

## Agriculture Advisory Committee Meeting to be held via Zoom

*\*If you'd like to watch or listen to the live Committee meeting, please email [Committees@Penticton.ca](mailto:Committees@Penticton.ca) 24-hours prior to the commencement of the meeting for the Zoom meeting participation details. You will have an opportunity to ask questions related to the agenda at the end of the meeting.*

**Wednesday, May 18, 2022  
at 3:00 p.m.**

1. **Call Regular Committee Meeting to Order**
2. **Adoption of Agenda**
3. **Adoption of Minutes**
  - 3.1 Minutes of the January 19, 2022 Agriculture Advisory Committee Meeting **1-3**  
**Staff Recommendation:**  
*THAT the Agriculture Advisory Committee adopt the minutes of the January 19, 2022 meeting as presented.*
4. **New Business**
  - 4.1 ALC Non-Farm Use – 127 Upper Bench Road South, Nicole Capewell, Planner II **4-34**  
**Staff Recommendation:**  
*THAT the Agriculture Advisory Committee support “ALR Non-Farm Use PL2022-9300”, for Lot 1 District Lot 88 and 155 Similkameen Division Yale District Plan KAP91714, located at 127 Upper Bench Road South, to allow one dwelling unit, limited to a maximum floor area of 1,925 sq. ft. and located above a farm building, to be permitted on the subject property.*
  - 4.2 OCP and Zoning Bylaw Amendment Applications for 850 Wiltse Blvd & 160 Crow Pl , Steven Collyer, Planner II **35-42**  
**Staff Recommendation:**  
*THAT the Agriculture Advisory Committee does not object to the OCP Amendment and Zoning Amendment applications for 850 Wiltse Blvd and 160 Crow Place to enable future residential development.*
  - 4.3 Water Update, Len Robson, Public Works Manager **Verbal**  
 Re: Snow pack and reservoir status, back up plans and informational and educational programs being considered.
5. **Next Meeting**
6. **Public Question Period**
7. **Adjournment**

## Agriculture Advisory Committee Meeting

To be held via Zoom  
Wednesday, January 19, 2022  
at 3:00 p.m.

- Present:** Rod King, Chair  
Doug Mathias, Vice Chair  
Annelise Simonsen  
Chris Holler  
Jesse Chapman  
Kristi Tatebe  
Nick Ibuki  
Paul Gardner
- Council Liaison:** Julius Bloomfield, Councillor
- Staff:** Audrey Tanguay, Planning Manager  
Len Robson, Public Works Manager  
Nicole Capewell, Planner II  
Steven Collyer, Planner II  
John Schappert, Legislative Assistant
- Regrets:** Darshan Jassar  
Erica Stewart
- Applicant:** Brad Elenko

1. **Call to Order**

The Agriculture Advisory Committee was called to order by the Chair at 3:02 p.m.

2. **Adoption of Agenda**

**It was MOVED and SECONDED**

THAT the Agriculture Advisory Committee adopt the agenda for the meeting held on January 19, 2022 as presented.

**CARRIED UNANIMOUSLY**

### 3. **Adoption of Minutes**

#### 3.1 Minutes of the October 20, 2021 Agriculture Advisory Committee Meeting

**It was MOVED and SECONDED**

THAT the Agriculture Advisory Committee adopt the minutes of the October 20, 2021 meeting as presented.

**CARRIED UNANIMOUSLY**

### 4. **New Business**

#### 4.1 ALR Exclusion Application for 610 Pineview Road

The Planner presented an ALR Exclusion Application for 610 Pineview Road, noting property information, the development concept, property history, conditions of the exclusion, Penticton's ALR Exclusion Policy criteria and staff analysis.

The floor was opened to Committee Members for questions and comments. A Committee Member asked about the properties to the west and if they are being farmed. Staff confirmed that there is some farming being done on these properties. Staff confirmed previous resolutions this committee had made regarding this property. A Committee Member asked if there has been a subdivision plan for this specific property, and staff confirmed that there are some concept designs currently. The applicant provided some additional clarification regarding the property and application. A Committee Member asked about the amount of farmable land on the property due to the rock outcrop, and staff brought up the map to highlight the area. A Committee Member asked when an assessment would be done on the environmentally sensitive area and the applicant responded that a complete environmental report is already complete. A Committee Member asked about potentially severing the lot and staff responded that there may be issues with access.

**It was MOVED and SECONDED**

THAT the Agriculture Advisory Committee does not support the ALR Exclusion application for 610 Pineview Road.

**CARRIED UNANIMOUSLY**

Chris Holler joined the meeting at 3:42 p.m.

#### 4.2 Water System/Policy Update

The Public Works Manager provided some background information on the water system in the City of Penticton. He then highlighted the situation in 2021, noting trends in the Greyback and Ellis reservoirs. He noted the current bylaw regarding water use and some potential conclusions.

The floor was opened to Committee members for questions and comments. A Committee Member asked about non-agricultural users using agricultural water to water their lawns. Staff responded that this is likely happening. A Committee Member commented that there should be protection for farmers to ensure they have sufficient water for their crops. A Committee Member asked about concern for a dry year in 2022 and staff responded that it is too early in the year to tell. A Committee Member asked about the timeline to finish the Ellis 4 Dam, and

staff responded that it will take place in 2023. A Committee Member commented on the need to have backup systems in place. It was determined this item would come back to a future committee meeting.

Annelise Simonsen left the meeting at 4:37 p.m.

#### 4.3 2022 Agriculture Advisory Committee Meeting Schedule

The Legislative Assistant noted the proposed 2022 Agriculture Advisory Committee meeting schedule included in the agenda package.

#### **It was MOVED and SECONDED**

THAT the Agriculture Advisory Committee 2022 meetings be tentatively held on January 19, February 16, March 16, April 13, May 18, June 22, July 20, August 17, September 21, October 19, November 16 and December 14 at City Hall or electronically at 3:00 p.m. unless otherwise specified.

**CARRIED UNANIMOUSLY**

#### 4.4 Electronic Meeting Policy

The Legislative Assistant highlighted the Electronic Meeting Policy adopted by Council in October 2021 as it pertains to electronic meetings for Advisory Committees.

#### 5. **Next Meeting**

The next Agriculture Advisory Committee meeting is tentatively scheduled to be held on February 16, 2022 at 3:00 p.m.

#### 6. **Public Question Period**

#### 7. **Adjournment**

#### **It was MOVED and SECONDED**

THAT the Agriculture Advisory Committee adjourn the meeting held on January 19, 2022 at 4:44 p.m.

**CARRIED UNANIMOUSLY**

Certified Correct:

---

John Schappert  
Legislative Assistant

# Memo to Committee

A decorative horizontal bar consisting of a series of vertical stripes in blue, orange, and red colors.

penticton.ca

**Date:** May 18, 2022  
**To:** Agriculture Advisory Committee  
**From:** Nicole Capewell, Planner II  
**Address:** 127 Upper Bench Road South

File No: RMS/127 Upper Bench Rd S

**Subject: ALC Non-Farm Use – 127 Upper Bench Road South**

---

## Staff Recommendation

THAT the Agriculture Advisory Committee support "ALR Non-Farm Use PL2022-9300", for Lot 1 District Lot 188 and 155 Similkameen Division Yale District Plan KAP91714, located at 127 Upper Bench Road South, to allow one dwelling unit, limited to a maximum floor area of 1,925 sq. ft. and located above a farm building, to be permitted on the subject property.

## Proposal

The applicants are intending to construct a 60 ft. x 80 ft. farm building for the purposes of equipment repair, cleaning, secure storage, workshop, onsite lab, weather station, office and washroom. The applicants also have a desire to add a dwelling unit on a proposed second floor, which would be 35 ft. x 55 ft. (1,925 sq. ft.). The subject property has a covenant existing on title that prohibits the construction of any buildings or structures for habitation on the property without the permission of the Agricultural Land Commission. As such, the applicants have applied for a Non-Farm Use application to allow for the dwelling unit to be permitted, subject to a maximum size of 1,925 sq. ft.

## Background

The subject property is located at 127 Upper Bench Road S and is 2.8 ha in size (Figure 1). The property is currently used as a vineyard and has farm status with BC Assessment. There are no buildings or structures existing on the property currently.



Figure 1 - Property Location Map

## Application History

An application was made in 2009 for a lot line adjustment (subdivision) between 149 Upper Bench Road, Penticton, and a small strip of property (0.1 ha) that ran parallel to the western border of the 149 Upper Bench Road (Figure 2). The small parcel was at one time most likely an irrigation parcel. Both properties were owned by the same property owner. The intent of the owner was to create two usable parcels of land, with a residence, greenhouses and ground crops on one property (149 Upper Bench Road S) and vineyards on the other (127 Upper Bench Road S). During the site inspection of the subject property in 2009, the applicants indicated that as they did not intend to live on the proposed vineyard lot (127 Upper Bench Road), and they would not be averse to registering a no-build covenant against the title of the lot.

When this application was considered by the City of Penticton's Agricultural Advisory Committee at the April 15, 2009 meeting, the AAC did not support the proposal. In addition, local government staff, in their report

to Council, also recommended that Council should not support the proposal. Council, nevertheless, supported the subdivision and sent the application to the ALC with support.

On June 17, 2009 the ALC by Resolution #265/2009, approved a lot line adjustment between the 4 ha property and the 0.1 ha property to create a 1.3 ha lot and a 2.8 ha lot subject to, among other things, that a no-build covenant be registered against the title of the proposed vineyard lot for the purpose of limiting the impact of converting a non-buildable lot (i.e., 0.1 ha lot) into a buildable lot.

With this approval, the subdivision was approved by the City's approving officer and was registered at the Land Title Office in December of 2010.

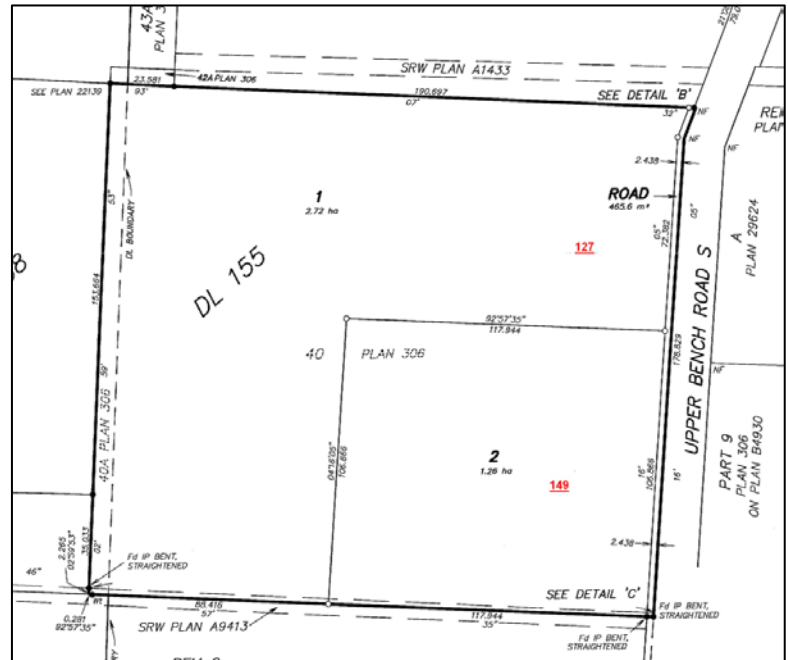


Figure 2 - 2009 Subdivision Plan

Problems arose shortly after the subdivision was approved. According to the property owner, the vineyard venture did not work out as intended. A 'frost pocket' on the property resulted in the loss of a number of vines. With the realization that a vineyard operation would not be viable, the property owner then switched his intention for the property to a more traditional farm property with a residence and farm building.

To this end, the property owner (in February 2012) requested that support from the City be given to his proposal to have the no-build covenant removed from the 127 Upper Bench Road S title. The Agricultural Advisory Committee gave support for the removal and Council also supported the removal. The ALC, at its June 27, 2012 meeting, concluded that no new information was brought forward to warrant removal of the covenant and denied the request.

Further correspondence was received by the property owner on December 20, 2012 requesting reconsideration of ALC Resolution #265/2009. The ALC also received correspondence from the City on December 20, 2012 expressing its support for constructing a dwelling on the subject property. The property owners expressed an interest in creating a small farm property with a residence for re-sell purposes. The request and file material was reviewed again by the ALC at its July 17, 2013 meeting. It was determined that the submission did not contain new information that was unavailable at the time of the original decision and as such denied the request.

On October 1, 2015, the ALC received another request from the property owner to reconsider ALC Resolution #265/2009. The property owner provided a site plan indicating where on the property they would like to build a residence and a farm building. Further, the property owner was proposing to retain a covenant on the title of the property requiring that the dwelling be located within 75 meters of Upper Bench Road which 'would limit the impact of a dwelling on the property'. In a letter dated September 28, 2015, the City reaffirmed its support for the property owner to construct a dwelling in the location shown on the site plan submitted. ALC staff reached out to the property owner in late 2015 to indicate that a formal ALC

application would be required for this to be considered. No application has been made to the ALC since such date.

In 2017, the applicants purchased the property at 127 Upper Bench Road S and were aware of the covenant at that time. The current owners have provided details on the significant works and investments that they have made to further ensure the future of farming on the property (see analysis section for details). The owners are now making a formal request with the ALC to allow for a dwelling unit to be constructed.

## Analysis

The subject property is designated as 'Agriculture' within the Official Community Plan (OCP) Future Land Use Map. The OCP designation of 'Agriculture' is described as allowing for 'growing, producing, harvesting, storage, processing and sale of agricultural produce'. Uses that are supported with this OCP designation include agricultural and residential (1-2 units per parcel).

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

The OCP also includes the following policies, which are directly applicable to the proposed development:

1. Agricultural lands – specifically those within the ALR on the Naramata Bench and in the Valleyview area, but also other Agriculture (A) zoned properties – are protected from non-agriculture development and are not intended to accommodate urban growth (Page 3-85).
2. Support, protect and enhance agriculture as a central component of Penticton's economy, character and identity (Page 4-81).
3. Work with the ALC to ensure that agricultural activities remain the primary use on lands within the 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 (Page 4-81).

Staff are recommending that the Agriculture Advisory Committee support the application for the following reasons:

1. The opportunity for a dwelling unit on the property will help to ensure the viability of farming on the subject property. The OCP includes residential as a permitted use in agricultural areas, but notes that these areas are not intended to accommodate urban growth. Staff do not consider the addition of one dwelling unit (with a size capacity) to be considered 'accommodating or encouraging urban growth in agricultural areas'.



2. A maximum floor area size is being imposed on the proposed dwelling unit, in an effort to ensure agriculture remains the primary function of the lands, and that the residential unit does not increase in size over time, and potentially change the intent and nature of the property. The owners are aware and are in agreement with this floor area limitation.
3. The applicants are locating the proposed dwelling unit above a proposed farm building. This reduces the impact on farming, by limiting the footprint of buildings on the property. Staff consider this shows further commitment to agriculture as the primary use on the subject property.
4. The proposed structure is proposed in a central portion of the property, where they indicate a 'frost pocket' is located. Narrow driveways are needed to access the farm building and the land itself and the proposed dwelling unit would not require any additional driveway access (as the dwelling is located on the second floor of the farm building).
5. The applicants are not requesting to remove the covenant from the property. They are seeking approval from the ALC to allow for one dwelling unit to a maximum size of 1,925 sq. ft., which is substantially less than the 500m<sup>2</sup> (5,382 sq. ft.) of residential floor area that the ALC allows for on other properties in the Agricultural Land Reserve (ALR).

The applicants have provided details within their Letter of Intent regarding their significant investment that has already occurred for the farming potential of the property, future intentions, significant challenges they have faced in their time operating the farm and plans through to 2025 (Attachment 'D').

Given this information, staff consider the applicants have shown their intention is for agriculture to remain the primary use on the subject property, and that the ability to have a dwelling unit will allow them to continue to successfully farm the property in the years to come. As such, staff are recommending that the Agriculture Advisory Committee provide support for the Non-Farm Use application to allow a dwelling unit, limited to 1,925 sq. ft., to be constructed above a farm building on the subject property.

#### *Next Steps*

Staff will present the subject application to Council at an upcoming meeting and include the Agriculture Advisory Committee's recommendation for Council's consideration in proceeding with the application. Should Council wish to support the application, it will be forwarded with support to the ALC which is the approval authority for amendments to the covenant.

#### **Alternate Recommendations**

1. The Committee may determine that **further information is required** for a decision to be made. If this is the case, the Committee may choose Recommendation No 1:

THAT the Agriculture Advisory Committee request further information for "ALR Non-Farm Use PL2022-9300", for Lot 1 District Lot 188 and 155 Similkameen Division Yale District Plan KAP91714, located at 127 Upper Bench Road South, to allow one dwelling unit, limited to a maximum floor area of 1,925 sq. ft., located above a farm building, to be permitted on the subject property.

2. The Committee may determine that the proposal **can be supported, with conditions** that the Committee feels are appropriate. If this is the case, the Committee may choose Recommendation No 2:

THAT the Agriculture Advisory Committee provide support for “ALR Non-Farm Use PL2022-9300”, for Lot 1 District Lot 188 and 155 Similkameen Division Yale District Plan KAP91714, located at 127 Upper Bench Road South, to allow one dwelling unit, limited to a maximum floor area of 1,925 sq. ft., located above a farm building, to be permitted on the subject property, with conditions that the Committee feels appropriate.

3. The Committee may decide to **deny** support for the proposed request. If this is the case, the Committee may choose Recommendation No 4:

THAT the Agriculture Advisory Committee deny support for “ALR Non-Farm Use PL2022-9300”, for Lot 1 District Lot 188 and 155 Similkameen Division Yale District Plan KAP91714, located at 127 Upper Bench Road South, to allow one dwelling unit, limited to a maximum floor area of 1,925 sq. ft., located above a farm building, to be permitted on the subject property.

### **Attachments**

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Photos of Property

Attachment D – Letter of Intent

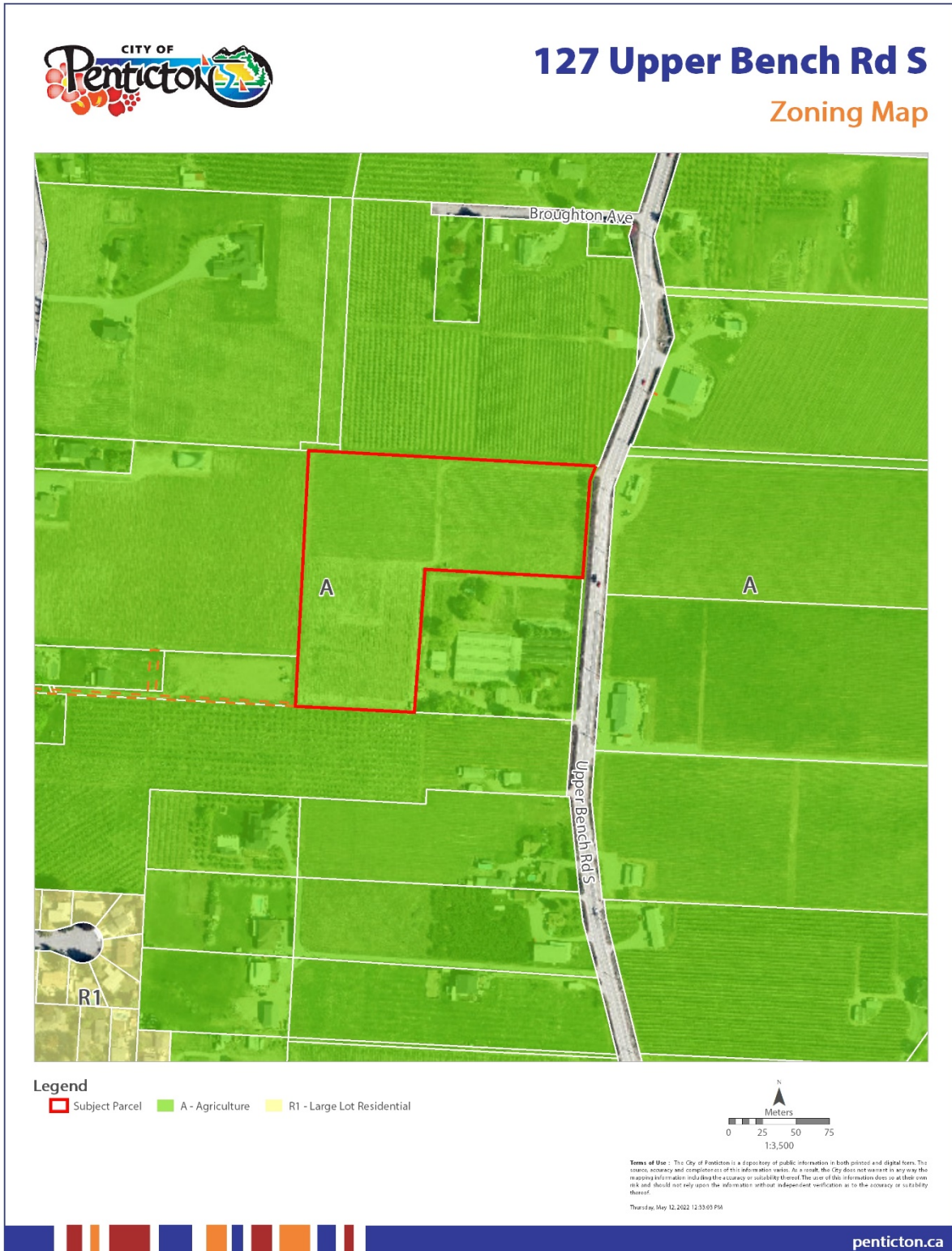
Attachment E – ALC Application

Attachment F – Proposed Plans

Respectfully submitted,

Nicole Capewell, RPP, MCIP  
Planner II

Attachment A – Zoning Map



Attachment B – Official Community Plan Map



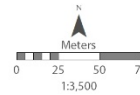
# 127 Upper Bench Rd S

## Official Community Plan Map



**Legend**

- Subject Parcel
- Detached Residential
- Agriculture



Terms of Use: The City of Penticton is a repository of public information in both printed and digital form. The accuracy and completeness of this information varies. As a result, the City does not warrant in any way the accuracy or completeness of this information. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.

Thursday, May 10, 2024 12:54:02 PM

[penticton.ca](http://penticton.ca)

Attachment C – Photos of Property



Looking west towards subject property from Upper Bench Road S





February 28, 2022

BC Agricultural Land Commission  
4940 Canada Way  
Burnaby BC V5G 4K6

**Re: Application to permit a residence as provided for the covenant – 127 Upper Bench Road, Terroir Dragon Vineyards, Penticton**

We are writing to outline our reasons for the request to the Land Commission to consider the covenant restrictions and allow for a dwelling unit on our farm in Penticton.

**Background**

In 2009, the Commission supported a lot line adjustment in File #V-38981 to create 2 new lots, of 1.8 ha and 2.8 ha. The smaller lot was for Giardino, an established nursery/garden center and the second was for a new farm operation. As a condition of approval the ALC required registration of covenant to restrict the development of a residential dwelling on the 2.8 ha parcel. The covenant that states “no mobile home or unit, or other structure for human habitation, shall be constructed, reconstructed, moved, extended or located on the Lands, except with the consent of the Covenantee.”

In 2012 the previous owner applied to the ALC to have the covenant removed from the Title of 127 Upper Bench Road. This was supported by the City of Penticton staff and Council and its Agricultural Advisory Committee. The application was denied by the Commission. In 2015 the Owner wrote to the Land Commission to request an amendment to the covenant to allow a single family dwelling within 75m from Upper Bench Road. This was supported by the City and Agricultural Advisory Committee. The Commission advised in 2016 that further consideration of this request would require a new application to be submitted to the ALC.

In 2009, the Land Commission “believed that the two proposed lots could contain two distinct farming units of active farming and so did not believe that the proposal would have a negative impact on the amount of agriculture taking place on the combined area of the two lots.” The

intention of the covenant was to limit the development of non-agricultural uses such as residences, grounds, septic fields and driveways.

We purchased 127 Upper Bench in 2017 and were aware of the covenant at that time. Over the past 5 years we have invested considerable time and money into the farm and are finding the lack of a dwelling is creating numerous challenges to our operation.

When we purchased the land, there was 3 acres of vines and the remainder was trees from the previous nursery, wild tree and brush growth and weeds. We were not aware of statements made that the property was not suitable for a vineyard, had a large frost pocket and the previous owner had experienced significant vine loss due to frost. We disagree that the land is not suitable for a vineyard. The BC Government "Atlas of Suitable Grape Growing Locations in the Okanagan and Similkameen Valleys of British Columbia" indicates the property is classified in Soil Group and Suitability of Class 1. Growing Degrees, Solar Radiation, Freeze Risk are Class 2. It will take just take more involved farming practices.

### Proposal

We need to build a farm building of 60' x 80' for equipment repair, cleaning, and secure storage, workshop, storage of farm supplies, area for controlled nursery, on site lab, weather station, office, and washroom. The proposed dwelling is proposed to be located on the second floor of the farm building and would be no larger than 35' ax 55' (1925 sq. ft.), 2-3 bedroom, 1 ½ - 2 bathroom, den/office, open concept kitchen/living area. This structure is proposed for the central portion in the frost pocket area of the property. Narrow driveways are needed to access the farm building and the land itself and the proposed residence will not require any additional driveway access.

We are not requesting that the Commission remove the covenant. This will allow the ALC to restrict a second "farm worker" dwelling on the property in future. In our experience, the development of a dwelling will have a positive impact on the farm operation. With the location of the dwelling on the second floor of the farm building, there will be no impact on agricultural land, as the farm building will already have a small septic system.

### Farm Operation Investment

- 2017 - Installed posts and deer fencing on east and south perimeters. (North/West already in place)
- 2017 - Planted 1000 Pinot Noir (new rows) and 500 Pinot Blanc in existing vineyard.
- 2017 – Purchased 3-point sprayer and 20' Sea Can container
- 2018 – Cleared and levelled the 3 acres of wild growth and roots, donated/relocated "good" trees to regional nursery for replanting.
- 2018 – Installed self-cleaning primary filter. Purchased riding mover, tractor, 3-point blade
- 2019 – Worked with a local irrigation company for design and material, for expansion of the main trunk of irrigation to the new 3 acres.

- 2019 – Installed a small solar panel to run the irrigation panel and charge equipment batteries.
- 2019 – Installed posts, wire, and drip rail for new plantings (3500 Merlot).
- 2019 – Installed/upgraded to automatic irrigation valves and control wiring with a solar rain drop controller for 7 zones (3 new/4existing).
- 2019 – Planted 3500 Merlot in new 3 acre area, replanted 500 Pinot Gris, 100 Pinot Noir in existing.
- 2019 – Deer fence repair from auto accident.
- 2020 – Modified large 3-point sprayer to tower style acquired from local vendor.
- 2020 – Built a small open equipment shed and repaired deer fence from auto accident.
- 2021 – Purchased ATV and installed custom spray bar and 15 Gal tank, work cart for irrigation tooling/repairs, general checks, and servicing and a 3-point finishing mower
- 2022 – Replant 3 acres area due to freeze damage.

### Operation Challenges and Successes

In 2019, the 3 acre expansion consisted of 3500 Merlot vines. We lost approximately 90% due to a cold weather event that year and we are planning a colder tolerant variety (Gamay/Pinot Noir) for 2022 replanting and double planting to increase survivability rate.

The 1000 Pinot Noir plants (of which 85% still producing) have now had a second crop. They appear to produce a superior grape due to the Class of soil and borderline conditions. Same with the Pinot Gris and Pinot Blanc, they struggle for various reasons but are now 14 years old. About 50% of the re-plantings die annually. The plan would be to grow/maintain future vines in a controlled environment and plant when 2-3 years old, as opposed to 1 year old plants which have a high risk of frost/freeze mortality. We only had one bad year (2019) due to powdery mildew primarily induced by heavy smoke from forest fires. Otherwise, we have produced and sold quality tonnage every year to wineries within the Naramata Bench Sub-appellation. The frost pocket(s) have yet to be addressed due our following comments on acquiring weather data and air flow to best understand a solution. Again, if there is no success in these areas, we would change crop.

### Farm Management

We have been leasing/contracting to the Pavan Group who carry out basic farm management such as pruning and harvesting. Neil and his wife and daughter will move to the property and take over the overall vineyard management and daily activities with an onsite dwelling. To date, when present, we have been involved hands on with irrigation and equipment modification and repairs. We are also mowing, doing fence installation/repairs, some of the planting and pruning, and site improvements. We were directly involved in the 3 acre expansion. However, we have found even with the basic vineyard services contracted, not being on site there is never enough hours in the day to get everything accomplished to take the operation to the next level of being successful.



Over the past 5 years of owning and partaking in the farming and expansion of the vineyard/crop on the property, we have realized there are several issues that require attention above and beyond a 'normal' management.

- Environmentally there has been some freeze/frost damage noted in specific areas. There are ways to deal with this that require daily weather data collection on site, manipulation of land to better direct air flow (and collection as well as analysis of data), winter best practices such as tilling of soil or snow to protect the vines/roots. This would be a preferable approach as opposed to installing a wind machine.
- There is a high population of pocket gophers on property impacting plant roots, equipment, and simply just walking. The simple solution would be to put out large quantities of poison, however this has impact to the natural predators of the gopher. Also, the more successful anti-coagulant poisons are no longer available for purchase in BC while government studies are carried out. Being on site full time would allow a more manual approach of trapping (several hundred holes), full time specific dog breed, carbon monoxide injection, introduction of snakes, and/or attraction of predatory birds.
- Irrigation water was plugging the primary filter and drip rail screens. We invested a large sum of money for an auto cleaning primary filter, this filter is successful, however the bio growth in the drip rail screens is still an issue. Every row has a screen requiring weekly manual cleaning. Chlorine, bleach, or other chemical injection is not a favorable approach to the plants or soil.
- Fire watch and protection of property and assets. – The area has encountered large natural fires 3 of the past 5 years. The last fire was within kilometres of the property and with proper planning a fire suppression system would be installed but would require activation and shut off at the critical times to prevent crop damage.
- A residence would allow better protection/oversight of the accumulation of expensive equipment required for farming. The property has also had two different hit and run occasions where a vehicle has lost control, left the roadway, and caused property damage. In both instances property damage involved the vehicle driving through the deer fencing causing a large opening. Fence repair takes time and planning to coordinate, this time puts the crop at very high risk of damage due to the oversized local deer population.

We are attaching a series of Site Plans showing the status of the farm operation from 2017 and our plans to 2025.

#### Future Plans

If a dwelling is possible on our property, we would like to get the vineyard more established and healthy. If the vines continue to struggle in specific areas, we would look at other more climate tolerant crops (hops, fruit/nut trees, or other crop). By 2025 we are planning to establish a winery, crush pad, and/or artisan bakery in the area adjacent to Upper Bench Road.

Summary

When we purchased this property in 2017, we were aware of the covenant prohibiting a dwelling unit on the site. We proceeded to invest heavily in the farm operation and spend as much time working on the farm as possible. It is through our efforts that the impact of a lack of a residence on the site has become apparent. A residence is a permitted use on farmland and unlike the 2012 Appeal, that proposed a separate residence and farm building, we are proposing a location of the residence on the second floor of a farm building that will have little impact on the agricultural land. We have demonstrated a strong commitment to farming our property and strongly believe that allowing a residence on the property will enhance the farm operation.

Yours truly

*Bruce Rupert*

Bruce Rupert

A handwritten signature in black ink, appearing to read 'Neil Rupert', with a stylized flourish at the end.

Neil Rupert



PRJ22-034: 2022 ALR NON-FARM PL9300

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 65004

**Application Status:** Under LG Review

**Applicant:**

**Agent:** Ecora Engineering Ltd

**Local Government:** City of Penticton

**Local Government Date of Receipt:** 03/14/2022

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

**Proposal Type:** Non-Farm Use

**Proposal:** The application is to request that that ACL allow a residence be permitted on the property. A covenant was registered on the Title in 2009, at the time of subdivision, that prohibits a dwelling, without the approval of the Land Commission. The dwelling is proposed to be located on the second floor of a new farm building.

## Agent Information

**Agent:** Ecora Engineering Ltd

**Mailing Address:**

102 - 284 Main Street

Penticton, BC

V2A 5B2

Canada

**Primary Phone:**

**Email:**

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 028-458-125

**Legal Description:** LOT 1 DISTRICT LOT 188 AND 155 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP91714

**Parcel Area:** 2.7 ha

**Civic Address:** 127 Upper Bench Road

**Date of Purchase:** 03/01/2017

**Farm Classification:** Yes

**Owners**

1. **Name:**

**Address:**

**Phone:**

**Email:**

## Current Use of Parcels Under Application

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

*We currently have 5.3 acres of planted vineyard. This includes 1.7 acres of Pinot Gris, 0.8 acres of Pinot Blanc, and 0.7 acres of Pinot Noir. We are replanting 2.1 acres of Merlot with more frost tolerant Gamay/Pinot Noir in 2022.*

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

- 2017 - Installed posts and deer fencing on east and south perimeters. (North/West already in place)
- 2017 - Planted 1000 Pinot Noir (new rows) and 500 Pinot Blanc in existing vineyard.
- 2017 Purchased 3-point sprayer
- 2017 Purchased 20 sea-can container.
- 2018 Cleared and levelled the 3 acres of wild growth and roots, donated/relocated good trees to regional nursery for replanting.
- 2018 Installed self-cleaning primary filter.
- 2018 Purchased riding mower.
- 2018 Purchased tractor.
- 2018 Purchased 3-point blade.
- 2019 Worked with a local irrigation company for design and material, for expansion of the main trunk of irrigation to the new 3 acres.
- 2019 Installed a small solar panel to run the irrigation panel and charge equipment batteries.
- 2019 Installed posts, wire, and drip rail for new plantings (3500 Merlot).
- 2019 Installed/upgraded to automatic irrigation valves and control wiring with a solar rain drop controller for 7 zones (3 new/4existing).
- 2019 Planted 3500 Merlot in new 3 acre area, replanted 500 Pinot Gris, 100 Pinot Noir in existing.
- 2019 Deer fence repair from auto accident.
- 2020 Modified large 3-point sprayer to tower style acquired from local vendor.
- 2020 Built a small open equipment shed.
- 2020 Deer fence repair from auto accident.
- 2021 Purchased ATV and installed custom spray bar and 15 Gal tank.
- 2021 Purchased Work cart for irrigation tooling/repairs, general checks, and servicing.
- 2021 Purchased 3-point finishing mower.
- 2022 Replant 3 acre area due to freeze damage.

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

*None*

## Adjacent Land Uses

### North

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Apple orchard

### East

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Vineyard. Rural Residential lot

### South

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Garden nursery. Apple Orchard

## West

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Vineyard

## Proposal

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

*0.1 ha*

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

*The application is to request that that ACL allow a residence be permitted on the property. A covenant was registered on the Title in 2009, at the time of subdivision, that prohibits a dwelling, without the approval of the Land Commission. The dwelling is proposed to be located on the second floor of a new farm building.*

### 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.

*No, the residence is specific to the subject property.*

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

*As outlined in the attached letter, after farming the property for the past 5 years, the owners believe that a residence will enhance the farm operation. There is a significant frost pocket on the property, resulting in the loss of many vines and other operation challenges needing attention. This includes management of weather conditions, gophers, irrigation problems, fire watch, protection and security of the property and equipment. The property requires significant replanting and monitoring of vine health and frost mortality.*

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

*No*

## Applicant Attachments

- Agent Agreement-Ecora Engineering Ltd
- Other correspondence or file information-Corporate Ownership
- Other correspondence or file information-Letter from Owners
- Proposal Sketch-65004
- Certificate of Title-028-458-125

## ALC Attachments

None.

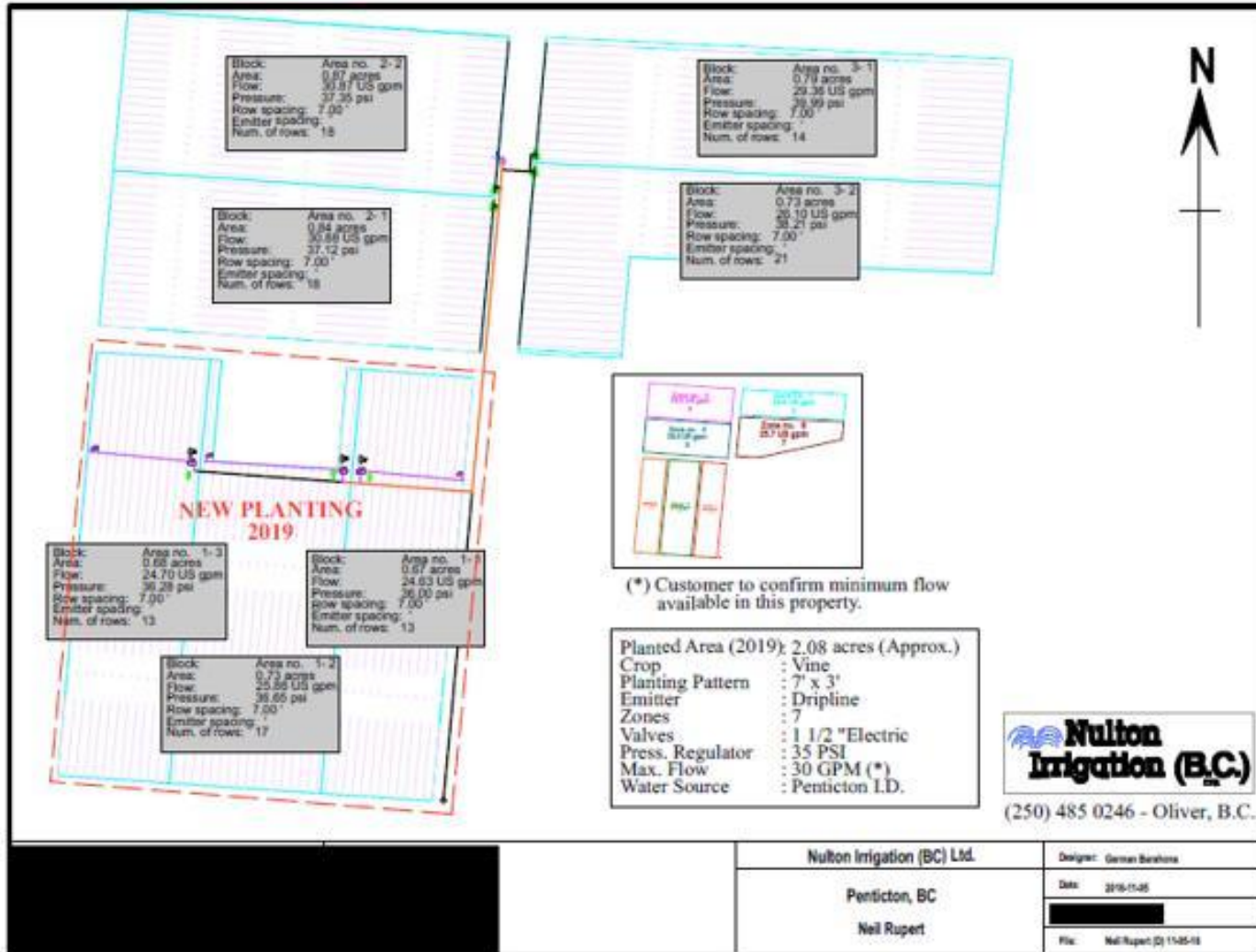
## Decisions

None.



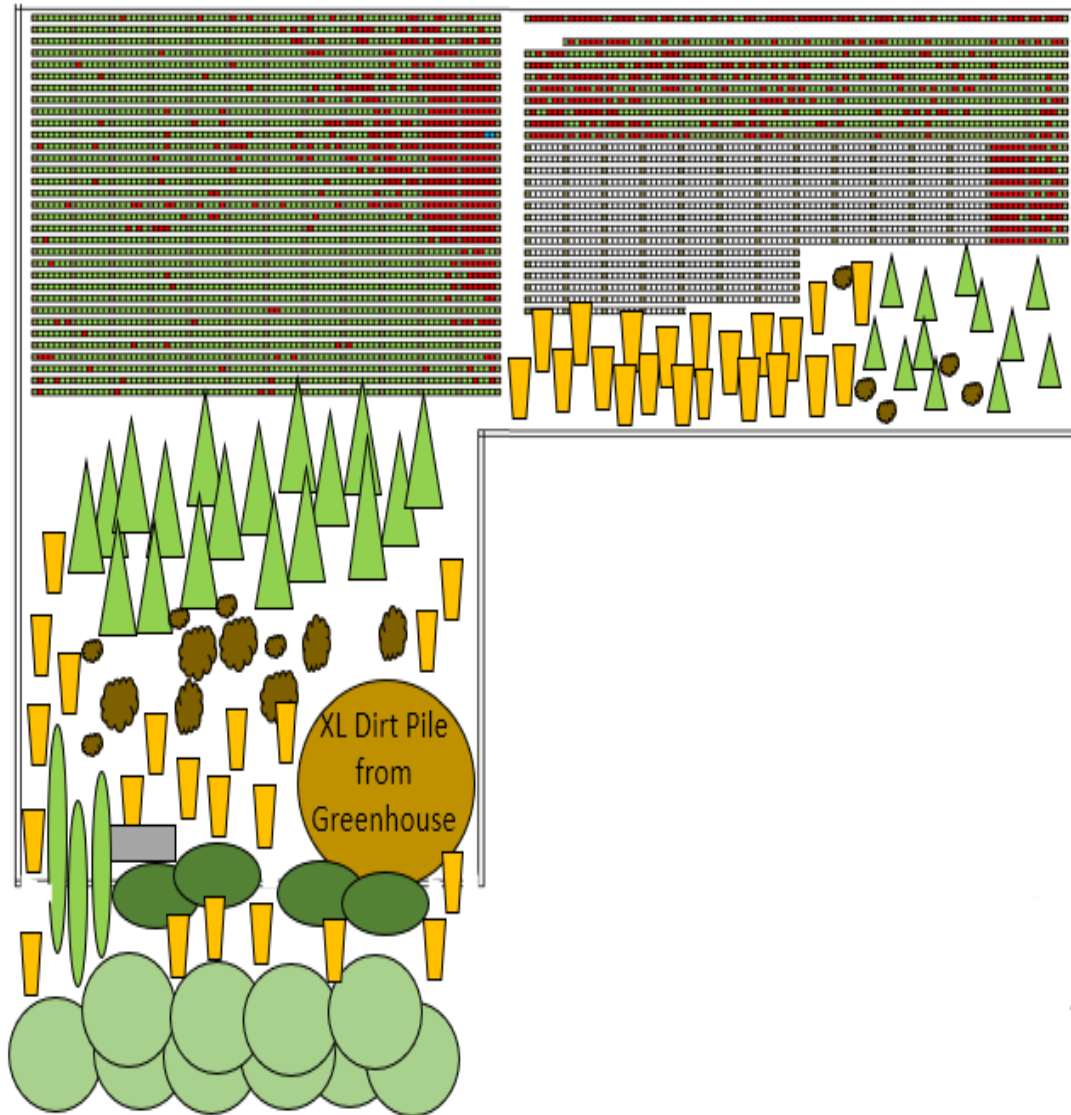
**127 Upper Bench Road South  
Penticton, BC  
6.7 acre/2.7 ha**





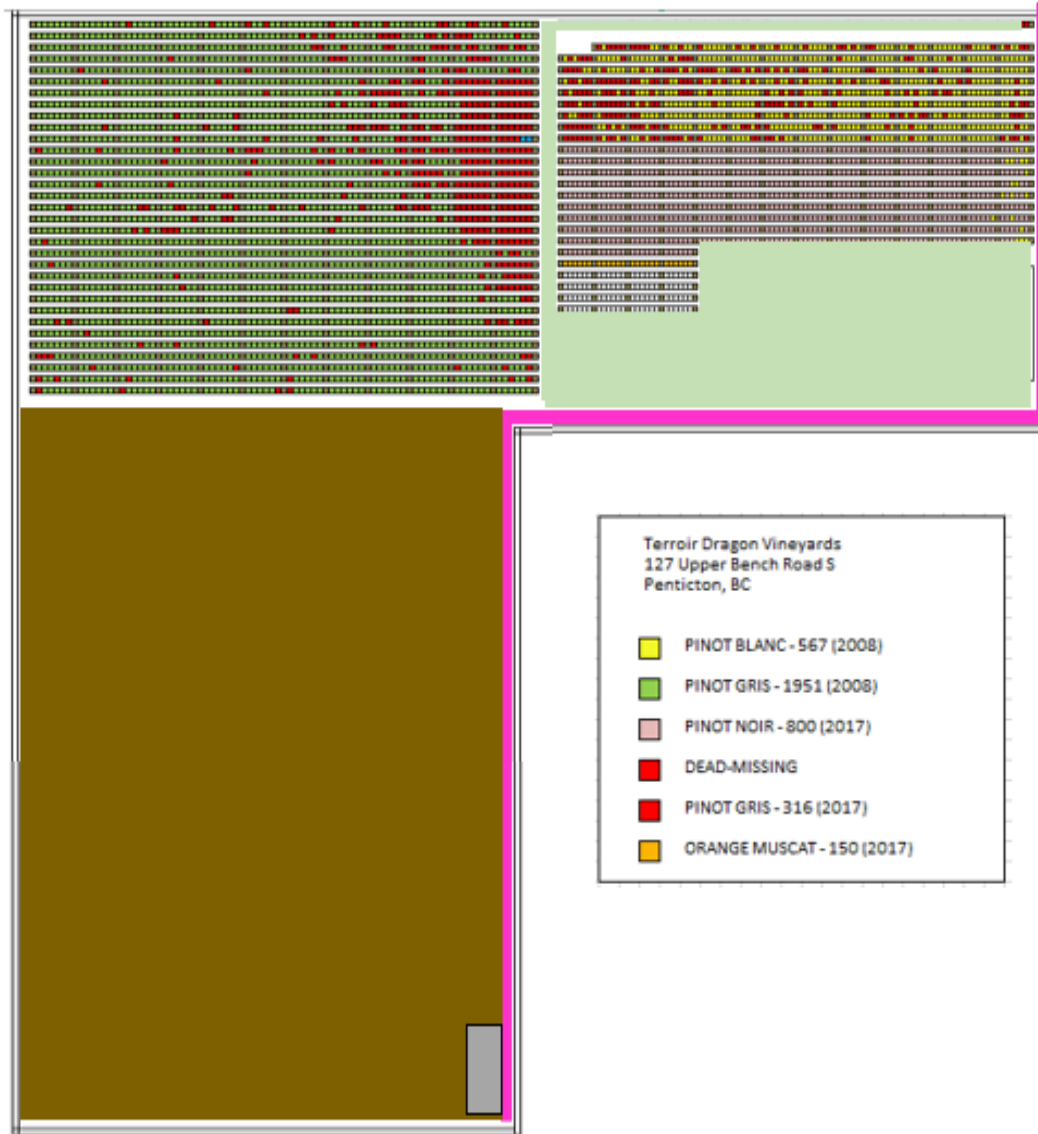


# 2017



-  Live Vines
-  Dead/Damaged Vines
-  Unplanted
-  Tall Grass/weeds
-  Tree Stumps
-  Healthy Trees Donated to Landscaping
-  Overgrown/sick Trees
-  20' Seacan/storage

# 2018



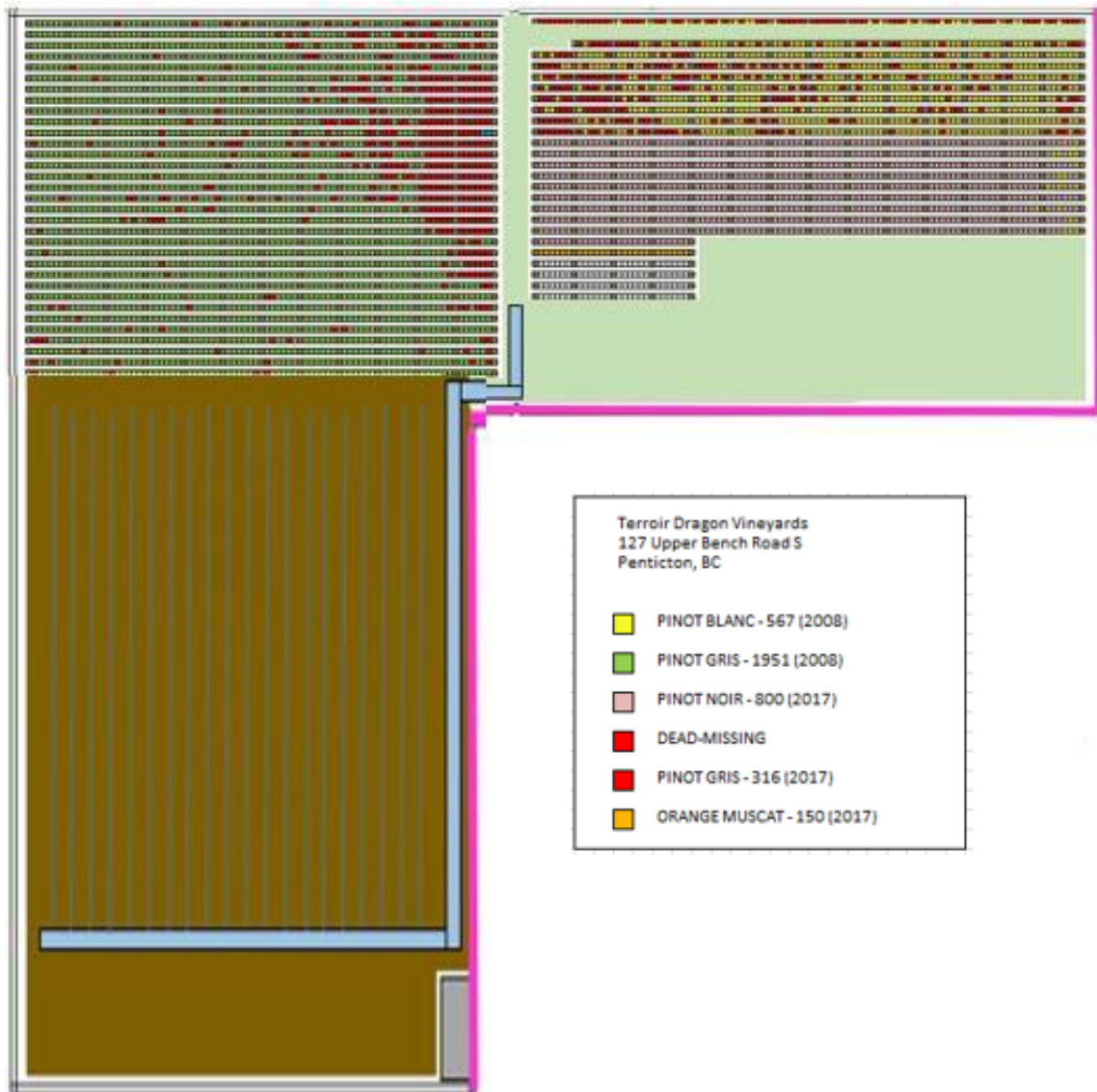
- Live Vines
- Dead/Damaged Vines
- Unplanted
- Live Pinot Blanc
- Live Pinot Noir
- Live Muscat
- New Deer Fence
- Mowed Grass
- Tilled/Levelled Soil
- 20' Seacan/storage

Terroir Dragon Vineyards  
127 Upper Bench Road S  
Pentiction, BC

- PINOT BLANC - 567 (2008)
- PINOT GRIS - 1951 (2008)
- PINOT NOIR - 800 (2017)
- DEAD-MISSING
- PINOT GRIS - 316 (2017)
- ORANGE MUSCAT - 150 (2017)

# 2019

## Irrigation



**Terroir Dragon Vineyards**  
127 Upper Bench Road S  
Penticton, BC

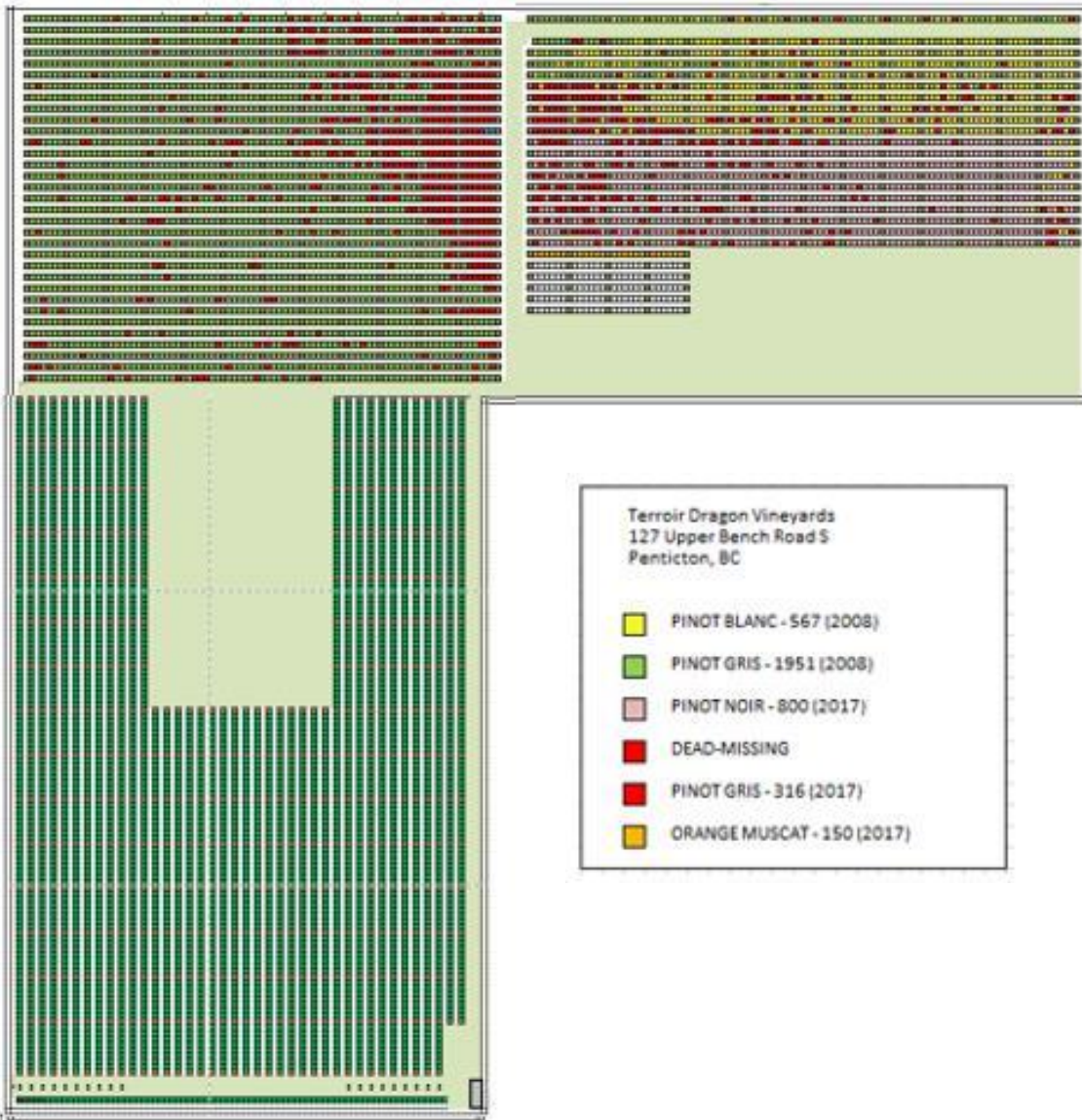
- PINOT BLANC - 567 (2008)
- PINOT GRIS - 1951 (2008)
- PINOT NOIR - 800 (2017)
- DEAD-MISSING
- PINOT GRIS - 316 (2017)
- ORANGE MUSCAT - 150 (2017)

- Live Vines
- Dead/Damaged Vines
- Unplanted
- Live Pinot Blanc
- Live Pinot Noir
- Live Muscat
- Mowed Grass
- Tilled/Levelled Soil
- Irrigation Expansion
- 20' Seacan/storage
- New Deer Fence

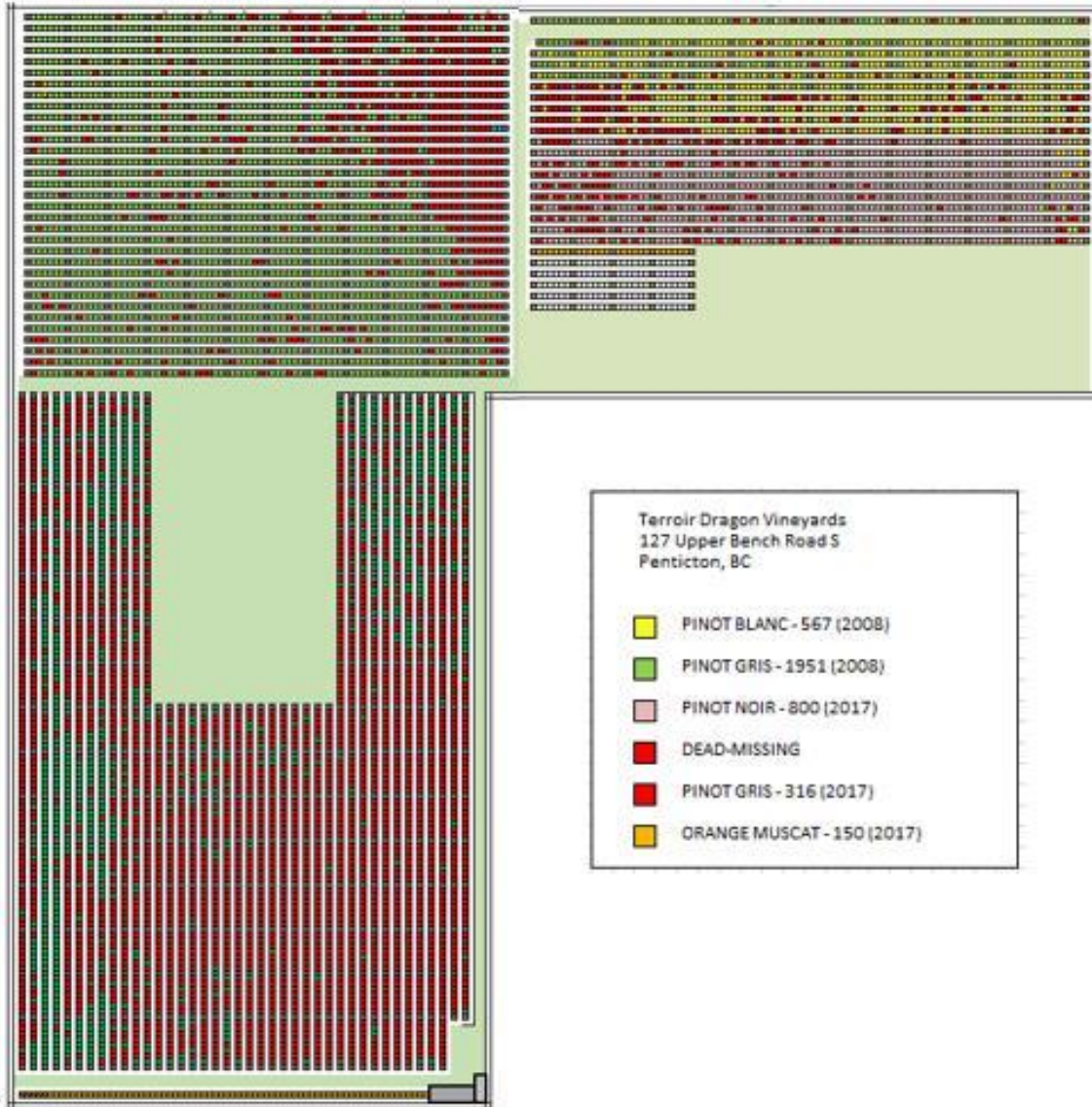
# 2019

## 3 Acre Expansion

- Live Vines
- Dead/Damaged Vines
- Unplanted
- Live Pinot Blanc
- Live Pinot Noir
- Live Muscat
- Live Merlot
- 20' Seacan/storage

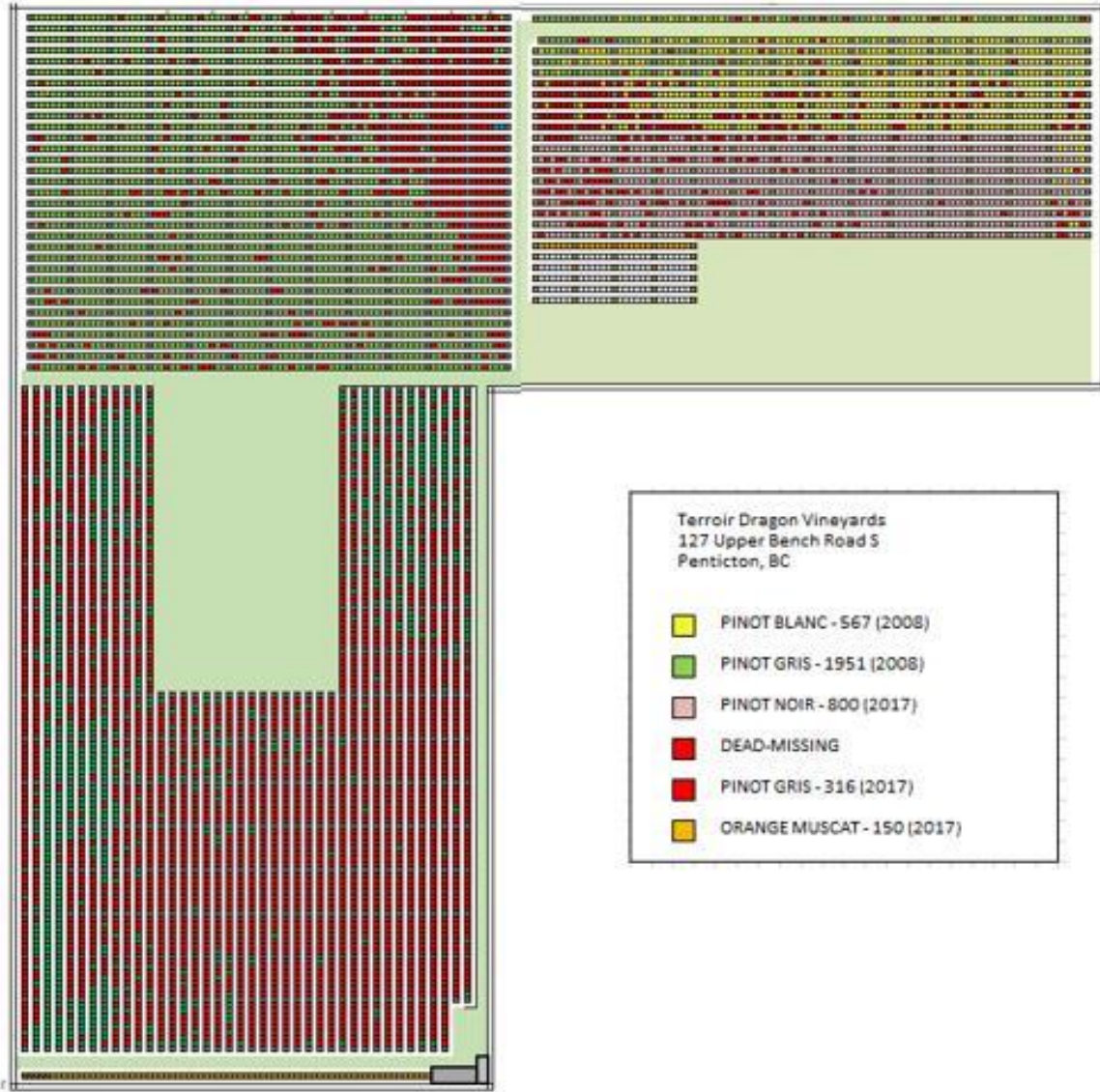


# 2020



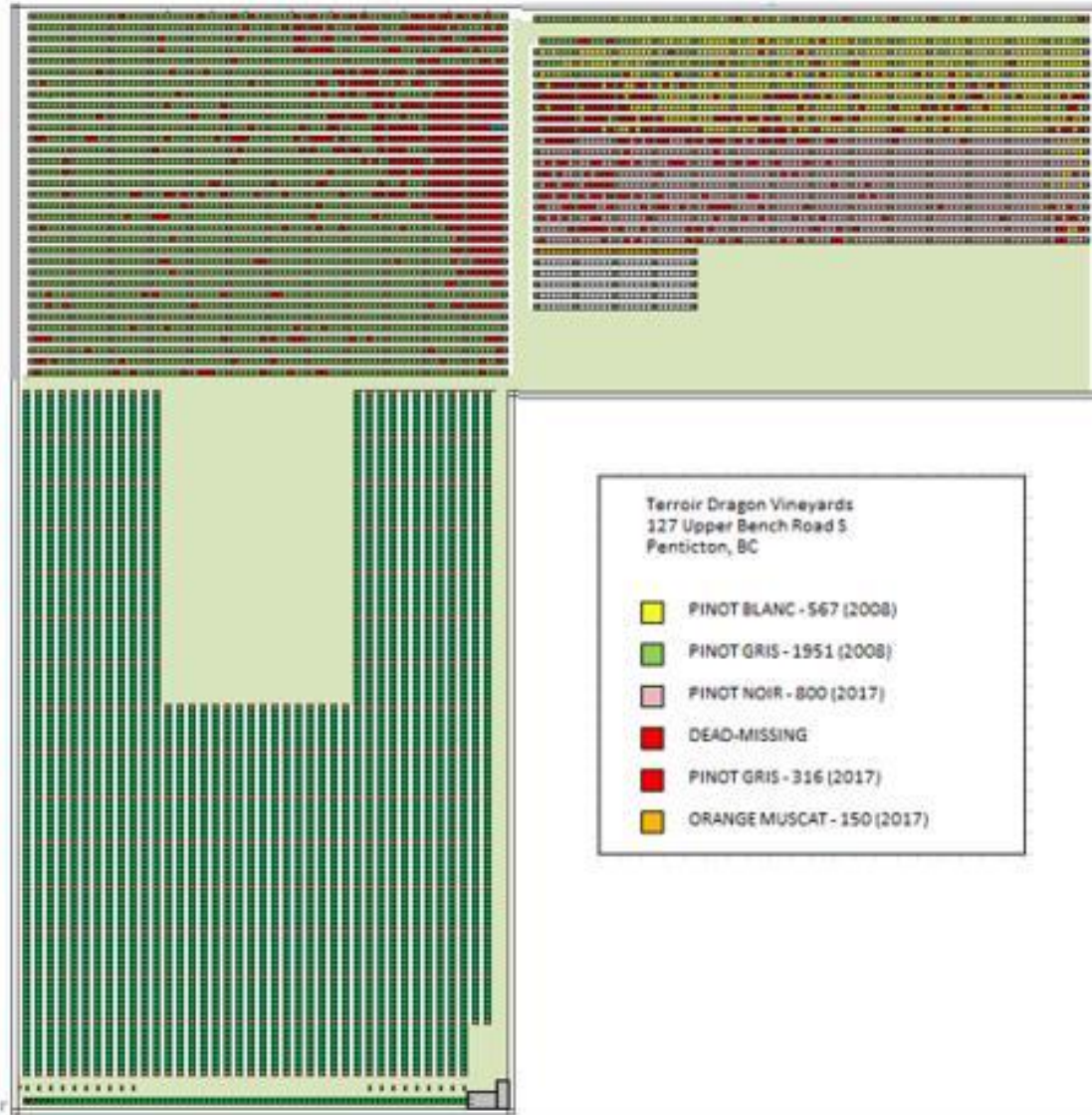
- Live Vines
- Dead/Damaged Vines
- Unplanted
- Live Pinot Blanc
- Live Pinot Noir
- Live Muscat
- Live Merlot
- 20' Seacan/storage

# 2021



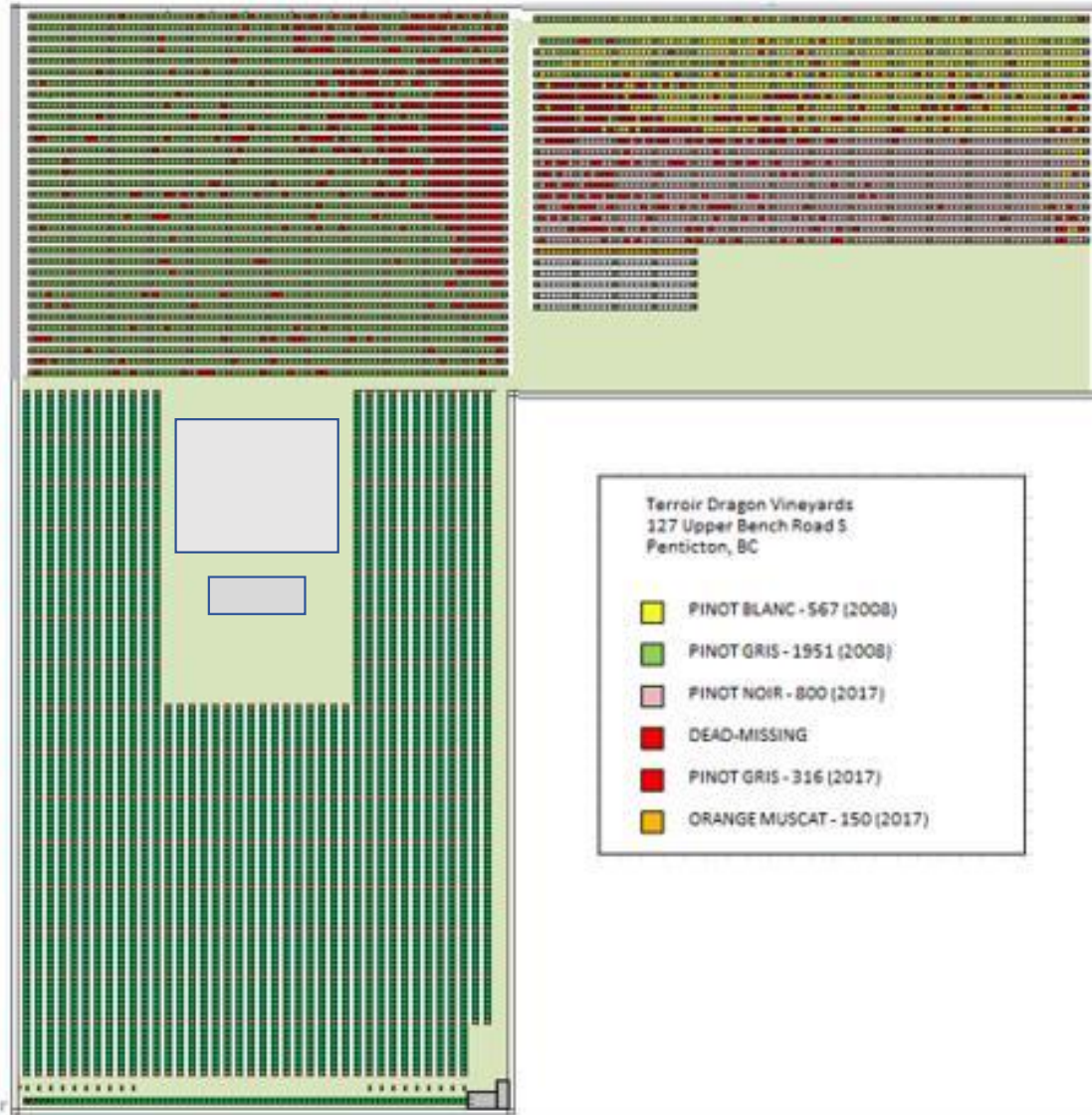
- Live Vines
- Dead/Damaged Vines
- Unplanted
- Live Pinot Blanc
- Live Pinot Noir
- Live Muscat
- 20' Seacan/storage
- 14' x 20' Open Shed

# 2022



- Live Vines
- Dead/Damaged Vines
- Unplanted
- Live Pinot Blanc
- Live Pinot Noir
- Live Muscat
- 2022 Replant
- 20' Seacan/storage

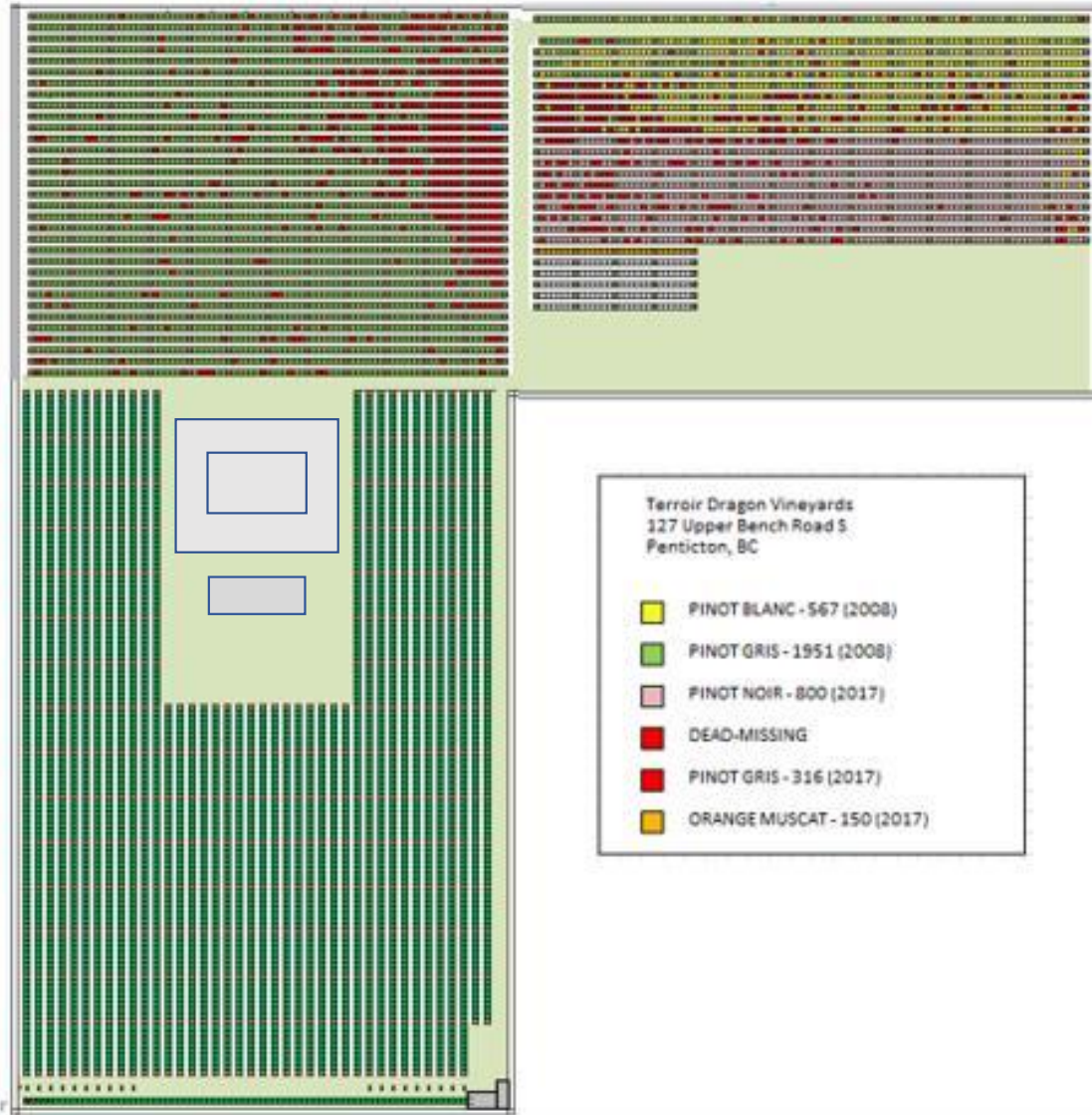
# 2023



- Live Vines
- Dead/Damaged Vines
- Unplanted
- Live Pinot Blanc
- Live Pinot Noir
- Live Muscat
- 2022 Replant
- 20' Seacan/storage
- 60'x80' Shop
- Septic

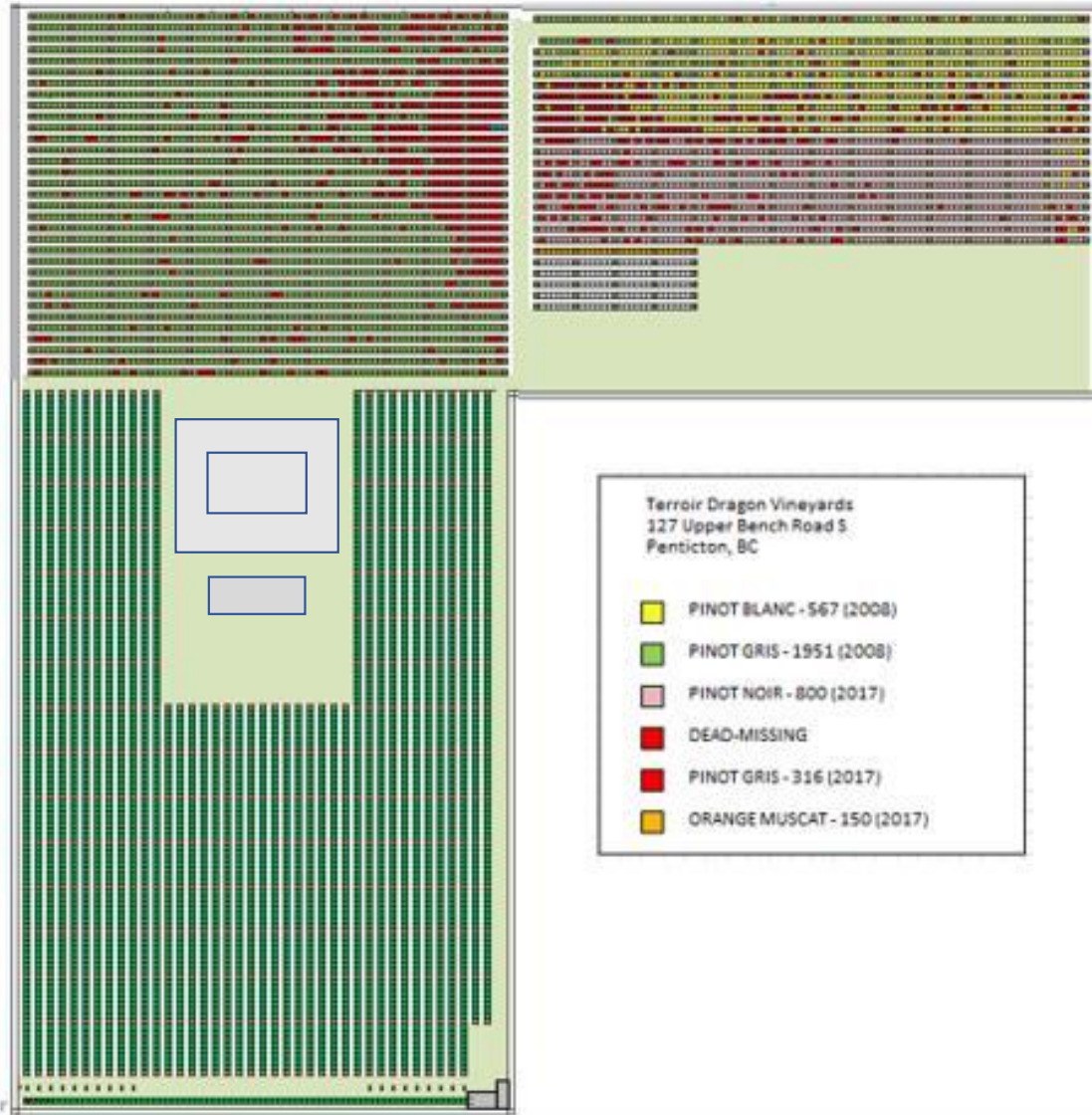


# 2023



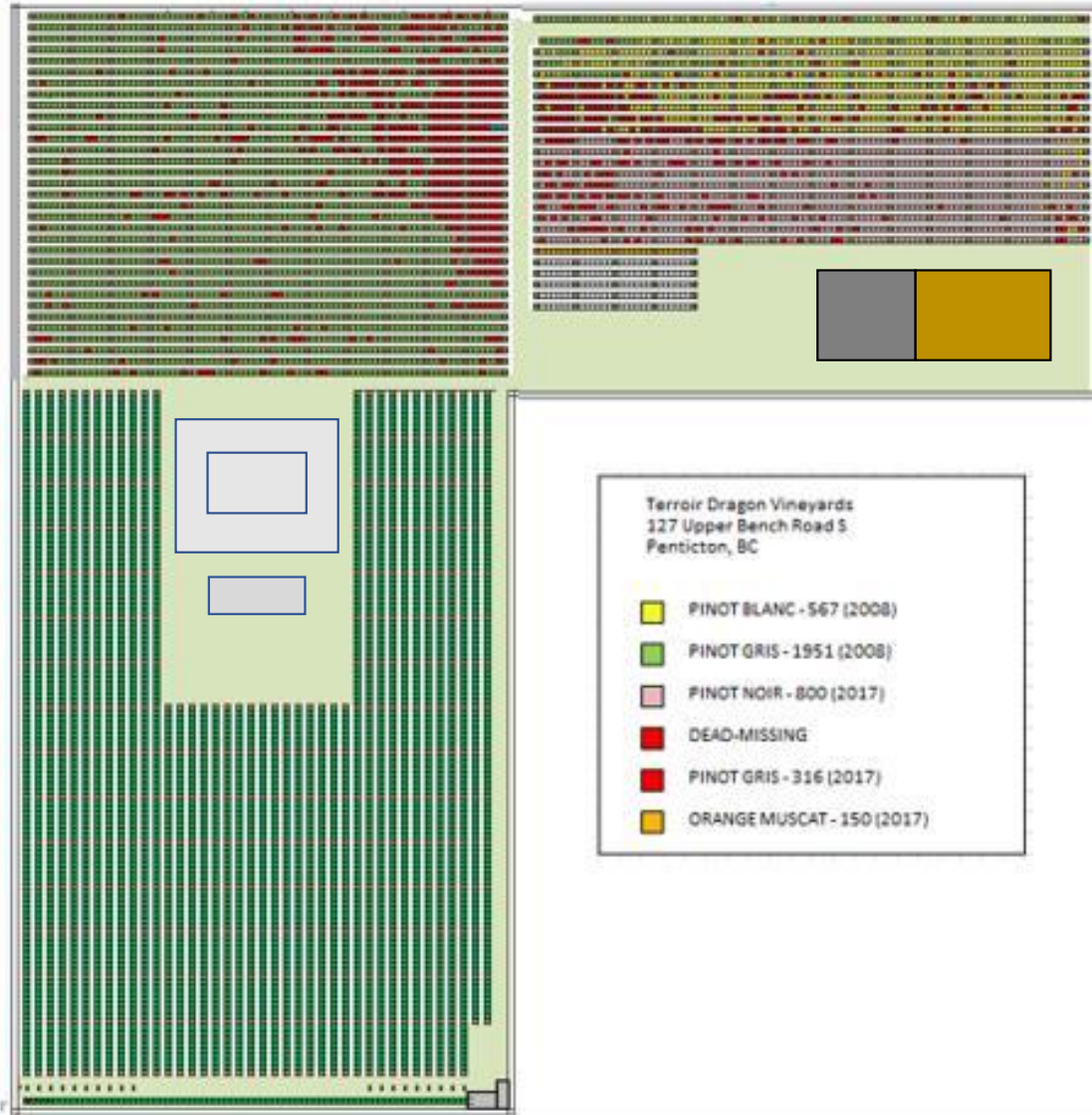
- Live Vines
- Dead/Damaged Vines
- Unplanted
- Live Pinot Blanc
- Live Pinot Noir
- Live Muscat
- 2022 Replant
- 20' Seacan/storage
- 60'x80' Shop  
35'x55' Dwelling
- Septic

# 2024



- Live Vines
- Dead/Damaged Vines
- Unplanted
- Live Pinot Blanc
- Live Pinot Noir
- Live Muscat
- 2022 Replant
- 20' Seacan/storage
- 60'x80' Shop  
35'x55' Dwelling
- Septic

# 2025



- Live Vines
- Dead/Damaged Vines
- Unplanted
- Live Pinot Blanc
- Live Pinot Noir
- Live Muscat
- 2022 Replant
- 20' Seacan/storage
- 60'x80' Shop  
35'x55' Dwelling
- Septic
- Winery/Crush Pad  
Cidery/Artisan Bakery

# Committee Memo



**Date:** May 18, 2022 **File No:** RMS/850 Wiltse Blvd  
**To:** Agriculture Advisory Committee  
**From:** Steven Collyer, Planner II  
**Address:** 850 Wiltse Boulevard and 160 Crow Place  
**Subject:** **OCP and Zoning Bylaw Amendment Applications for 850 Wiltse Blvd & 160 Crow Pl**

## Staff Recommendation

THAT the Agriculture Advisory Committee does not object to the OCP Amendment and Zoning Amendment applications for 850 Wiltse Blvd and 160 Crow Place to enable future residential development.

## Background

The City has received an application package for residential development at 850 Wiltse Blvd and 160 Crow Pl (the “North Wiltse Block” lands). The applicants are applying for zoning that will change the current A (Agricultural) zoning to a mix of residential zones of varying densities. They also submitted an associated Official Community Plan amendment that adjusts the mapping of the current ‘future land use’ designations to support the zoning proposal.

This file has been forwarded to the Agriculture Advisory Committee because, as stated within the committee terms of reference, the AAC shall review all rezoning applications from Agricultural (A) zoning. Although there has been no known history of agricultural use on the North Wiltse Block, the lands are currently zoned Agriculture (A) and function more as a ‘holding’ zone. Some land up above (east of) the Fortis line will retain its existing Agriculture (A) zoning and remain privately owned.

The North Wiltse Block proposal will enable future development of approximately 686 homes, split between 183 single detached homes, 28 duplex units, and 475 multifamily units. The units are split between the following proposed zones:

Zone	Number of Units / Area
<b>R1 (Large Lot Residential)</b>	120
<b>R2 (Small Lot Residential)</b>	48
<b>RD2 (Duplex Housing: Lane)</b>	28
<b>RM1 (Bareland Strata Housing)</b>	15 (strata)
<b>RM2 (Low Density Multiple Housing)</b>	211
<b>RM3 (Medium Density Multiple Housing)</b>	264

<p><b>P2 (Parks and Recreation)</b></p>	<p><b>Active</b> - 11.7 ha (29 ac)  <b>Active &amp; Useable</b> - 3.75 ha (9.2 ac) is considered flat and useable for playgrounds, sports courts, recreation areas etc.  <b>Natural</b> - 28.1 ha (69 ac)</p>
---	---

A total of 39.8 hectares (98 acres) of land is proposed to be dedicated to the City as parkland. 11.7 hectares (29 acres) of that dedicated land is proposed for active uses. Three new active parks are proposed with an area of 4.55 hectares (11.2 acres), with 3.75 hectares (9.2 acres) of that considered flat and useable for playgrounds, sports courts, recreation areas etc. The remaining dedicated land will either be kept in a natural state or developed with trails to provide pedestrian connections through the site. For example, a linear trail is proposed along the Fortis transmission line right-of-way, which passes north-south through the development.

On April 5, 2022, Council supported staff’s recommendation to begin the public engagement process for this development proposal. The purpose of this memo is to update the Agriculture Advisory Committee, a committee which reviews all land use applications involving rezoning land from the Agriculture (A) zone to other zones. Staff are seeking a recommendation from the AAC that, from an agriculture perspectives, there are no objections to the proposed land use and zoning change. Council will consider the recommendation from the AAC as part of their future decision on the North Wiltse Block.

**Background**

The North Wiltse Block has been designated for residential development since the first Penticton Official Community Plan was put in place in 1982. A timeline has been included as Attachment ‘A’. Subsequent OCP’s in 1988, 1993 and 2002 designated these lands as ‘LR (Low Density Residential)’. Beginning around the 1990s, the Wiltse and Upper Pineview neighbourhoods below this development site have been developed in phases, and those existing neighbourhoods are now fully built-out.

In 2014, the Wiltse Area Structure Plan was approved by City Council to determine more specific land use needs and appropriate development layouts in the North Wiltse Block (subject lands) and the South Wiltse Block (the location of the ‘The Bluffs at Skaha’ development at 3200 Evergreen Drive). The Wiltse Area Structure Plan was a more specific land use plan for this area which introduced many multifamily areas within the future development. This plan envisioned approximately 670 homes on the North Wiltse Block (subject properties), with a commercial node as well. The basic layout of the Wiltse Area Structure Plan, with some minor changes, was incorporated into the 2019 OCP and influenced the land use designations that exist on the subject lands today.

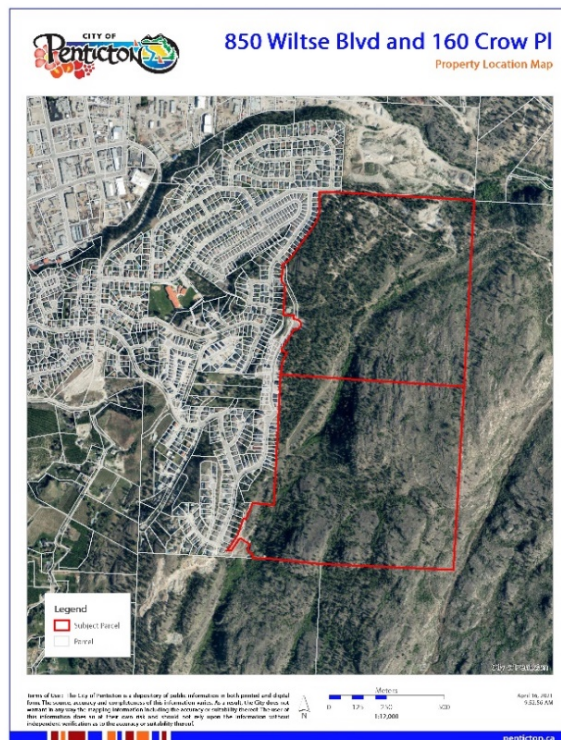


Figure 1 - North Wiltse Block Lands location map

The subject lands are a total 128 hectares (317 acres) in size (Figure 1). The development site is located almost entirely on the west side of the high-voltage Fortis transmission line right-of-way with a total area of

approximately 44 hectares (109 acres). The development site is located upslope of the Wiltse residential subdivision (Wiltse Blvd, Westview Dr, Wiltse Dr area). To the south is the Quail Ridge subdivision and the Bluffs at Skaha. Ellis Creek is located to the north, downslope of the development site. Presently, the development site is vacant of any structures. Despite being privately owned, the development site is a popular hiking and mountain biking location.

The OCP future land use designations that exist on the subject properties include 'Rural Residential', 'Detached Residential', 'Ground Oriented Residential', 'Parks', and 'Natural and Conservation'. These land use designations are proposed to remain, however their mapping is proposed to be updated based on the more recent subdivision concept (Attachment 'B'). No new OCP land use designations are proposed to be added onto the property. The development site is currently zoned Agriculture (A) in the Zoning Bylaw and the proposed rezoning plan is shown in Attachment 'C'.

Staff note that the lands are not designated 'Agriculture' in the Official Community Plan. To staff's knowledge, there has been no prior or current agricultural uses in the North Wiltse Block.

### Agricultural Context

The North Wiltse Block is currently zoned Agricultural (A) by the City's Zoning Bylaw. The proposal involves rezoning a portion of the North Wiltse Block to allow residential development of approximately 686 homes. This file is being referred to the AAC because it involves rezoning A zoned land to other uses. To staff's knowledge, there is no historical or current agricultural uses on the North Wiltse Block.

The Agricultural land Reserve (ALR) was established in the 1970s to protect agricultural land in British Columbia. The ALR includes viable farmland, and staff note that the North Wiltse Block is located approximately 500m (1,640 feet) east, upslope of the ALR boundary in the Valleyview Road/Pineview Road area, as shown on Figure 2.

Staff do not believe that the proposal will have negative implications on agriculture in Penticton. Staff note the lands are not within the ALR, and access to the proposed development utilizes roads in established residential neighbourhoods, minimizing conflicts with farm equipment in more rural areas. Development in the North Wiltse Block may help alleviate development pressures on ALR lands. As such, staff recommend the AAC pass a resolution that the committee has no objections to the North Wiltse Block proposal.

### Technical Review

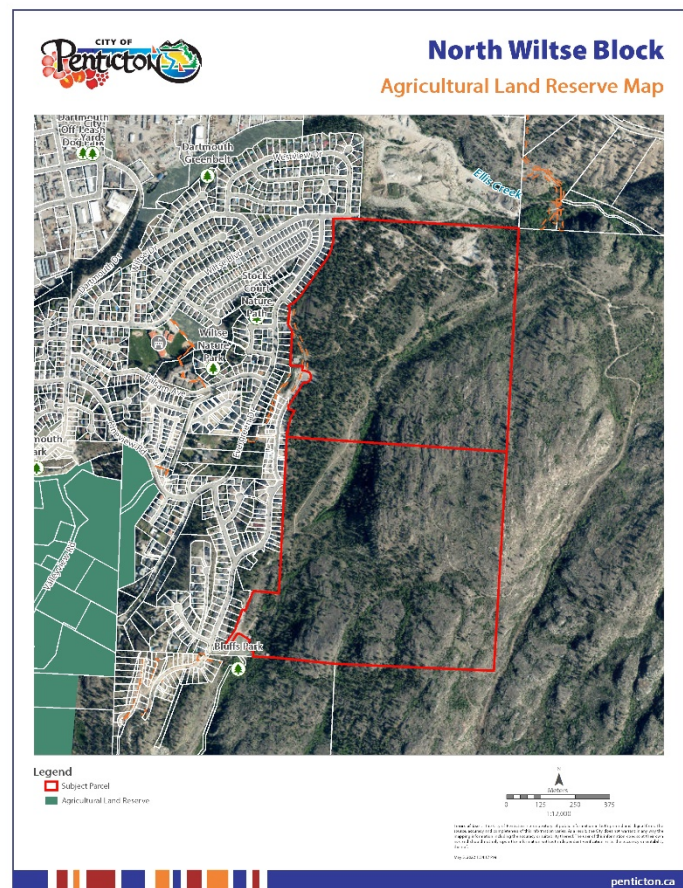


Figure 2 - Agricultural Land Reserve map

This application package was reviewed by the City's Technical Planning Committee (TPC), a group of internal staff from various departments who review planning applications. Further technical review will be required as subsequent (i.e. subdivision) applications are received.

At this stage in the development, the TPC required the applicant to submit a Traffic Impact Assessment report, Environmental Assessment Report, and Geotechnical Hazard report to better understand the impacts of this proposed development. These reports helped to inform the proposed subdivision layout. For example, the reports identify areas of the properties that will remain natural and undeveloped due to environmental features or geotechnical constraints.

Should the land use change ultimately be supported, numerous technical items will be addressed through the subdivision stage. These include, but are not limited to, site servicing, grading, registration of any covenants, and detailed geotechnical, environmental, and wildfire reviews for each phase of the development. Development Cost Charges will be reviewed should the land use be put in place, to ensure appropriate financial contributions towards necessary water infrastructure (i.e. new lines, reservoir) when future subdivision occurs.

### **Engagement Plan**

Staff followed the *Community Engagement for OCP Amendments Procedure* to ensure adequate and meaningful consultation with the community. The community engagement was led by City staff from April 11 until May 8.

The following list summarizes the main methods that were used to raise awareness about the application and the opportunities for residents to provide feedback through the community engagement period:

1. Project page on [www.shapeyourcitypenticton.ca](http://www.shapeyourcitypenticton.ca) - central location to share information and gather feedback, including an email blast to the Shape Your City Penticton database advising of the engagement beginning,
2. Notices mailed to neighbours within a 100m buffer of the properties,
3. Notice signs posted on the subject properties,
4. Consult with targeted agencies and stakeholder groups (i.e. RDOS, Local First Nations, School District #67, etc.),
5. Media release issued,
6. Newspaper advertisements, and
7. Information sessions (one online, two in-person) that allow for sharing of information and discussion on the proposed development.

Staff are completing community and stakeholder engagement prior to presenting the complete development application package to Council for their consideration.

### **Analysis**

No decision has been made on this proposal yet. At this time, Council has only support proceeding with the engagement process.

Next steps involve staff preparing a summary of the engagement results that will be shared with the applicant, Council and the public. The engagement results will be included in a future staff report on this file which outlines the proposal in detail. Council will consider the engagement results prior to voting on first

reading of the OCP and Zoning Bylaw amendments. As part of this process, a statutory Public Hearing would be held after 1<sup>st</sup> Reading, where residents would be able to provide comments on the proposed development directly to Council, prior to further consideration of the bylaws by Council. When staff present back to Council with the OCP and Zoning Amendment Bylaws, the staff report will include a complete analysis of the application package and a summary of the community engagement results for this proposed land use change, after the community engagement period has ended.

Staff are seeking a recommendation from the Agriculture Advisory Committee that they have no objections to the proposal, from their agricultural perspective. Alternatively, the committee may vote to pass a different resolution for Council to consider with specific considerations considered appropriate by the committee.

### **Attachments**

Attachment A – North Wiltse Block timeline

Attachment B – Proposed Official Community Plan Map

Attachment C - Proposed Zoning Map

Respectfully submitted,

Steven Collyer, RPP, MCIP

Planner II



# Attachment A - North Wiltse Block Timeline <sup>40</sup>

## Year

## Event

1982

The first Official Community Plan (OCP) is adopted by City Council, designating the subject properties for future development.

2005

Comprehensive Development Plan (CDP) prepared to measure 20 year development potential of the City. The CDP identified infrastructure requirements and financing strategies to accommodate future growth in the City. The Upper Wiltse area was projected to have a potential build out of approximately 800 units.

2008

City Council endorses the Terms of Reference to prepare an area plan for the Upper Wiltse lands. The Terms of Reference outlined requirements of an area plan: to identify future land uses, residential densities, road patterns and required community services and parks in the Upper Wiltse area. The Terms of Reference originally considered a 9-hole golf resort as part of the development, but that was later removed.

2014

Wiltse Area Structure Plan adopted by City Council. The 2002 OCP was amended to refer to the area structure plan. North Wiltse Block (850 Wiltse Blvd & 160 Crow Pl) was envisioned to have 230 single detached homes, 290 townhouse units, 160 apartment units, 70 mixed use/seniors units (total: 670 units)

2019

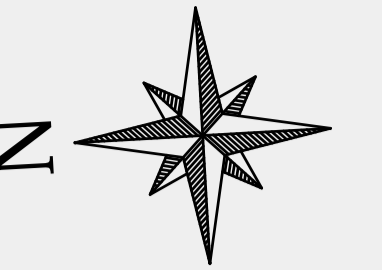
Current OCP adopted by City Council. Future land use designations on the North Wiltse Block were updated, based on the Wiltse Area Structure Plan. Future land use designations: 'Rural Residential', 'Detached Residential', 'Ground Oriented Residential', 'Parks', and 'Natural and Conservation'.

2022

OCP Amendment, Rezoning, and Hillside Development Permit application package to be considered by Council. Proposal for 183 single detached homes, 28 duplex units, 475 townhouse units (total: 686 units).



# Attachment B - Proposed Official Community Plan Map



PRINTED ON: 7/17/2022  
FILE LOCATION: C:\Users\jpratt\Documents\18-225-C112\Map\18-225-C112-02P-CHANGES.dwg

NO.	DATE (YY/MM/DD)	DRN	REVISION	CHKD
C	22/03/14	RT	FOR REVIEW	KM
B	22/02/25	RT	FOR REVIEW	MDY
A	21/11/09	RT	PRELIMINARY DESIGN - FOR REVIEW	SB

#201-284 MAIN STREET PENTICTON, B.C.  
V2A 5B2  
PHONE: 250-492-2227  
www.ecora.ca

APPROVED FOR CONSTRUCTION	DATE
PUBLIC WORKS Mgr.	
ELECTRICAL DIV. Eng.	
PARKS DIVISION Super.	
CITY ENGINEER	
AS-BUILT APPROVAL	

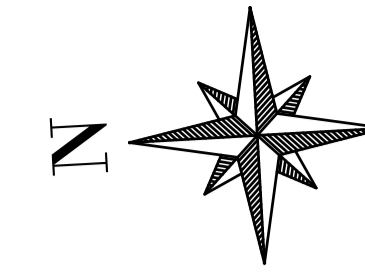
DESIGN: TJR
DRAWN: RT
CHECKED: -
DATE: 2021/11/08
SCALE: 1:2500

**CITY OF PENTICTON**  
850 WILTSE BOULEVARD  
WILTSE HOLDINGS LTD.  
CHANGES TO OCP PLAN

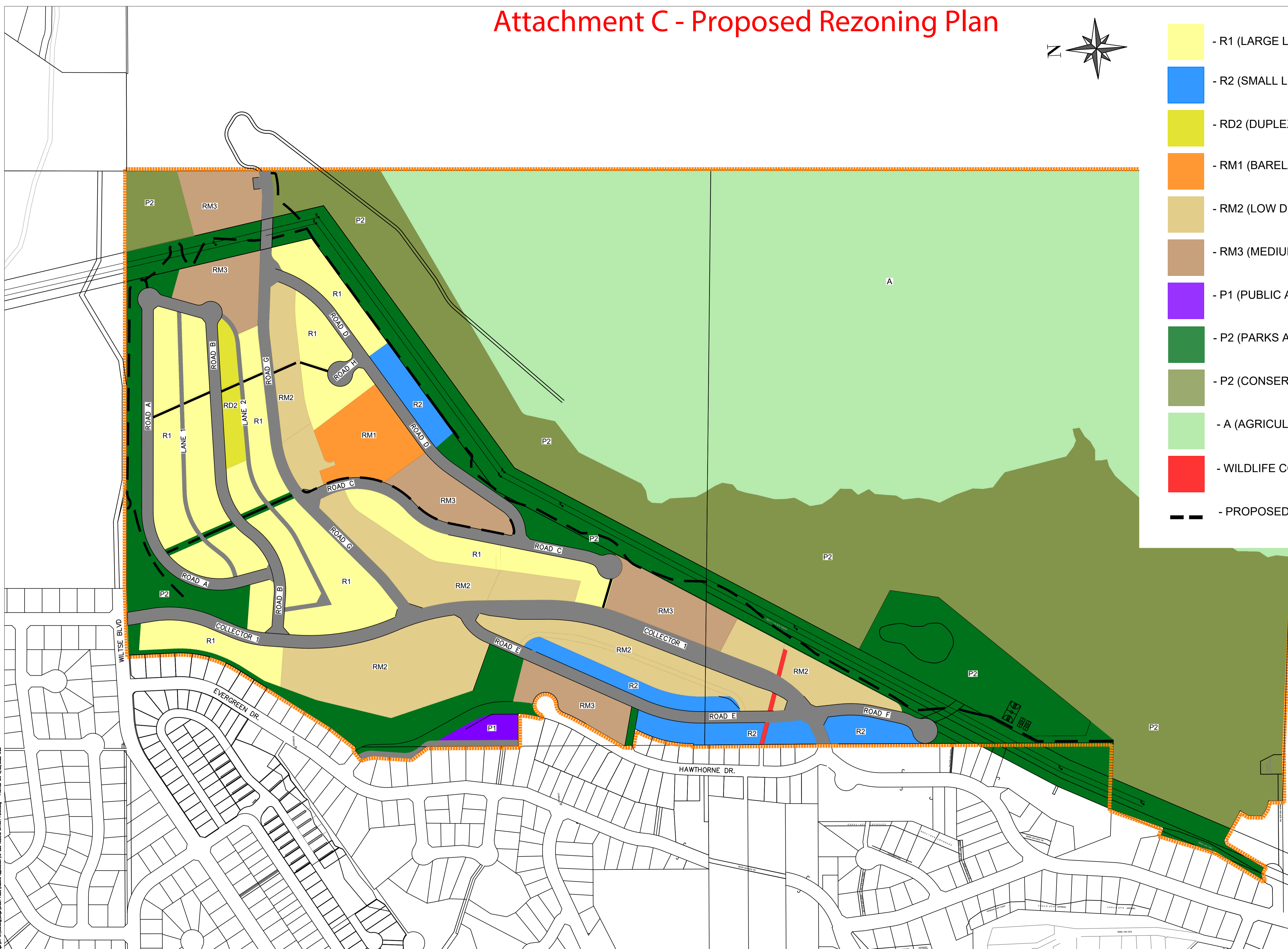
Drawing No. 18-225-C112.1  
Rev.No. C

SEAL

# Attachment C - Proposed Rezoning Plan



- R1 (LARGE LOT RESIDENTIAL)
- R2 (SMALL LOT RESIDENTIAL)
- RD2 (DUPLEX HOUSING: LANE)
- RM1 (BARELAND STRATA HOUSING)
- RM2 (LOW DENSITY MULTIPLE HOUSING)
- RM3 (MEDIUM DENSITY MULTIPLE HOUSING)
- P1 (PUBLIC ASSEMBLY)
- P2 (PARKS AND RECREATION)
- P2 (CONSERVATION AREA)
- A (AGRICULTURE)
- WILDLIFE CORRIDOR
- PROPOSED TRAIL



PRINTED ON 3/22/2022 4:28  
 FILE LOCATION: \\1-200118-255-001\plan\penticton\01-ecora\penticton\18-225-C101.1-225-REZONING LAYOUT PLAN.dwg

NO.	DATE (YY/MM/DD)	DRN	REVISION	CHKD
C	22/03/14	RT	FOR REVIEW	KM
B	22/02/25	RT	FOR REVIEW	MDY
A	21/11/09	RT	PRELIMINARY DESIGN - FOR REVIEW	SB

**ecora**<sup>TM</sup>  
 #201-284 MAIN STREET PENTICTON, B.C.  
 V2A 5B2  
 PHONE: 250-492-2227  
 www.ecora.ca

APPROVED FOR CONSTRUCTION	DATE
PUBLIC WORKS Mgr.	
ELECTRICAL DIV. Eng.	
PARKS DIVISION Super.	
CITY ENGINEER	
AS-BUILT APPROVAL	

DESIGN: TJR
DRAWN: RT
CHECKED: -
DATE: 2021/11/08
SCALE: 1:2500

**CITY OF PENTICTON**  
 850 WILTSE BOULEVARD  
 WILTSE HOLDINGS LTD.  
 ZONING PLAN

Drawing No. 18-225-C101.1  
 Rev.No C