



City of
Kelowna

A23-0005
4275 Goodison Rd

Application to the ALC for a Non-Farm Use

Proposal

- ▶ To support an application to the Agricultural Land Commission for a Non-Farm Use to allow for distillery, wedding ceremonies, and antique farm machinery display on the subject property.

Development Process

April 5, 2023

Development Application Submitted



Staff Review & Circulation



July 10, 2023

Council Consideration



Council Approvals



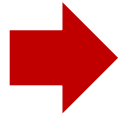
Agricultural Land Commission Consideration



If proposal is supported by Council & the ALC



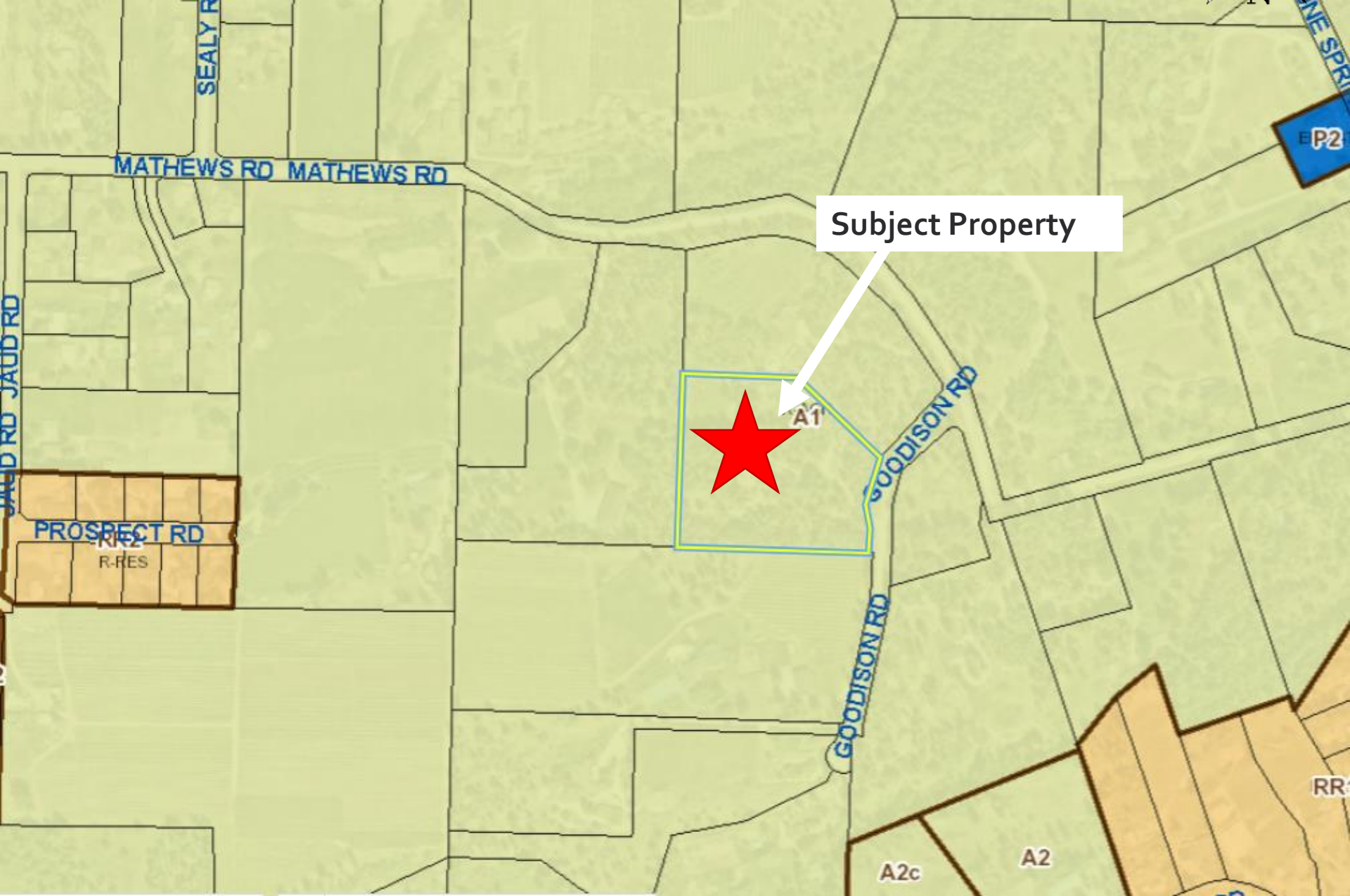
Municipal Permits



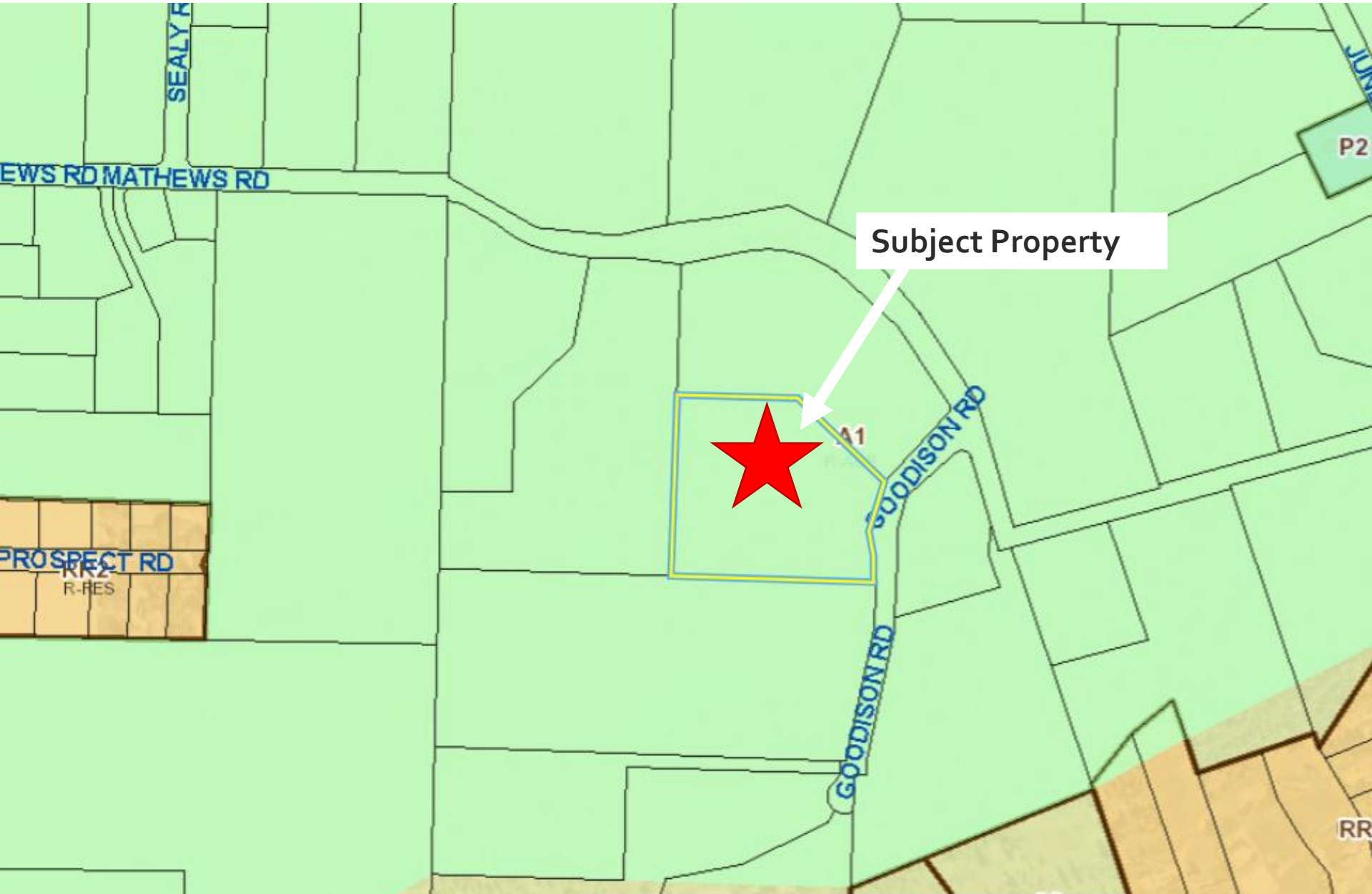
Context Map



OCP Future Land Use / Zoning



ALR & Permanent Growth Boundary



Background

▶ ALC approval 2016

- ▶ Wiseacre Farm Distillery Operation began
- ▶ Received ALC approval for Non-Farm Uses which included:
 - ▶ Distillery with processing area and tasting room
 - ▶ Holding wedding ceremonies
 - ▶ Display of antique farm machinery
 - ▶ Restriction on land ownership and 6 year time-limit for operation

Proposal

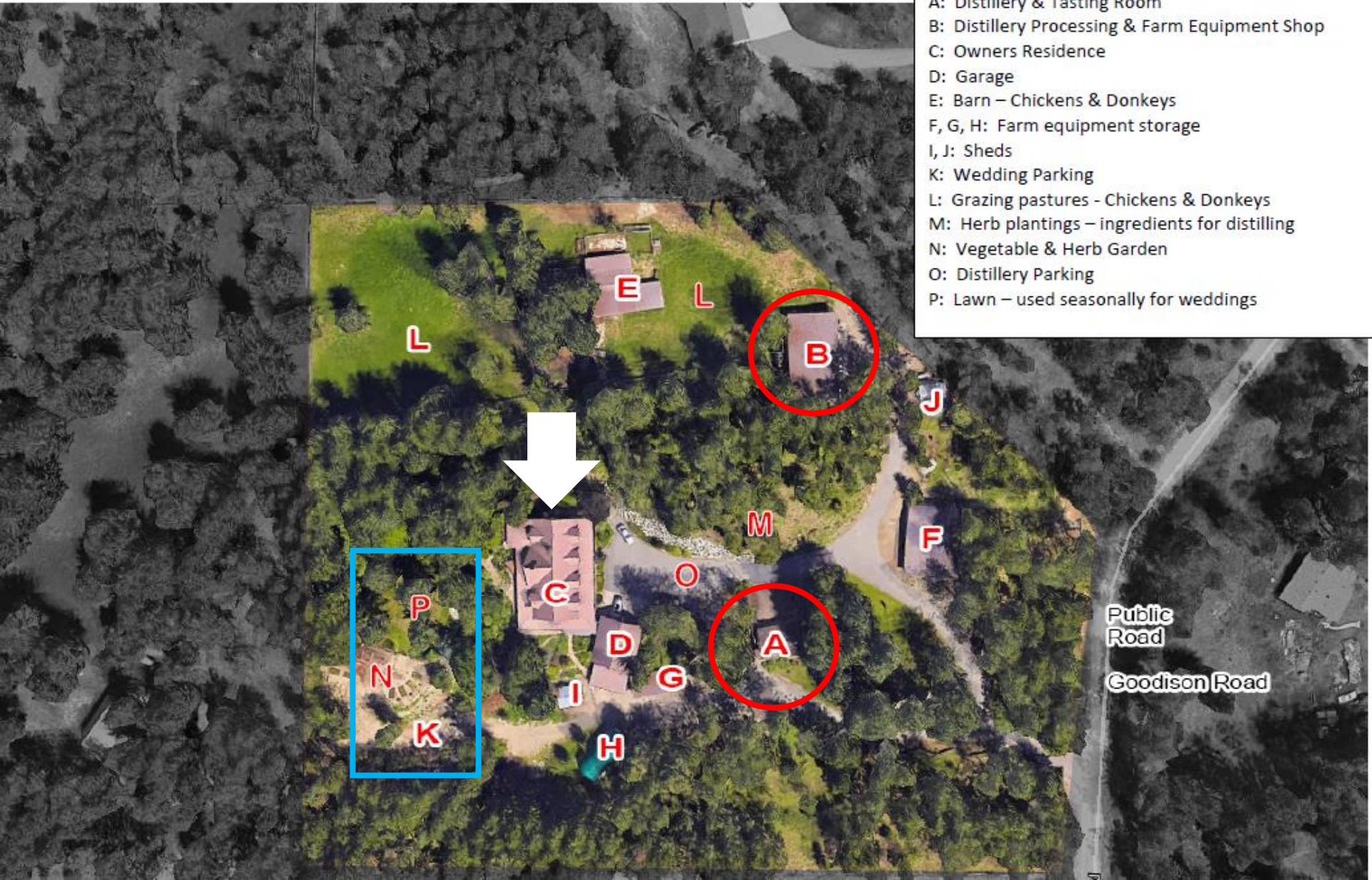
To continue existing Non-Farm Uses in perpetuity, including:

- ▶ Craft distillery and tasting room limited to 108 sq ft
- ▶ Wedding ceremonies to be held once per week/ 4 times per month
- ▶ No expansion of display antique farm machinery
- ▶ To be in perpetuity with the land
- ▶ Remove restriction on land ownership

Site Plan



- 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



Public Road

Goodison Road

Non-Farm Use Applications

- ▶ OCP provides support for non-farm use applications where the proposal meets:
 - ▶ i. Consistent with the Zoning Bylaw and OCP;
 - ▶ ii. provides significant benefits to local agriculture;
 - ▶ iii. can be accommodated using existing municipal infrastructure;
 - ▶ iv. minimizes impacts on productive agricultural lands;
 - ▶ v. will not preclude future use of the lands for agriculture; and,
 - ▶ vi. will not harm adjacent farm operations

Staff Recommendation

- ▶ Staff recommend support to forward the proposed Non-Farm Use application to the ALC.
- ▶ ALC - ultimate authority to approve the proposal.
 - ▶ The proposed non-farm uses may allow for the land to be used for agricultural purposes in the future



Conclusion of Staff Remarks