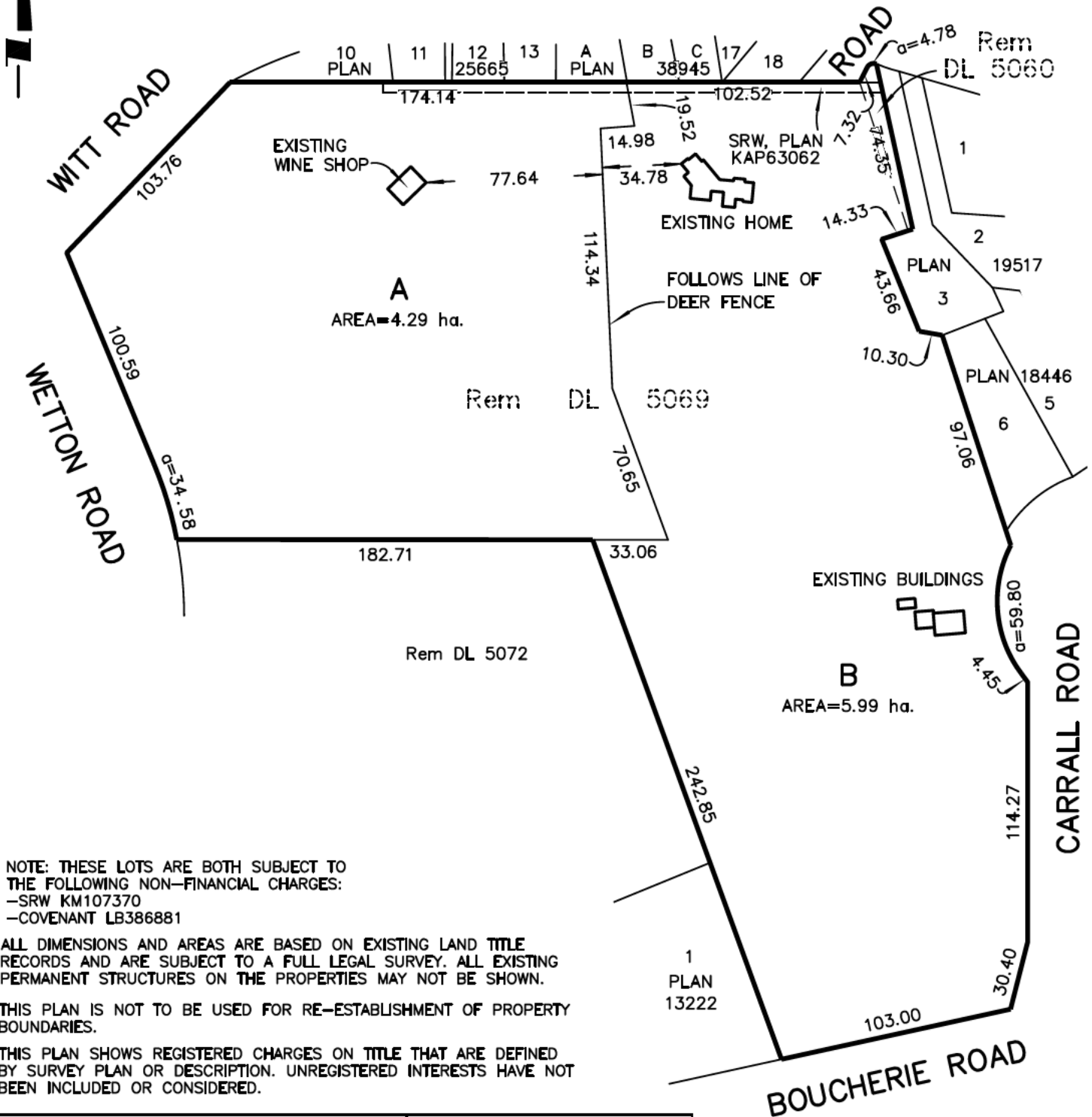


**PLAN OF PROPOSED SUBDIVISION OF DISTRICT LOT 5069 ODYD EXCEPT PLANS 10694 15878 AND 19238 AND DISTRICT LOT 5060 ODYD EXCEPT PLANS 10694, 15774 AND 15878**

CIVIC ADDRESS: 3716 & 3792 CARRALL ROAD, WEST KELOWNA

PID: 011-812-311 & 011-812-320

**ATTACHMENT 1 - A  
21-08 w/ Variances**



NOTE: THESE LOTS ARE BOTH SUBJECT TO THE FOLLOWING NON-FINANCIAL CHARGES:  
 -SRW KM107370  
 -COVENANT LB386881

ALL DIMENSIONS AND AREAS ARE BASED ON EXISTING LAND TITLE RECORDS AND ARE SUBJECT TO A FULL LEGAL SURVEY. ALL EXISTING PERMANENT STRUCTURES ON THE PROPERTIES MAY NOT BE SHOWN.

THIS PLAN IS NOT TO BE USED FOR RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

THIS PLAN SHOWS REGISTERED CHARGES ON TITLE THAT ARE DEFINED BY SURVEY PLAN OR DESCRIPTION. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

CLIENT: WAKFAM. INC./THE DANCE WINERY		DATE: JULY 13, 2021
SCALE: 1:2500 METRES	FILE: 18020	DRAWN BY: CH
<b>Ferguson Land Surveying &amp; Geomatics Ltd.</b> BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC PHONE: (250) 763-3115 FAX: (250) 763-0321 © Ferguson Land Surveying & Geomatics Ltd., ALL RIGHTS RESERVED.		

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 64108

**Application Status:** Under LG Review

**Applicant:** Kirstin Wakal

**Agent:** Kirstin Wakal

**Local Government:** City of West Kelowna

**Local Government Date of Receipt:** 10/26/2021

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

**Proposal Type:** Subdivision

**Proposal:** Applying for a lot line adjustment. Note that the property has two district lot numbers 5060 and 5069 as well as two PID numbers 011-812-311 and 011-812-320. It is 25 acres in size. We are requesting to move of the boundary line of the 5069 lot to the eastern edge of the deer fenced winery/vineyard area to reconfigure the two already existing district lots, one which would be the winery area as outlined on the map and the other being what remains. The goal would be to have the established winery with vineyard then on its own separate district lot of a 4.04 hectare (10 acre) parcel.

## Agent Information

**Agent:** Kirstin Wakal

**Mailing Address:**

3792 Carrall Road

West Kelowna, BC

V4T 2C6

Canada

**Primary Phone:** [REDACTED]

**Email:** [REDACTED]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 011-812-311

**Legal Description:** DISTRICT LOT 5069 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLANS 10694 15878 AND 19238

**Parcel Area:** 9 ha

**Civic Address:** 3716 Carrall Road

**Date of Purchase:** 07/01/1980

**Farm Classification:** Yes

**Owners**

1. **Name:** Kirstin Wakal

**Address:**

3792 Carrall Road

West Kelowna, BC

V4T 2C6

Canada

**Applicant:** Kirstin Wakal

**Phone:** [REDACTED]  
**Email:** [REDACTED]

---

2. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 011-812-320  
**Legal Description:** DL 5060 OSOYOOS DIVISION YALE DISTRICT EXC PLS 10694 15774 & 15878  
**Parcel Area:** 1 ha  
**Civic Address:** 3716 Carrall Road  
**Date of Purchase:** 07/01/1980  
**Farm Classification:** Yes

**Owners**

1. **Name:** Kirstin Wakal

**Address:**

3792 Carrall Road  
West Kelowna, BC  
V4T 2C6  
Canada

**Phone:** [REDACTED]  
**Email:** [REDACTED]

---

### **Current Use of Parcels Under Application**

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

*PID 011-812-311 40% vineyard and winery*

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

*same as above*

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

*home based business operating as a flower garden with gazebo used for afternoon wedding ceremonies (no receptions) in combination with the winery location*

### **Adjacent Land Uses**

#### **North**

**Land Use Type:** Residential

**Specify Activity:** single and multi family dwellings

#### **East**

**Land Use Type:** Residential

**Specify Activity:** single family dwellings

#### **South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** not farmed

#### **West**

**Applicant:** Kirstin Wakal

**Land Use Type:** Residential

**Specify Activity:** single family dwellings

## Proposal

**1. Enter the total number of lots proposed for your property.**

6 ha

4 ha

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

*Applying for a lot line adjustment. Note that the property has two district lot numbers 5060 and 5069 as well as two PID numbers 011-812-311 and 011-812-320. It is 25 acres in size. We are requesting to move of the boundary line of the 5069 lot to the eastern edge of the deer fenced winery/vineyard area to reconfigure the two already existing district lots, one which would be the winery area as outlined on the map and the other being what remains. The goal would be to have the established winery with vineyard then on its own separate district lot of a 4.04 hectare (10 acre) parcel.*

**3. Why do you believe this parcel is suitable for subdivision?**

*There are two lots already existing and after a pre-application meeting with the city planners, we discussed the possibility of a lot line adjustment to create a separate parcel for the winery/vineyard. Since Rem DL 5060 is definitely less than the required 1.0 ha in area, we are now looking at a subdivision application to the ALC and West Kelowna.*

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

*The proposal supports agriculture as we are not asking for removal from the ALR but instead a configuration of the farming parcels that are currently happening (winery and vineyard on its own parcel).*

**5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.**

*No*

## Applicant Attachments

- Agent Agreement-The Gallery Winery
- Proposal Sketch-64108
- Site Photo-aerial view
- Site Photo-aerial view 2
- Certificate of Title-011-812-311
- Certificate of Title-011-812-320

## ALC Attachments

None.

## Decisions

None.

**Applicant:** Kirstin Wakal