



**ATTACHMENT** **A**

This forms part of application  
# A23-0005

Planner Initials **SS**

City of Kelowna  
COMMUNITY PLANNING

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 68046

**Application Status:** Under LG Review

**Applicant:** James Caldwell

**Agent:** Wiseacre Farm Distillery

**Local Government:** City of Kelowna

**Local Government Date of Receipt:** 04/05/2023

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

**Proposal Type:** Non-Farm Use

**Proposal:** Extension of ALC Permit # 54478 and transfer to prospective new owners of property and business.

## Agent Information

**Agent :** Wiseacre Farm Distillery

**Mailing Address :**

4275 Goodison Rd

Kelowna, BC

V1W 4C6

Canada

**Primary Phone :**

**Mobile Phone :**

**Email :**

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

**Parcel Identifier :** 016-211-219

**Legal Description :** LOT B SECTION 34 TOWNSHIP 29 OSOYOOS DIVISION YALE DISTRICT  
PLAN 43324

**Parcel Area :** 2.5 ha

**Civic Address :** 4275 Goodison Rd

**Date of Purchase :** 09/18/2015

**Farm Classification :** Yes

**Owners**

1. **Name :** James Caldwell

**Address :**

4275 Goodison Rd

Kelowna, BC

V1W 4C6

**Applicant:** James Caldwell

Canada  
Phone :  
Cell :  
Email :

## Current Use of Parcels Under Application

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

*Egg laying operation of 50-75 chickens. Annual and perennial herb and botanical production for ingredients for the distillery. 4 Donkeys, who help mind the chicken flock.*

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

*2 acres of forest cleared and planted as pasture, for grazing of animals and interspersing of herbs and botanicals. Bee forage pasture and raised boxes for vegetable production.*

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

*Small batch craft distillery.*

## Adjacent Land Uses

### North

**Land Use Type:** Residential

**Specify Activity :** residential use

### East

**Land Use Type:** Residential

**Specify Activity :** residential use

### South

**Land Use Type:** Agricultural/Farm

**Specify Activity :** new cherry orchard

### West

**Land Use Type:** Agricultural/Farm

**Specify Activity :** cattle and horses

## Proposal

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

*1 ha*

### 2. What is the purpose of the proposal?

*Extension of ALC Permit # 54478 and transfer to prospective new owners of property and business.*

**Applicant:** James Caldwell

**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 property is the existing location for the craft distillery (the non-farm use in question.)*

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

*Yes. The distillery occupies less than 2,500 sf on the entire 6 acre (2.5 ha) property, and the revenue allows us to continue the farming activities.*

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

*No*

**Applicant Attachments**

- Agent Agreement - Wiseacre Farm Distillery
- Proposal Sketch - 68046
- Certificate of Title - 016-211-219

**ALC Attachments**

None.

**Decisions**

None.

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4275 Goodison Rd – Rationale Letter

## Property Use Overview

Our property at 4275 Goodison Rd is zoned A1 within the ALR. The purpose of our application is to continue the operation currently existing, further to our non-farm use application being approved in April 2016. The property is a 6-acre parcel which is home to our primary farmer's residence, our farm operation, the craft distillery, and seasonal farm weddings.

## Farm Operation

Our main agricultural activity is our laying hen operation, which is located in areas E and L on the site map. We have approximately 50 chickens of both standard and heritage varieties, who produce farm eggs which we sell through the distillery tasting room, directly to area residents and through our local corner store. The hens free range in both pastures (E and L) during the day, and roost in the barn at night. The total pasture area is approx 2 acres. The barn is also home to our 4 donkeys, who are the guardians of our hen flock given they roam the pastures.

We also have a small vegetable and herb garden (255 m<sup>2</sup>) in the southwest corner of the property. As well, we have made some additional herb plantings (primarily juniper) on the hillside (approx 278 m<sup>2</sup>) across from the distillery, which we use as ingredients in some of the spirits.

Buildings F, G and H are used for the storage of our vintage farm equipment. Guests of the distillery are welcome to do a self-guided walk of the property to stroll past these barns if they like. Dimensions of these buildings are: F: 168 m<sup>2</sup>, G: 47 m<sup>2</sup>, H: 84 m<sup>2</sup>.

## Non-Farm Use Activities

The two elements that are part of the non-farm use permissions (granted in April 2016) are the farm weddings and the craft distillery.

The farm weddings take place seasonally on the lawn (approx 360 m<sup>2</sup>) to the west of the residence, labelled as K on the map. The wedding area is separate from the farm areas and does not interfere or overlap with any of the agricultural activities. There is generally between 50 – 150 guests on site during wedding events.

The craft distillery operates out of a small building (approx 60 m<sup>2</sup>) near the centre of the property. It is open to visitors 1 day per week in the off-season, and 4 days per week in the summer season. The number of guests on site for the distillery range from 2 on quiet days to 20 or 30 at a time on busy days.

## Parking

Parking for the weddings is situated in a gravel area (labelled K on the map) close to the wedding lawn. Parking for the distillery is located on the paved area just a few steps from the tasting room building (labelled O on the map).

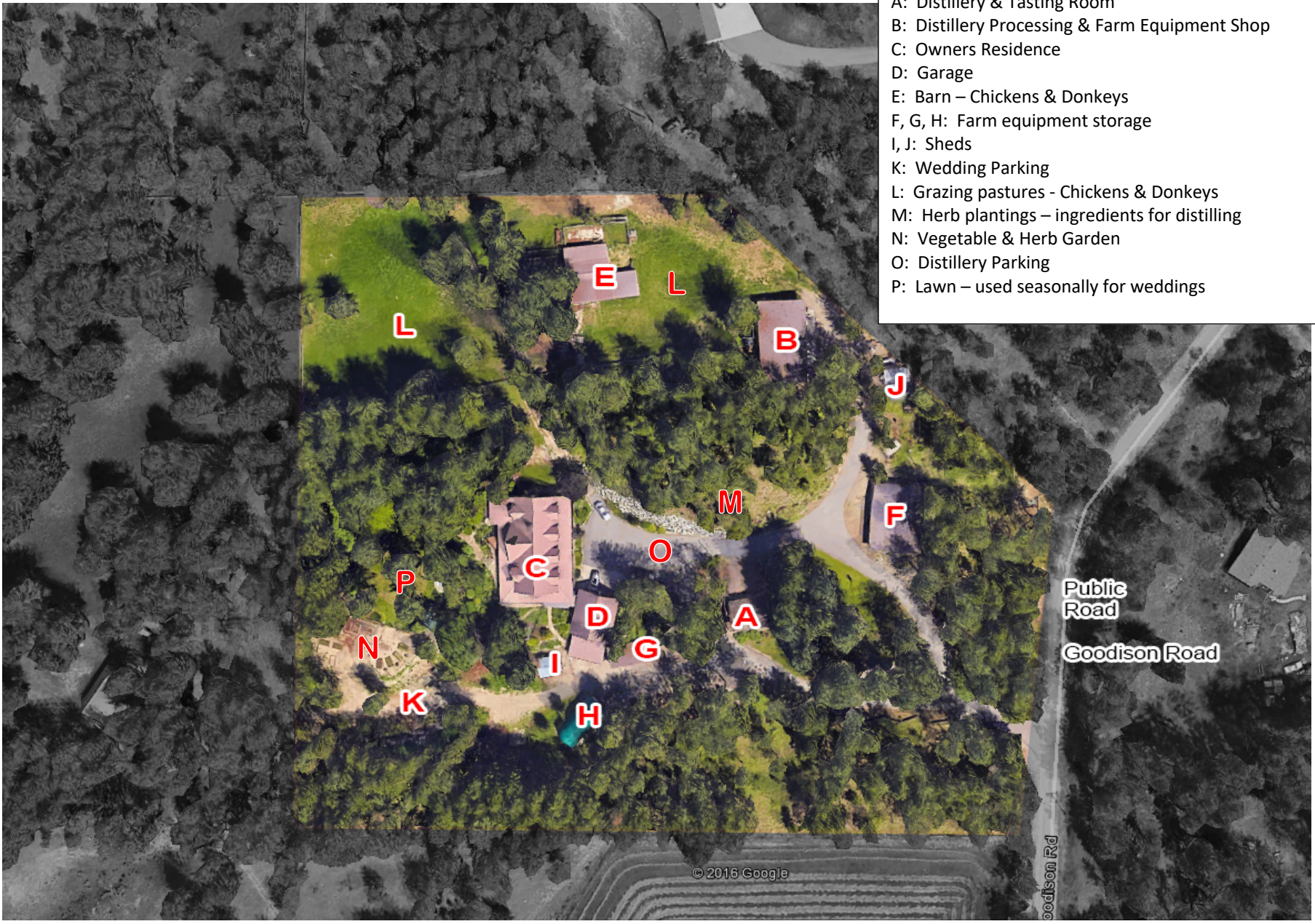
## Liquor Licensing & Endorsements

We have just one LDB licensing endorsement for our distillery, which is for our Tasting Room / On-Site Store, all located within the building marked A on the map. (We do not currently have a Lounge, Picnic Area, or any other endorsements.)



# 4275 Goodison Rd – Site Map

- A: Distillery & Tasting Room
- B: Distillery Processing & Farm Equipment Shop
- C: Owners Residence
- D: Garage
- E: Barn – Chickens & Donkeys
- F, G, H: Farm equipment storage
- I, J: Sheds
- K: Wedding Parking
- L: Grazing pastures - Chickens & Donkeys
- M: Herb plantings – ingredients for distilling
- N: Vegetable & Herb Garden
- O: Distillery Parking
- P: Lawn – used seasonally for weddings





# Wisecre Farm Distillery – Site Photos (May 10, 2023)



Image 1 – Distillery Tank Room

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Image 2 – Distillery Tank and Tasting Room

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**Image 3 – Distillery Tasting Room**







Image 4 – Distillery Parking Area

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**Image 5 – Event Gathering Parking Area**

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