



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 64943

Application Status: Under LG Review

Applicant: Lorval Developments Ltd.

Agent: Martini Estate Vineyard Ltd.

Local Government: City of West Kelowna

Local Government Date of Receipt: 03/02/2022

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

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: Purpose of the proposal is to install temporary farm worker housing

Agent Information

Agent: Martini Estate Vineyard Ltd.

Mailing Address:

9785, 201 st

Langley, BC

V1M 3E7

Canada

Primary Phone: (778) 549-2022

Email: jgrozell@lorval.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 011-295-201

Legal Description: LOT 4 DISTRICT LOT 807 OSOYOOS DIVISION YALE DISTRICT PLAN
1568 EXCEPT PLAN EPP24385

Parcel Area: 12.4 ha

Civic Address: 9739 201st

Date of Purchase: 02/05/2018

Farm Classification: Yes

Owners

1. **Name:** Lorval Developments Ltd.

Address:

9739 201st

Langley, BC

V1M 3E7

Canada

Phone: (778) 549-2022

Email: jgrozell@lorval.ca

Current Use of Parcels Under Application

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

Growing of grapes for wine production

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

-land was cleared of all structures

-land was graded for optimum grape growing conditions

-irrigation was installed to all vines

-site was planted with vines and the support infrastructure they require

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

none

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity: strata condos

East

Land Use Type: Agricultural/Farm

Specify Activity: vineyard

South

Land Use Type: Recreational

Specify Activity: walking path/park

West

Land Use Type: Recreational

Specify Activity: walking path/park

Proposal

1. What is the purpose of the proposal?

Purpose of the proposal is to install temporary farm worker housing

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

The residence is necessary as it is the primary and only residence that will be on the property. It will support agriculture in the long term by ensuring we can grow a quality product. Workers will be on site to do pruning, tying, shoot thinning, suckering, irrigation, aeration, trimming, tucking, leaf removal, crop thinning, harvesting, repair of equipment, fencing repairs, and winterizing.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

none

4. What is the total floor area of the proposed additional residence in square metres?

78 m²

5. Describe the rationale for the proposed location of the additional residence.

The location has the smallest impact on the farm, uses less area being close to the entrance

6. What is the total area of infrastructure necessary to support the additional residence?

120 square meters

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant Attachments

- Agent Agreement-Martini Estate Vineyard Ltd.
- Site Photo-photo 1
- Site Photo-photo 2
- Proposal Sketch-64943
- Certificate of Title-011-295-201

ALC Attachments

None.

Decisions

None.