



Council Report

penticton.ca

Date: June 9, 2026
To: Anthony Haddad, City Manager
From: Yvonne Kent, Planner II
Address: 510 Naramata Road

File No: RMS/510 Naramata

Subject: **Zoning Amendment Bylaw No. 2026-22**

Staff Recommendation

THAT Council give first reading to “Zoning Amendment Bylaw No. 2026-22”, for Lot 4 District Lot 204 Similkameen Division Yale District Plan 16456, located at 510 Naramata Road, a bylaw to add the site-specific provision, within the A – Agriculture zone as follows: “Section 9.2.6.15, in the case of Lot 4 District Lot 204 Similkameen Division Yale District Plan 16456, located at 510 Naramata Road, one agri-tourism accommodation in a carriage house shall be permitted.”

AND THAT Council forward “Zoning Amendment Bylaw No. 2026-22”, to the June 23, 2026 Public Hearing.

Strategic priority objective

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Proposal

The applicant is proposing to operate an agri-tourism accommodation in an existing one bedroom carriage house. Agri-tourism accommodation is not permitted in the A – Agriculture Zone, and a zoning bylaw amendment to permit the use on the property has been requested. The applicant has provided a letter of intent (Attachment C).



Figure 1 - Subject Property Location

Background

The subject property is located on the east side of Naramata Road at the intersection of Naramata and Reservoir Road. The property is 5 acres in size, and contains a single detached dwelling, carriage house, and vineyard. The property is zoned A – Agriculture, designated Agriculture in the Official Community Plan, and within the Provincial Agricultural Land Reserve (ALR). The surrounding area consists of other properties zoned and designated Agriculture and within the ALR to the north, east, and west, and a property zoned RC – Country Residential and designated Rural Residential to the south.

Financial implication

The applicant is responsible for all development costs, including any service upgrades.

Analysis

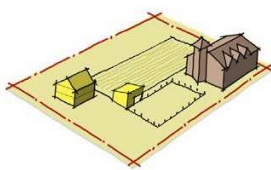
Agricultural Land Commission (ALC) Legislation

As per s.33 of the *Agricultural Land Commission Act*, agri-tourism accommodation is a permitted use within the Agricultural Land Reserve. Up to 10 agri-tourism accommodation units are permitted per property.

Despite being permitted in the ALR, a local government may prohibit this use or limit the number of agri-tourism accommodation units. In the City of Penticton, agri-tourism accommodation is currently prohibited. As such, a zoning bylaw amendment application is required to permit the use.

Official Community Plan

The property is designated “Agriculture” within the Official Community Plan (OCP) Future Land Use Map. The Agricultural designation is described as “allows for growing, producing, harvesting, storage, processing and sale of agricultural produce”.

Land Use	Description	Building Type(s)	Uses	Height / Density
Agriculture 	Allows for growing, producing, harvesting, storage, processing and sale of agricultural produce.	<ul style="list-style-type: none"> • Agricultural buildings • Detached houses 	<ul style="list-style-type: none"> • Agricultural • Residential 	<ul style="list-style-type: none"> • 1-2 units per parcel

The OCP also includes the following policies, which are directly applicable to the proposed agri-tourism accommodation use application:

OCP Policy 4.5.1.2	Work with the Agricultural Land Commission (ALC) to ensure that agricultural activities remain the primary use on lands within the Agricultural Land Reserve (ALR) and encourage active farming use of those lands. Proposed compatible non-farm uses and non-soil-based agriculture should be comprehensively reviewed to ensure there are NO negative impacts on agricultural viability and operations
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Zoning Bylaw

The property is zoned A – Agriculture in the Zoning Bylaw. The purpose of this zone is “to provide for appropriate development within rural areas and to allow agricultural uses as well as other complementary

uses suitable in an agricultural setting, while protecting these uses from intrusion of uses not compatible with farm operations”.

The proposed agri-tourism accommodation use is seen to be complementary and compatible with the existing farm operations on the property for the following reasons:

- Uses an existing carriage house thus reducing the need for new construction and decreasing the impacts on agricultural land.
- Remains limited in scale, one unit instead of the 10 units permitted within the ALR.
- Supports long-term farm viability by providing an additional income stream.
- Promotes awareness of farm operations through tours, educational activities and demonstrations, as outlined in the applicant’s letter of intent (Attachment C).

Support Zoning Bylaw Amendment

The proposed site-specific text amendment to the A – Agriculture Zone to permit agri-tourism accommodation aligns with the OCP land use designation of Agriculture and is seen to be complementary and compatible with the farm operations on the property. As such staff is recommending that Council give first reading to “Zoning Amendment Bylaw No. 2026-22”.

Alternate recommendations

Council may consider that the proposed site-specific text amendment to the Zoning Bylaw is not suitable for this site. If this is the case, Council should deny the bylaw amendment. This is not recommended by staff, as the zoning bylaw amendment request is consistent with the Official Community Plan.

1. THAT Council deny first reading of “Zoning Amendment Bylaw No. 2026-22”.

Attachments

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Letter of Intent (applicant)

Attachment D – Photos of Property

Attachment E – Zoning Amendment Bylaw No. 2026-22

Respectfully submitted,

Yvonne Kent

Planner II

Concurrence

General Manager of Development Services <i>BL</i>	City Manager <i>LLH</i>
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510 Naramata Road

Zoning Bylaw

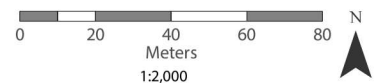


Subject Parcel

Zoning Bylaw No 2024-22

A - Agriculture

RC - Country Residential Housing



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Date: 5/22/2026

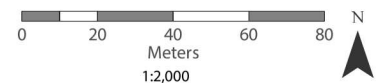


510 Naramata Road

Official Community Plan



- Subject Parcel
- Official Community Plan - Future Land Use
- Agriculture
- Rural Residential



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Date: 5/22/2026

Addendum to Application Forms

Description of Proposed Development

The proposed development is a small scale agritourism accommodation use at Blenheim Hill Vineyard, located at 510 Naramata Road in Penticton. The application relates to a short term rental guest suite within an existing building on an actively farmed vineyard property. The property will remain primarily agricultural and residential in use, with the proposed guest accommodation being clearly secondary and complementary to those principal uses.

The intent is to support the ongoing viability of the farm through modest agritourism activity while maintaining compatibility with the rural and agricultural character of the area. This is consistent with the Agricultural Land Commission's framework for agritourism accommodation in the ALR, which contemplates limited overnight accommodation connected to active farming and offered in a manner that remains incidental and compatible with agricultural production.

The proposal is limited in scale and is not intended to create a hotel style or large commercial accommodation use, but rather a carefully managed guest suite that supports local agriculture, agritourism, and the wine tourism economy.

Richard Da Silva and Twylla Field

510 Naramata Road
Penticton, BC
May 20, 2026

Mayor and Council
City of Penticton
c/o Yvonne Kent, Planner II

Re: 510 Naramata Road, Penticton**Response to Technical Planning Committee Comments and Confirmation of Agri Tourism Activity**

We are writing in response to the Technical Planning Committee comments dated May 19, 2026 regarding our Zoning Amendment application for 510 Naramata Road, known as Blenheim Hill Vineyard.

This addendum is provided specifically in response to Section 1.1 of the Planning Department comments, which requests confirmation of how the proposed agri tourism accommodation will meet the Agricultural Land Commission requirement that an agri tourism accommodation include an agri tourism activity.

Property and Proposal

Blenheim Hill Vineyard is an actively farmed vineyard property that will remain primarily agricultural and residential in use.

The proposal is for one agri tourism accommodation unit within an existing carriage house. The accommodation is intended to be limited in scale and clearly secondary to the principal agricultural and residential uses of the property.

ALC Framework

Our response is grounded in Information Bulletin 06 issued by the Agricultural Land Commission, Tourist and Agri-Tourism Accommodation in the ALR.

That bulletin explains that agri tourism accommodation is intended to provide a more immersive overnight farm experience and must be offered in relation to an agri tourism activity. It also recognizes tours of agricultural land and educational activities or demonstrations respecting the farm operation, provided they remain secondary to, incidental to, and compatible with agricultural production.

How the Requirement Will Be Met

The agri tourism activity associated with the proposed accommodation will be offered to guests staying in the single carriage house accommodation and will consist of small scale vineyard based educational and interpretive activities directly connected to the active agricultural use of Blenheim Hill Vineyard.

Proposed Agri Tourism Activities

- Guided or self guided vineyard walks on the property, focused on the agricultural use of the land and the working vineyard setting.
- Guest orientation to the vineyard and its farm use, including the seasonal nature of vineyard operations and grape production.
- Seasonal interpretation of vineyard activity, including pruning, canopy management, irrigation, crop development, harvest timing, and other farming practices as applicable to the time of year.
- Educational information provided to guests respecting the operation of the vineyard, the agricultural character of the property, and the relationship between season, site, and production.

How These Activities Will Be Delivered

These activities will be offered in a modest and realistic manner, depending on the season and the ongoing demands of farm operations. They are intended to provide guests with an authentic overnight farm experience connected to the active vineyard, rather than a stand alone residential short term rental experience detached from agriculture.

The proposed accommodation is not intended to function as a hotel style use or a broad commercial accommodation operation. It is intended to remain limited, farm connected, and clearly subordinate to the primary agricultural use of the property.

Additional Clarification

We note that Planning staff have identified site specific text that would permit one agri tourism accommodation in a carriage house at 510 Naramata Road, which is consistent with the proposal described in this addendum.

We also note that the expired building permit matter has been resolved and that an occupancy permit has been issued for the building.

Conclusion

In summary, the proposal is for a single, limited agri tourism accommodation unit within an existing carriage house on an active vineyard property, supported by genuine and directly related agri tourism activities rooted in the working farm use of the land.

We believe this approach is consistent with Information Bulletin 06 and addresses the requirement identified in the Technical Planning Committee comments. We respectfully submit this addendum for Council's consideration.

Sincerely,

Richard Da Silva

Twylla Field

Attachment C – Photos of the Property

