this option; the Agent also indicated that future agricultural uses in the Greenhouse-Like Structure may include the provision of space for local groups to conduct their own agricultural production.

[15] The Application materials contain building plans for both the Greenhouse-Like Structure (designed by Cross Country Greenhouses, dated September 23, 2021) and the accessory building (created by Jay's Drafting Service, dated December 1, 2022). Notes on page 1 of the building plans for the Greenhouse-Like Structure indicate it is a "greenhouse for residential use".

[16] The District of Lake Country in their Report to Council dated July 16, 2024 (the "Council Report") submits that the Applicant's proposed event venue would support a farm-based business but acknowledges that there are bylaw compliance issues regarding the use of the property for events. The

District indicates that it would support the use of the property for events with conditions in place to mitigate concerns raised from residents regarding event-related noise, vehicle traffic, and parking. It further states that the District could mitigate concerns expressed by members of the community by establishing bylaw-based conditions to limit the operation of the business which the Panel understands the District would regulate through business licensing.

## **ANALYSIS AND FINDINGS**

[17] The Applicant is proposing to upgrade the existing 152 m<sup>2</sup> Greenhouse-Like Structure and 76 m<sup>2</sup> accessory building to public assembly code standard, for the purposes of hosting up to 10 events between May and September each calendar year; and continue to use up to 600 m<sup>2</sup> of outdoor greenspace and ~2,200 m<sup>2</sup> parking area along the northwestern and western edges of the Property for event use.

[18] Section 17 of the ALR Use Regulation (the “Use Regulation”) permits gathering for an event on ALR land as a permitted non-farm use if the following conditions are met:

- a) the event is conducted on agricultural land that is classified as a farm under the *Assessment Act*;
- b) no permanent facilities are constructed or erected in connection with the event;
- c) parking for those attending the event

- i. is available on that agricultural land,
  - ii. occurs only in connection with that event, and
  - iii. does not interfere with the productivity of that agricultural land;
- d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;
- e) the event is of no more than 24 hours in duration;
- f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.

[19] Under the Use Regulation permanent facilities must not be constructed or erected in connection with any event activity. *ALC Policy L-22: Gathering for an Event in the ALR* explains that permanent facilities include, but are not limited to: buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheatres). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility. If permanent facilities are required, an application to and approval of the Commission are necessary.

[20] The Panel considered that the Use Regulation already permits farms to host a gathering for an event without an application to the Commission if

they comply with all of the requirements in Section 17, including no permanent structures constructed or erected in connection with the event. The Panel is concerned that construction that permanently alters farm structures for events will lead to the event use becoming the dominant use of the farm structure and the Property. This is in part a concern given the relatively minor usage of the greenhouse for farm uses to date and comments from the Applicant indicating that agricultural uses in the greenhouse may not be directly attributed to their farm operation and could include the provision of space for local groups to conduct their own agricultural production, and the Applicant's statements to the ALC C&E Officer, prior to the greenhouse's construction, that they may want to use the greenhouse for events.

[21] The Panel also reviewed the building plans and characteristics of the Greenhouse-Like Structure and accessory building in the Application materials. Although the Greenhouse-Like Structure could be used for agricultural production, the Panel is not satisfied that the Greenhouse-Like Structure was built solely for farm use, if built for farm use at all. Notes on page 1 of the building plans for the Greenhouse-Like Structure indicate it is a "greenhouse for residential use", and the design and construction of the Greenhouse-Like Structure and accessory building include design elements not customarily associated with the construction of a greenhouse for agricultural production including polished concrete floors, access via French doors (9 in total) and four bathrooms in the accessory building, multiple sinks in the hallway of the building and a room that includes a 3 basin

commercial sink and a rough-in for a gas range with direct access through this room to the Greenhouse-Like Structure.

[22] According to the Agent during the Applicant Meeting, temperatures within the structure they describe as a greenhouse are too hot for agricultural production from May to September. The Panel notes that greenhouses use for agricultural production is common in the Okanagan Region, in particular for nursery crops, and finds that a greenhouse if designed for agricultural use with appropriate venting should not be too hot for agricultural use.

[23] The Applicant states in their submission that *"The greenhouse and adjoining building have been designed and engineered to be structurally sound, and include electrical service, water service, smoke alarms, exit signs and multiple egress points. In addition, the property layout allows for emergency vehicles to access the greenhouse and adjoining structure in the event of an emergency."* Despite these investments, the Panel finds there has been a lack of investment, including irrigation, in the design and construction of the Greenhouse-Like Structure to support agricultural production. Given the design of the Greenhouse-Like Structure and accessory building, their orientation on the site to take advantage of views of the lake, and their use for event hosting so soon after construction, it appears that the construction of these buildings was intended, from the outset, for hosting events.

[24] The Panel understands that the Applicant's vineyard is in the developmental stage, having only been planted in 2022, and the Applicant is seeking the event use of the Greenhouse-Like Structure and accessory building to support their farm operation. The Panel recognizes there have been external factors contributing to the difficulty of establishing a vineyard operation. However, there are various aspects of the Proposal, noted above and below, that the Panel finds do not readily align with establishing or maintaining an agricultural operation.

[25] As reflected earlier in this decision, the Application materials note that the Applicant intends to hold events in the Greenhouse-Like Structure and accessory building from May to September of each calendar year, citing temperature as a limiting factor for agricultural use and production during those months. However, in the Panel's experience, an appropriately designed greenhouse can be used for agriculture year-round in the Okanagan and the Panel finds that the conversion of these buildings to public assembly code standard may limit the potential of the Greenhouse-Like Structure and accessory building being used for agricultural use.

[26] The Application submission also states that the purpose of the Proposal is to help offset the high cost of planting and operating a vineyard. While the Panel acknowledges that starting a farm is a significant investment, the courts have been cautious at best about the role of economic factors in relation to section 6 of the ALCA and its predecessor sections: e.g.,

*Brentwood Pioneer Holdings Ltd. v. B.C. (Provincial Agricultural Land Commission)*, 2000 BCCA 320.

[27] The Panel understands that, as noted during the Applicant Meeting, the Applicant has the potential to earn a significant amount of money through the holding of events, revenue that the Agent estimates is 3 times the amount currently achievable from just agricultural production for a farm of this size (3.5 ha). Considering the specific conditions established in section 17 of the Use Regulation which permit the holding of events in the ALR, the Panel is concerned about the effects of allowing purpose-built event buildings and conversions of farm buildings for public assembly purposes. Considering the priorities of the Commission outlined under section 6 of the ALCA, the Panel does not consider the use of these permanent facilities for non-farm use events to outweigh the priorities of protecting and enhancing the size, integrity, and continuity of the land base of the ALR, and use of the ALR for farming.

[28] However, the Panel is prepared to authorize the retention of 2200m<sup>2</sup> of fill along the northwest and western edges of the Property, previously placed, as the Panel understands that the fill provides access and a surface that is also used for farm access and equipment storage. However, any additional fill must be placed only in accordance with the Use Regulation or, if not permitted in the Use Regulation, the Applicant must submit a notice of intent or new application.

**DECISION**

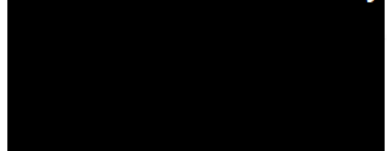
[29] For the reasons given above, the Panel refuses the Proposal to bring the existing 152 m<sup>2</sup> Greenhouse-Like Structure and adjoining 76 m<sup>2</sup> accessory building to public assembly code. The Panel approves the retention of ~2200m<sup>2</sup> of placed fill along the northwestern and western edges of the Property.

[30] These are the unanimous reasons of the Panel.

[31] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[32] Resolution #309/2025  
Released on May 13, 2025

S. 22 Personal Privacy



**Joe Deuling, Panel Chair**

On behalf of the Okanagan Panel