



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 67276

Application Status: Under LG Review

Applicant: Jagdeep Alfred

Local Government: District of Lake Country

Local Government Date of Receipt: 01/09/2023

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: To help offset the high cost of planting and operating a vineyard, the owner plans to host up to 10 events on the property (in accordance with the Regulation and ALC Policy L-22: Gathering for an Event in the ALR). The property currently includes a 1632 sq. ft. permanent greenhouse and adjoining 816 sq. ft. permanent building that serve multiple agricultural uses throughout the farm's yearly operations (as stated above in this proposal).

The owner is seeking approval of this proposal to host events inside the existing greenhouse and adjoining building during the months when it is too hot to propagate and grow vines inside the greenhouse. Having the flexibility to host events both indoors and outdoors will increase the desirability of the property for event bookings and will also ensure a solution in the event of unpredictable weather throughout the course of a day. In keeping with the objectives of the ALC, hosting events inside of the greenhouse and adjoining structure will not negatively impact or impede the agricultural operations on the property.

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. The greenhouse was designed and manufactured by BC Greenhouse Builders, and the adjoining building was designed and built by a team of engineers and contractors.

Please note that the foundation for the greenhouse, greenhouse, and adjoining building have been built in accordance with both the ALC and District of Lake Country approval process. All engineered drawing and plans were submitted to the required authorities, including the District of Lake Country Planning and Engineering Departments. All mandated inspections throughout the build process were completed by the District of Lake Country, and each stage was greenlit before moving to the next stage of the build.

Entrance to the property can be accessed directly off of a public road and the property includes an onsite farm-machinery parking area that can also accommodate all required parking needs, ensuring minimal disruption/disturbance to the surrounding neighbours and properties.

The owner confirms that events hosted on the property will last no longer than 24 hours and will not exceed more than 150 people.

The Central Okanagan and District of Lake Country has a need for local venues that provide event space for family gatherings, weddings and special occasions. Hosting a few events per calendar year will allow the owner to share the beauty of our surroundings, while also fulfilling the Okanagan Valley's need for unique and natural event spaces. In addition, approval of this proposal will contribute to the local economy, increasing trade with local retailers and wineries, caterers, rental services, and accommodation providers, in

Applicant: Jagdeep Alfred

addition to providing increased job opportunities for local farm and event workers.

Mailing Address :

1090 Camp Road
Lake Country, BC
V4V 2H4
Canada

Primary Phone : [REDACTED]

Email : [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 011-367-415

Legal Description : LOT 4 SECTION 20 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT
PLAN 1657

Parcel Area : 3.6 ha

Civic Address : 1090 Camp Road

Date of Purchase : 10/07/2020

Farm Classification : Yes

Owners

1. **Name :** Jagdeep Alfred

Address :

1090 Camp Road
Lake Country, BC
V4V 2H4
Canada

Phone : [REDACTED]

Email : [REDACTED]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

PID 011-367- includes 1.21 ha of pinot noir wine grapes AND 0.80 ha of pinot gris wine grapes.

The vines were planted in April 2022, and are currently too juvenile for harvest or wine production. The first harvest is expected in 2025.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

When the property was purchased (October 2020), the land was overgrown with weeds, and farm status had been taken away. Since purchasing the property in 2020, farm status has been reinstated and the following agricultural improvements have been made:

- Weed removal (2020)

- New irrigation system was designed and installed with 40,000 ft. of underground irrigation pipe and 50,000 ft. of above-ground irrigation dripline (2021)

- Vineyard post installation on 2.01 ha of land (2021)

Applicant: Jagdeep Alfred

- Vineyard post wiring (2022)
- Pinot Noir & Pinot Gris planting (2022)
- Design and build of greenhouse and adjoining building (2022) to 1. propagate vine cuttings; 2. to store current and future agricultural equipment; and 3. to provide a break room for farm workers equipped with a lunch room, washrooms and produce-washing area (NOTE: Greenhouse and adjoining structure have been built with all required permit approvals from both the District of Lake Country and the Agricultural Land Commission)

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Currently NO non-agricultural uses take place on the parcel

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity : Apple Orchard

East

Land Use Type: Agricultural/Farm

Specify Activity : Christmas Tree Farm

South

Land Use Type: Agricultural/Farm

Specify Activity : Vineyard

West

Land Use Type: Agricultural/Farm

Specify Activity : Apple Orchard

Proposal

1. How many hectares are proposed for non-farm use?

0.02 ha

2. What is the purpose of the proposal?

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Applicant: Jagdeep Alfred

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3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

This proposal cannot be accommodated on lands outside of the ALR. This property's elevation and unique viewpoint of Okanagan Lake provide a highly desirable location to host events. Moreover, the surrounding on-site vineyard serves as a beautiful setting throughout the event season.

4. Does the proposal support agriculture in the short or long term? Please explain.

Approval of this proposal would support and ensure the long term of agricultural-use on the property. Hosting just a few events per calendar year will provide the funding required to offset the high-cost of planting the vineyard and ongoing annual operational costs.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Proposal Sketch - 67276
- Certificate of Title - 011-367-415

ALC Attachments

None.

Applicant: Jagdeep Alfred

Decisions

None.