

ATTACHMENT 3 - A 21-08 w/ Variances

District Lots 5060 and 5069 Lot Line Adjustment Rationale

The commercial winery/vineyard encompasses a ten-acre portion (of the 25 acres), complete with a deer fenced boundary line and with its own separate services (water, gas, hydro, sewer).

We would like to do a lot line adjustment (subdivision) to create a separate 10-acre parcel for this farm business.

The remaining 15-acres has the two homes where family members are living. The lower farm on this remaining portion is known as Sanctuary Gardens and is the ongoing project of one of the owners. Currently, vegetables and fruits are being grown for a line of preserves known as “With Love from Sanctuary Gardens.” The preserves are being sold online and at the winery as well as for wedding favours that are included in the ceremonies hosted at Sanctuary Gardens. A flower cutting garden is also located in the gardens for use at the onsite wedding ceremonies as well a supplier of florals for the winery. Incorporating farm products (wedding favours, flowers and sparkling wine produced at the winery) creates a unique agri-tourism wedding business. As most Sanctuary Gardens couples are coming from out of town for their Okanagan destination wedding, it also creates business opportunities for the West Kelowna economy.

Both owners and their families work to keep the winery and vineyard running and one of the owners works at both locations, the winery and at her Sanctuary Gardens business. Their winemaker, also a family member, lives offsite.

This farm business severance of the winery/vineyard is being done for estate planning purposes.



Sanctuary Gardens

Sanctuary Gardens is the lower farm on the 25 acres, situated on the southern slopes just above Boucherie Road and the lake. The first fruit trees were planted in 2009 and it has been evolving ever since.

To overcome the challenges of growing in the hard packed clay soil that is on our acreage, I have built an area of raised bed gardens. These raised beds also act as retaining walls creating flat areas in which to plant in the sloped terrain.



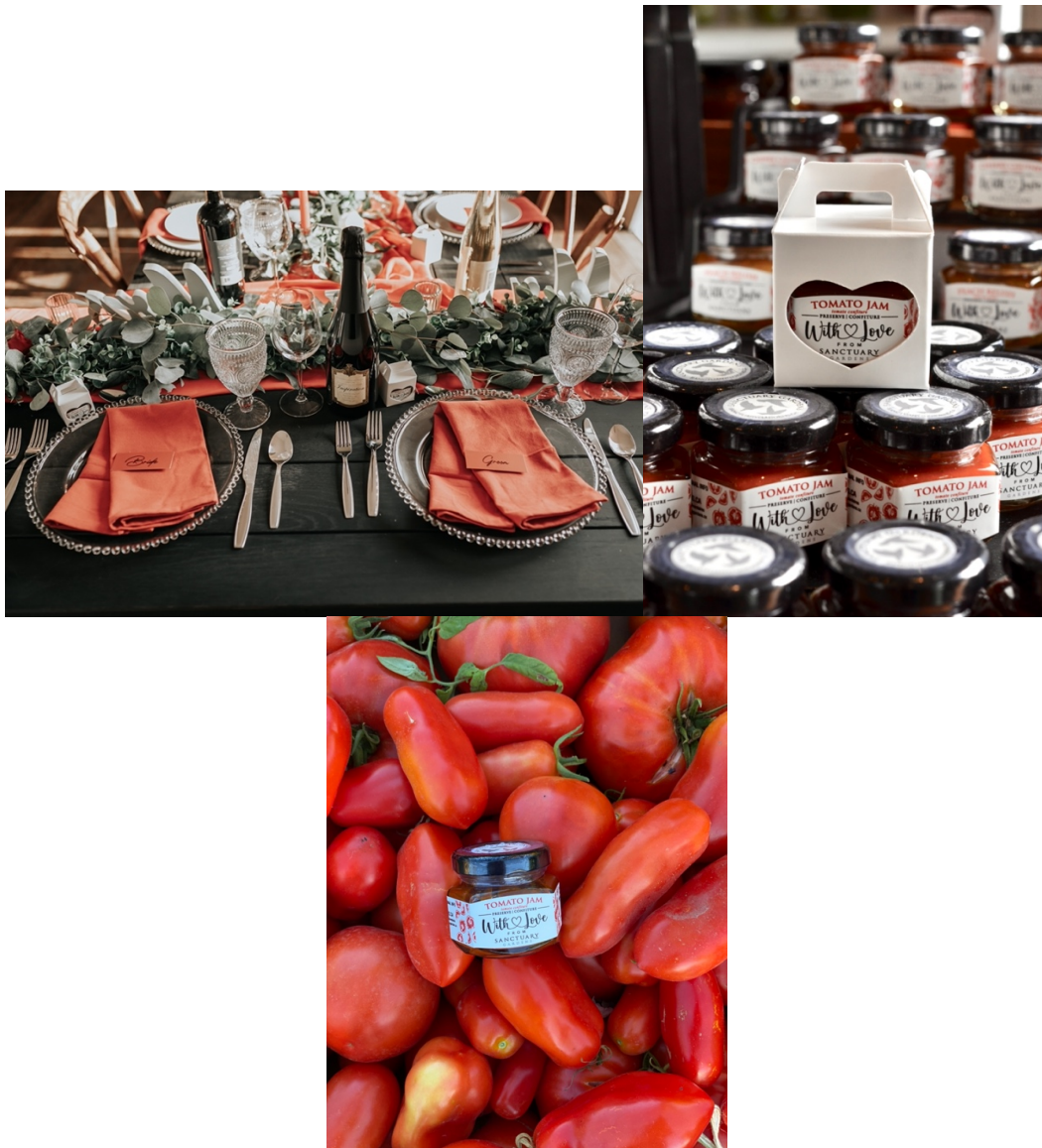
Within the beds, there are a mixture of flowers and vegetables as well as fruit trees and berries. This is an ongoing project and with each year, I make new additions as money allows.

Last year I added more fruit trees, and planted them as a tree lined pathway that will eventually lead to more gardens on the lower part.



From the fruits and vegetables grown in the gardens, I make my “With Love” preserves which are sold at our winery. Some of the preserves combine The Gallery Winery wine with the fruit, including flavours, Berry & Bordeaux, Cherry & Merlot, Strawberry & Rosé and Spiced Plum & Malbec. These have been especially popular with the tourists. Tomato Jam, Peach Relish and Cherry Chutney are some of my savoury preserves, suitable for the charcuteries we have available at the winery.

I also have made a line of wedding favours to include in my wedding ceremony packages. This is a small part of the farm business since I have a limit on the number of weddings allowed. I have started to market them to my wedding vendor contacts in hopes of increasing the sales.



Some additions I am envisioning include developing an area to grow a vineyard of table grapes, a hedge of elderberries and more berry bushes, all for further ingredients for preserves.

This year, I have started to grow more flowers in the raised beds to experiment with how that could add to my offerings for weddings. With wedding and event season now starting, I am getting interest from florists for my flowers.

I also like to create bouquets and flower arrangements for our winery.

As well, being an avid photographer, they become the subject in many of my photographs.



In 2021, I tried breeding dahlias from seeds gathered from my gardens. One of my original Sanctuary Gardens dahlias is my “Maisie Daisie” dahlia, named after my grand-daughter Maisie. It looks like a giant Daisy but it’s a dahlia. I am monitoring it for tuber production and how it overwinters and so far, it is looking good. Breeding new flower varieties is a big interest for me so I plan to continue exploring this area of flower farming.



In keeping with this breeding and hybridizing, I have an ongoing relationship with a flower farmer in Langley. I am in the process of choosing one of his new varieties to become my signature Sanctuary Gardens rose. So far two are in the running and I will be deciding soon. The plan would be to grow and then market it to my past and future newlyweds as well as to my social media followers. Below are two of the roses in the running.



I am currently working at both farm locations, The Gallery Winery and Sanctuary Gardens. It's time consuming and a lot of work to juggle both but it is also very rewarding to be able to steward the land we are blessed to call our home.

