

Please note that the only request being considered at this time is the 0.28 ha exclusion.

3.0 Land Use Management

3.1 Background

The subject property proposed for exclusion is home to the Summerhill Pyramid Winery (Summerhill), while the property proposed for inclusion is a rural residential property located directly adjacent to Summerhill and under separate ownership. Summerhill is recognized as a valuable contributor to Kelowna's economy and to agriculture by virtue of their large vineyard including wine production facilities, tasting area, and restaurant/bistro, along with a commitment to the organic production of grapes.

From a strictly mathematical perspective, it would appear that the proposal, which would see a larger area included (0.4 ha) into the ALR, than excluded (0.28 ha) from the ALR, represents a net positive for agriculture. However, a number of other relevant policy implications require consideration as follows.

3.2 Provincial Policy

The ALC Act contains provisions for non-traditional farm uses within the Agricultural Land Reserve with the intention of supporting agriculture through ancillary activities related to agriculture. To this end, ALC policies include the provision that owners can engage in the operation of a winery or cidery with restrictions on the operations. Restrictions pertain to the source of the farm products used in production (i.e. 50% of the farm product is grown on the farm on which the winery or cidery is located), in addition to ancillary uses such as processing, storage and retail sales; tours; and a food and beverage service lounge. A key restriction is that a beverage service lounge may not exceed 125 m² indoors and 125 m² outdoors.

Summerhill has grown to become a well known destination winery offering a full-service restaurant - Sunset Bistro. The 2004 Liquor Licence Occupant Load Calculations for Summerhill (see attached) suggest that in 2004 the area allocated for the bistro included 144m² and 138m² for indoor and outdoor space respectively. The sum of the indoor and outdoor space is 282m² with a maximum occupant load of 235 persons.

While the size of the service lounge is one constraint, the applicant has cited Section 18(7) of the Liquor Control and Licensing Act as the primary justification for the exclusion request. Section 18(7) requires that "*the sale or service of liquor in a winery lounge or special event area is restricted to wine manufactured and bottled in British Columbia*". The applicants feel that this regulation unduly restricts their ability/ desire to serve beverages that do not conform to this regulation. The applicants have noted in their application package a desire to "offer organic wines, spirits and beers from around the world".

Though the restrictions of this particular type of license are duly noted, staff contends that it was the intent of the ALC and the Licensing Branch to promote local wines and not products from around the world, or even outside of the region. Limiting the size of a beverage service lounge validates this intent. Staff are not aware any Provincial intent to change this regulation.

In terms of the 2004 Liquor Licence Occupant Load Calculations for Summerhill, the area dedicated to this use currently exceeds the 250m² permitted by ALC regulations by 32m² (282m²). Further, in 2009 City staff became aware of an additional 300m² space that was developed without the benefit of permits and inspections and which also facilitates indoor assembly.

3.3 Land Use Impacts & Precedent

Given the nature of Summerhill's various operations, especially with respect to the Bistro, the land use impacts are increasingly more akin to a commercial venture (i.e. Food Primary) rather than an agricultural venture with peripheral activities supported by ALC Regulations. The desire to exclude land from the ALR to achieve this business objective appears to confirm this assertion.

The City's Zoning Bylaw allows for "Wineries and Cideries" as a use on land zoned A1-Agriculture. The use was included as a "secondary use" to be consistent with the ALC regulations regarding wineries and cideries as a "farm use". It is suggested that the inclusion of this use did not, however, contemplate wineries and cideries on agriculturally zoned land outside of the ALR. As a result, the Zoning Bylaw is silent on the use relying instead on the ALR Regulations to control the use and impacts. Staff therefore recommends that Council support a future City-initiated Zoning Bylaw amendment with respect to the definition of Wineries and Cideries. The text amendment would specify that Wineries and Cideries are permitted on properties located both within the ALR and outside the ALR, with the provision that they are operated consistent with ALC regulations with respect to farm product and lounge size for example.

For compatibility reasons, commercial and industrial ventures are more appropriately located in commercial and industrial zones. Permitting a Food Primary, by virtue of exclusion, would result in Summerhill being in direct competition with restaurants and lounges that are appropriately located on commercially zoned lands and benefitting from appropriate urban infrastructure. Of note is that the exclusion from the ALR would result in that portion of Summerhill Winery being assessed commercial taxes. That said, of greatest concern from a land use perspective is the precedent that this could set for similar operations throughout Kelowna, many of which are located in more isolated, rural areas of the city where major collector or arterial roads do not exist.

To illustrate staff's concern with operating an increasingly commercial venture in a rural/agricultural context, a review of bylaw enforcement records shows that bylaw officers have attended to Summerhill multiple times for various complaints including insufficient parking and noise. It is believed that insufficient parking has led the loss of arable land on a couple of occasions. Between 2000 and 2003 an approximately 3,500m² area was converted to parking (see Figures 1 & 2). More recently, additional overflow surface parking accessed off of Lakeshore Road (see Figure 3 below). Additional surface parking for events is a further reduction of land available for agricultural production.

Figure 1: 2000 Orthophoto (Site Area = ~9,200m²)



Figure 2: 2009 Orthophoto (Site Area = ~12,800m²)



Staff suggests that enforcement issues are indicators of land use incompatibility as Summerhill has intensified their use over time. While the entrepreneurship shown by the Summerhill group is

highly regarded, ALC regulations have been designed to minimize the impacts of commercial and industrial uses on adjacent residents and larger community. The proposal as presented would permit the further intensification of a somewhat inconsistent land use, where agricultural activities are the desired land use. The desired land use has been articulated through existing zoning (A1) and the future land use in the Official Community Plan (Rural/ Agricultural).

3.4 Opportunities and Alternatives

While this report outlines concerns with the exclusion to allow for a Food or Liquor Primary license on rural/agricultural land, staff remain entirely supportive of agricultural producers operating wineries and cideries and their associated infrastructure within the confines of the ALC Act and Regulations. In an effort to further support producers, including Summerhill, a new use category (*Breweries and Distilleries, Minor*) was introduced to Kelowna's zoning bylaw (2010) to support alcoholic beverage production and marketing to the public. *Breweries and Distilleries, Minor* are permitted in the C4 - Urban Commercial and C7 Central Business Commercial zones in addition to a number of Industrial zones. The intent of this use category is to allow and even encourage producers of alcoholic beverages and products to locate where the necessary supporting infrastructure is in place and surrounding land uses are compatible. *Breweries and Distilleries, Minor* allows for producers to operate a moderate production facility and encourage tasting and sales of farm products, in conjunction with a full service restaurant and/or lounge.

Finally, correspondence with ALC staff suggests that two previous applications for "Non-Farm Use in the ALR" have been submitted by Okanagan wineries in an effort to obtain a Food Primary license. A 2010 ALC application for Non-farm Use in the ALR by Burrowing Owl (Oliver) was refused. Through correspondence, ALC staff has noted that the appropriateness of sales of wine bottled outside of British Columbia, or other liquor products is more appropriately considered province-wide as opposed to an individual basis. Land Use Management staff agrees with this assertion given the potential impacts and precedent setting nature of the request.

4.0 Proposal

4.1 Project Description

The primary purpose of this application is to exclude land from the ALR which would help to facilitate the applicants desire to obtain a "Food Primary" license. The submission notes that *"the exclusion of the winery building and bistro would allow Summerhill to apply for the Food Primary License, which is the license that every other restaurant enjoys. The present "J" license has a restriction that only allows us to offer British Columbia-grown wine...We would like to offer organic wines, spirits, and beers from around the world but we are unable to under the current restrictive license."*

The submission further states that the intent is to *"swap out a portion of 4870 Chute Lake Road (upon which the Summerhill Winery and Sunset Bistro are built) from the Agricultural Land Reserve. In exchange, an application will be filed to include a 0.3925 Ha piece of land located at 4833 Lakeshore Road (adjacent to the Summerhill Vineyard) into the ALR that will be used to grow organic grapes and raspberries, and provide housing for farm and garden workers"*.

The applicant notes that although the property proposed to be included into the ALR is encumbered by two dwellings, it is their intent to plant raspberries on much of the land proposed for inclusion which currently functions as yard. Further, the applicant's note an intent to plant the portion of the Summerhill parcel not presently in the ALR with wine grapes (see applicant's submission which contains an illustration).

The ALR application notes that the separate applications, with the inclusion pending the results of the exclusion, were undertaken in this manner as a result of advice provided by ALC Staff.

4.2 Site Context

Parcel Summary (4870 Chute Lake Road):

Parcel Size: 25.2 ha (62.25 ac)
Elevation: 387 m - 465 m

Parcel Summary (4833 Lakeshore Road):

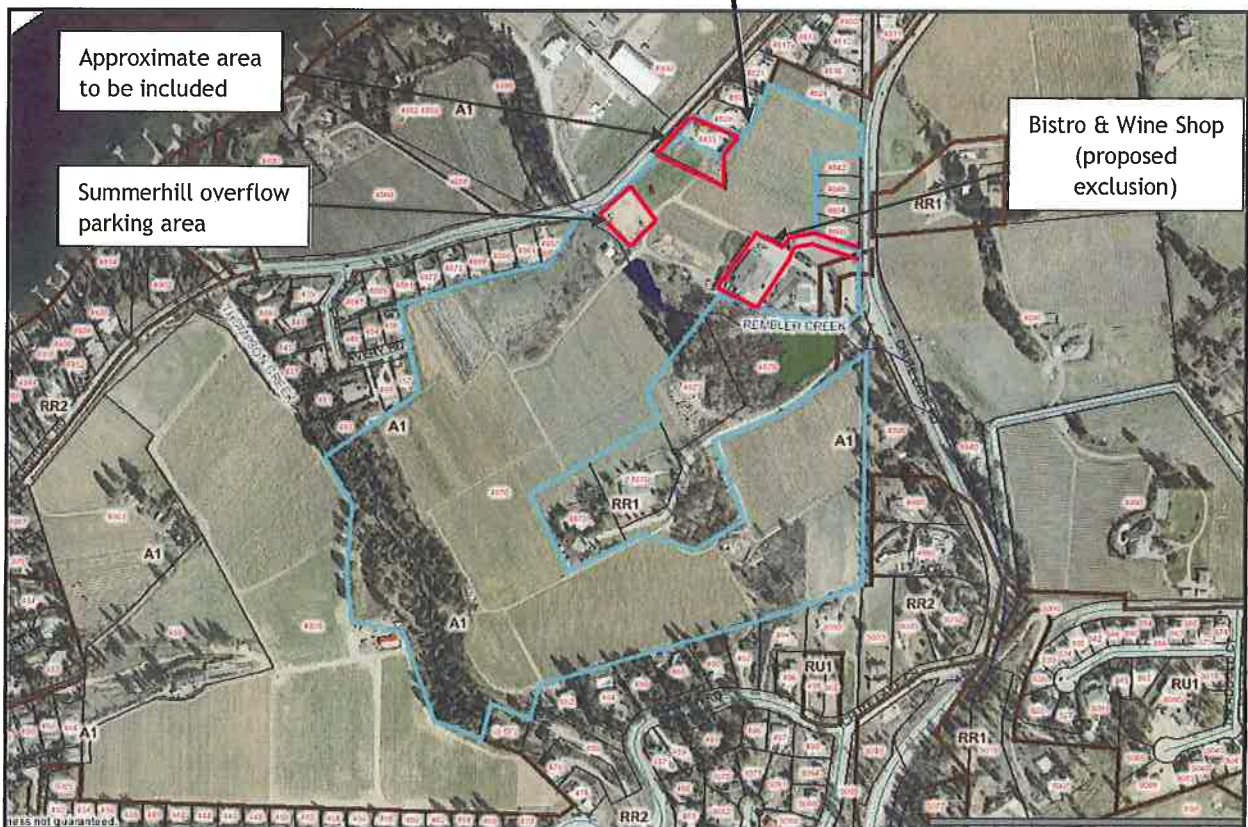
Parcel Size: 0.17 ha (0.43 ac)
Elevation: 387 m - 395 m

Zoning of Adjacent Property

Adjacent land uses include:

North	Agriculture & Rural Residential
South	Agriculture & Rural Residential
East	Agriculture & Rural Residential
West	Agriculture & Rural Residential

Figure 3: 2009 Orthophoto - 4870 Chute Lake Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

11. Agriculture Policies¹:

11.1.12 Sustained Agriculture. *Encourage the retention of diverse agricultural uses through limits on urban development and non-farm use on lands of sustainable production capability.*

5.2 City of Kelowna Agriculture Plan

Urban - Rural/Agricultural Boundary Policies²

The City of Kelowna will:

Farmland Preservation. *Direct urban uses to land within the urban portion of the defined urban - rural / agricultural boundary, in the interest of reducing development and speculative pressure, toward the preservation of agricultural lands and discourage further extension of existing urban areas into agricultural lands.*

5.3 Agricultural Land Commission Act (see attached)³

Policy #3 Activities Designated as Farm Use: Wineries and Cideries in the ALR

Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 1711/2002), the "Regulation", Section 2 (1) and 2 (2) (b) and Section 1 (1).

6.0 Technical Comments

6.1 Development Engineering Department

This application does not trigger any Development Engineering Services at this point in time, however, a comprehensive report will be provided at the time of development application if and when the Agricultural Land Commission agrees to the proposed exclusion.

6.2 Subdivision Approving Officer

A Preliminary Layout Review will be required in the event that the application is supported by the Agricultural Land Commission.

6.3 Policy & Planning Department

Policy & Planning does not support the proposed exclusion of 0.28 Ha from the ALR. The exclusion runs contrary to existing policy in both the Official Community Plan and Agriculture Plan. In this case the proposed exclusion would be in the middle of a large ALR block, which is seen as a detriment to the integrity of surrounding ALR lands.

There is also a strong desire to keep these types of commercial businesses in identified urban and village centres. The original intent of the "J" license was to limit the scale and types of liquor and other services provided in an effort to reduce impacts on farmland, but also to protect existing restaurants in designated commercial areas. By allowing this property to acquire a Food Primary

¹ City of Kelowna Official Community Plan - Agriculture; p. 11-3.

² City of Kelowna Agriculture Plan (1998) p. 131

³ Agricultural Land Commission Policy #3

License the City will be creating competition with business in urban centres in addition to encouraging more traffic in rural agricultural areas.

7.0 Application Chronology

Date of Application Received: November 2, 2010

Agricultural Advisory Committee: January 13, 2011

The above noted application was considered by the Agricultural Advisory Committee at the meeting on January 13, 2011 and the following recommendations were passed:

THAT the Agricultural Advisory Committee support Application No. A10-0008 for 4870 Chute Lake Road, by Morningstar Enterprises Inc (Andrew Munroe), to obtain approval from the Agricultural Land Commission for exclusion of a portion of 4870 Chute Lake Road from the ALR and proposed future inclusion of a portion of 4870 Chute Lake Road and 4833 Lakeshore Road.

The Agricultural Advisory Committee supports the exclusion application as the area to be included exceeds the area to be excluded and represents a net benefit to Agriculture. However, the properties to be included at a later date (4870 and 4833 Lakeshore Road) should be bonded for to ensure that the area proposed to be planted is in fact planted.

8.0 Alternate Recommendation

THAT Agricultural Land Reserve Application No. A10-0008 for Lot 1, Sections 24 and 25, Township 28, Similkameen Division Yale District Plan KAP 78562, located at 4870A Chute Lake Road, Kelowna, B.C. for a partial exclusion from the Agricultural Land Reserve pursuant to Section 30(1) of the Agricultural Land Commission Act be supported by Municipal Council subject to:

- the area to be excluded from the ALR be expanded to include the entire area associated with the winery/bistro, including parking areas, recognizing that these areas serve the commercial venture (see Figure 2 above);
- inclusion of the 0.4 hectare property at 4833 Lakeshore Road;
- a no build covenant in favour of the City of Kelowna restricting the addition of any additional floor area for retail sales of food and beverage; and,
- bonding obtained to ensure that the areas proposed for planting of berries and grapes is undertaken.

AND THAT Municipal Council forward the subject application to the Agricultural Land Commission.

Report prepared by:



Greg Sauer, Environment & Land Use Planner

Reviewed by:



Shelley Gambacort, Director, Land Use Management

Approved for Inclusion:



J. Paterson, General Manager, Community Sustainability

Attachments:

Soil Classification Map

Subject Property Soil Classification Description

BCLI Land Capability Map

Subject Property BCLI Land Capability Description

Subject Property Map

2004 Liquor Licence Occupant Load Calculation (2 pages)

ALC Policy #3 - Activities Designated as Farm Use: Wineries and Cideries in the ALR (2 pages)

Applicant Submission (13 pages)

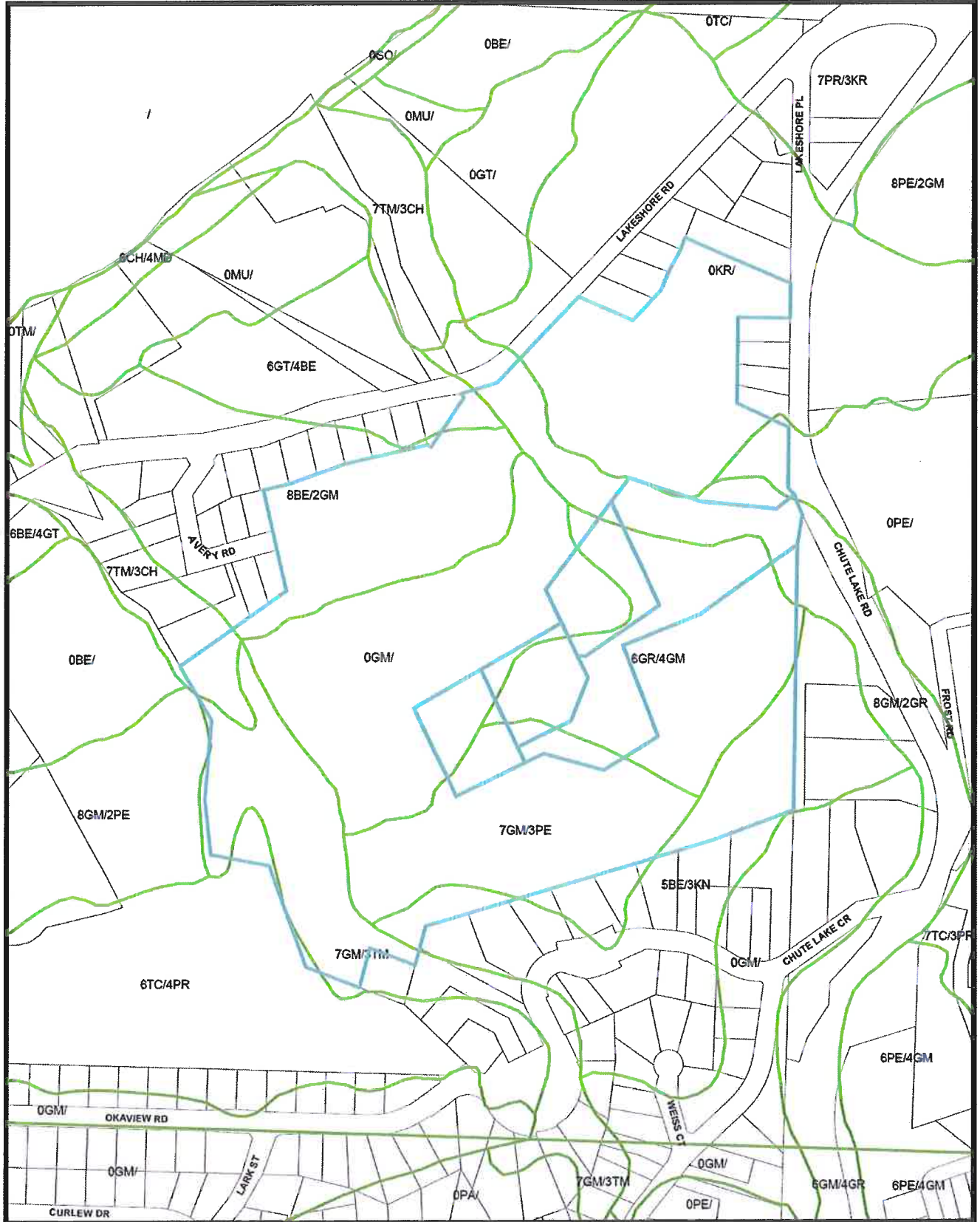
Conceptual Elevations (N/A)

Landscape Plan (N/A)

Sustainability Checklist (N/A)

Summary of Technical Comments (N/A)

Soil Classification Map

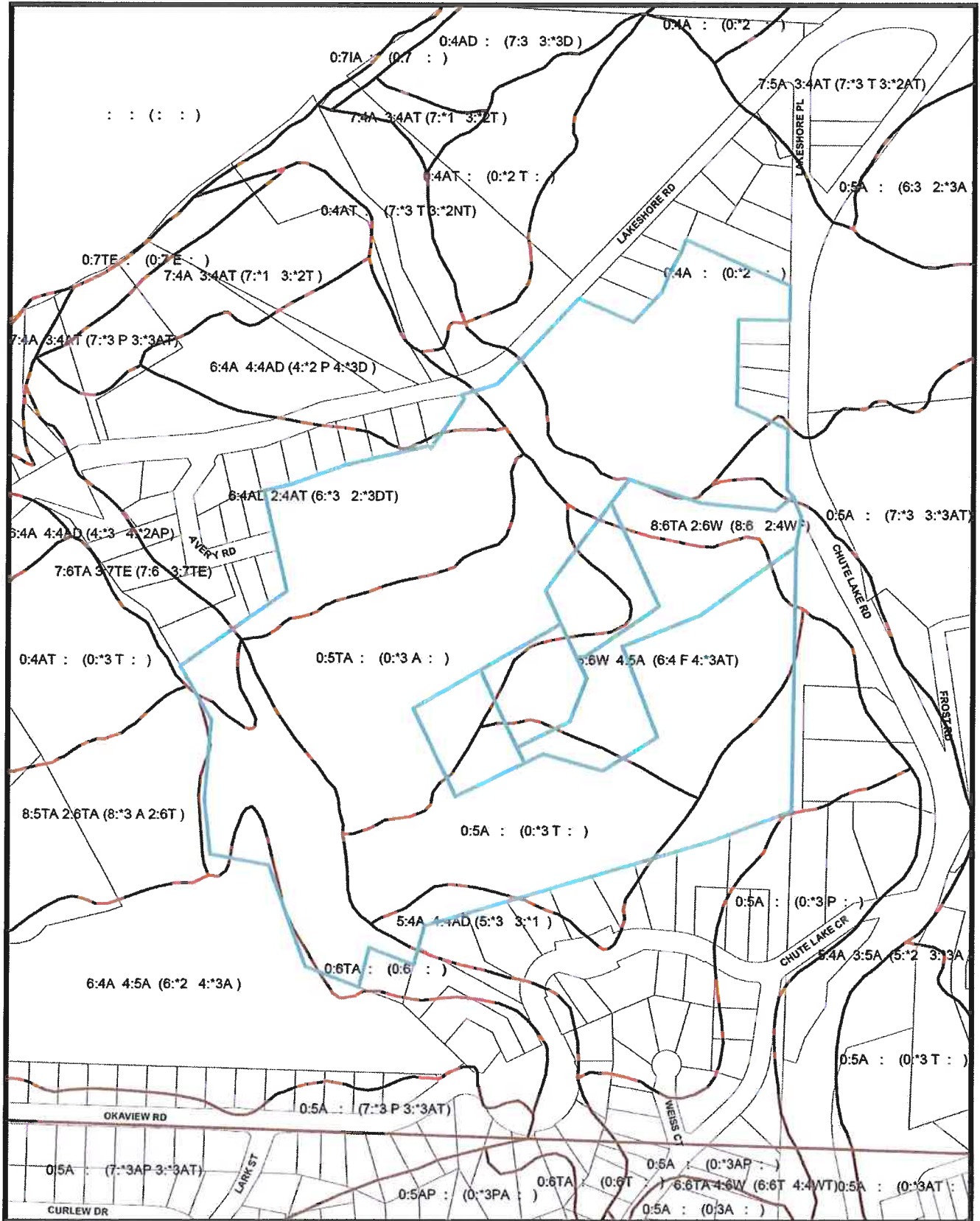


Soil Classification

The soil classification for the subject property is broken into two sections with soil types as defined below.

Portion of Site / %	Soil Type	Description
All	KR - Kalamoir	<u>Land</u> : eolian veneer over nearly level to extremely sloping, stratified glacio-lacustrine sediments. <u>Texture</u> : 10 to 100 cm of loamy fine sand over interbedded sandy loam or loam or silt loam. <u>Drainage</u> : well to rapid. <u>Classification</u> : Eluviated Eutric Brunisol

Land Capability Map




BCLI Land Capability

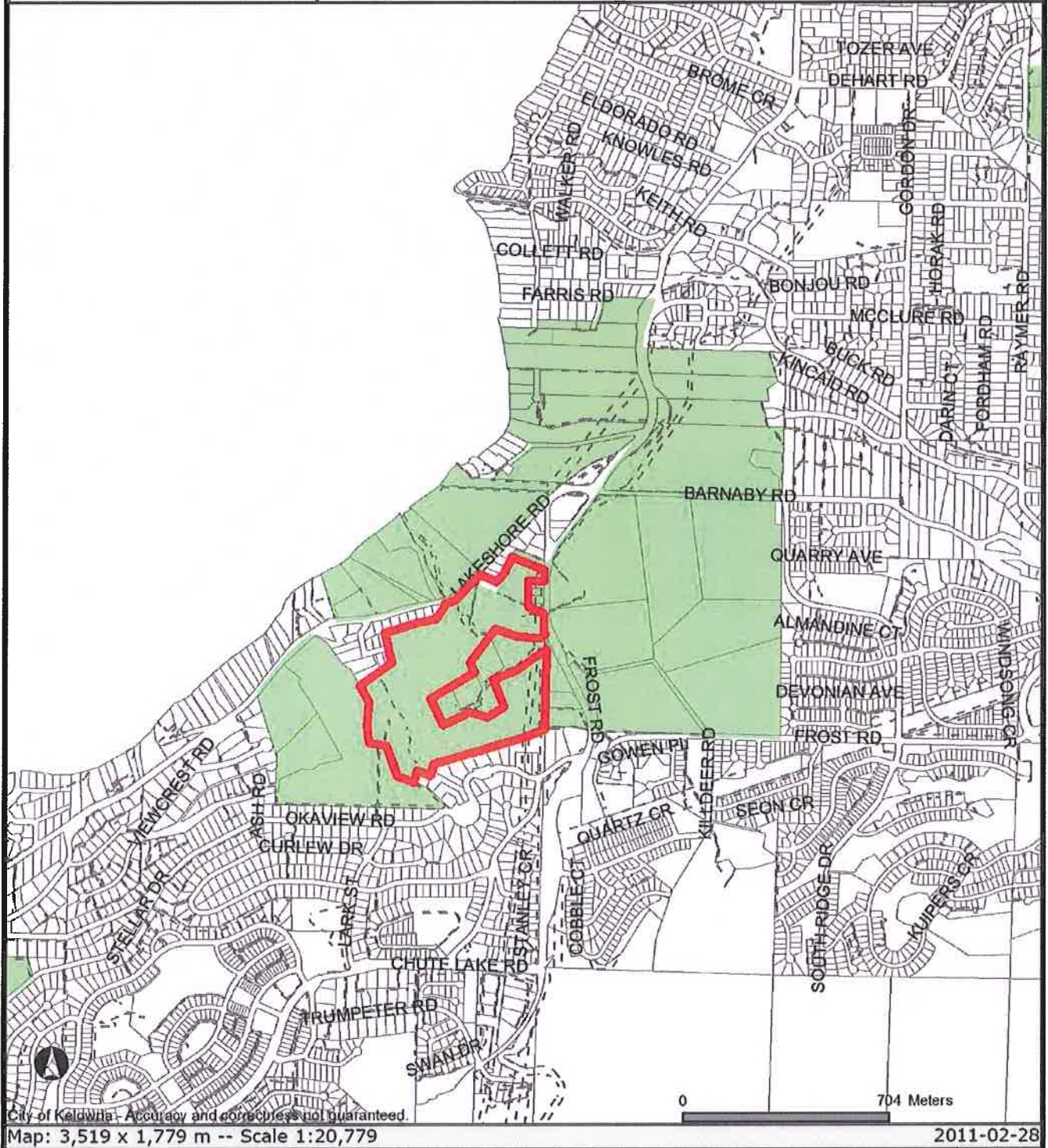
Portion of Site	Land Capability Rating, Unimproved	Land Capability Rating, With Improvements
All	<p>100% Class 4A. Class 4 land has limitations that require special management practices or severely restrict the range of crops, or both. This land may be limited by excess water, other than from flooding, which limits agricultural use. The excess water may be due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas.</p> <p>The land was also noted to have a land capability subclass A, which is a soil moisture deficiency. This subclass means that crops are adversely affected by droughtiness caused by low soil water holding capacity or insufficient precipitation.</p>	<p>100% Class 2. Class 2 land has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. This land may continue to be limited by excess water, other than from flooding, which limits agricultural use. The excess water may be due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas.</p>

A10-0008

4870 CHUTE LAKE ROAD

 ALR

 Subject Property





Planning and Development Services

Inspection Services Division
1435 Water Street
Kelowna, B.C. V1Y 1J4
Tel: (250) 862-3353
Fax: (250) 862-3314

February 16, 2004
File No.: 3760-01

Alan Marks
Summerhill Estate Winery
Kelowna BC
V1W 4M3

Dear Mr. Marks:

Re: Liquor Licence Occupant Load Calculations for
Summerhill Estate Winery at 4870 Chute lake Rd. Kelowna BC

Your drawings for the above-noted project have been reviewed for compliance with the 1998 B.C. Building Code and are hereby approved subject to the construction being done in full compliance with the approved drawing.

For the purposes of establishing the maximum number of persons admitted under the Code, the net floor area of the portions of the building described below have been calculated as shown and provide for maximum occupancies.

Area Designation	Floor Area (m ²)	Maximum Occupant Load
Patio Area	138 m ²	115 persons
Area #1	144 m ²	120 persons
Total	282 m ²	235 persons

In addition, the requirements for exit signs, door swing, panic hardware, emergency lighting, and flame spread ratings are to be provided as set out in the 1998 B.C. Building Code.

Prior to occupancy, a final inspection is required. Please arrange for this inspection with the Inspection Services Department at 862-3353.

Yours truly,

Gerry Moller
Inspections Supervisor

cc: Fire Prevention Officer
Liquor Control and Licensing Branch



October 19, 2010

Overview of Proposal

Summerhill is seeking approval to include almost an acre (0.3925 Ha.) of viable land into the Agricultural Land Reserve. In exchange, we'd like permission to exclude a smaller parcel of land (0.28 Ha.) from the ALR. This smaller parcel of land, upon which the winery building and Sunset Bistro are built, cannot support agriculture as it is fully developed with paved parking and a building, while the larger parcel is perfectly suited to plant organic grapes and raspberries around the two small houses which are currently used as housing for farm and garden workers.

The exclusion of the winery building and bistro would allow Summerhill to apply for the Food Primary License, which is the license that every other restaurant enjoys. The present "J" license has a restriction that only allows us to offer British Columbia-grown wine. This restriction is especially severe for us as we only offer organic beverages and food. We would like to offer organic wines, spirits, and beers from around the world but we are unable under the present restrictive license.

The proposed application achieves two wonderful improvements. The first being the addition of almost an acre of land and plantings into the ALR and the second is the upgrade to the regular standard restaurant license so that the Summerhill Sunset Bistro can serve the city and the local neighbourhood professionally, with the same license that any other restaurant has and continue to be at the forefront of Kelowna's burgeoning agritourism industry.

Official Community Plan

As you may know, the Summerhill Vineyard has maintained certified organic standards since the Cipes family took ownership in 1986, with full certification in 1989. We built the winery in 1991 and expanded it in 1995. The winery cellar is also certified organic and the Summerhill Sunset Bistro serves only local and organic cuisine. We have been awarded the most coveted award in the wine industry this year with the title of Canadian Wine Producer of the Year by The Wine and Spirits Competition, held in London, England. Our highest intention has always been to bring pride to all Canadians for healthy and delicious wines grown and made right here in Kelowna B.C.!

Summerhill also shares the vision of Kelowna's current and future Official Community Plans. In the current OCP, there is mention that Kelowna would like to see a sustainable expansion of the agritourism and organic sectors, both of which we are heavily involved. Another emphasis of the OCP (public education about agriculture) is also a strong suit for Summerhill: Not only do we strive to educate all of our guests to the winery; we travel around frequently to spread the benefits of organic growing. Finally, and perhaps most importantly, we share the idea that the OCP mentions that agriculture is not simply a matter of economics, but also a matter of the future of the planet itself. The crucial role that organic growing has in protecting groundwater and runoff contamination is but one example.



Proposed Land Swap

The formal application we submit today is for exclusion from the ALR. After speaking with the ALC's Okanagan Planner, we were informed that it would be better to apply for exclusion and inclusion separately. As such, we are only seeking conditional approval, with the condition being that we follow through immediately after and apply for inclusion of the proposed land (which will include a detailed timeline for the new plantings).

However, in this exclusion application we have also provided details for the inclusion. If you have any questions about the specific pieces of this application, please contact Andrew Munroe or Mary-Krupa Clark at Morningstar Enterprises, 250-861-9474. For additional information on the application more generally, please contact myself.

Thank-you for your consideration and cheers with organic wine!

A handwritten signature in black ink, appearing to be "Stephen Cipes", with a long horizontal line extending to the right.

Stephen Cipes
250-764-4345
Stephen@summerhill.bc.ca

Calissi Farms Inc.
3810 East Kelowna Road
Kelowna, BC
V1W 4H2
Telephone / Fax 250 763 6309
Cellular 250 317 2165

August 3, 2010

Summerhill Pyramid Winery
4870 Chute Lake Road
Kelowna, BC
V1W 4M3

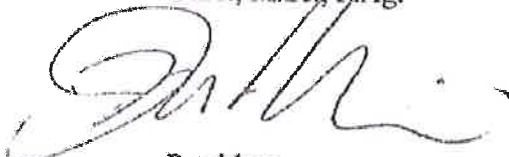
To all concerned:

Summerhill Pyramid Winery engaged the services of Calissi Farms Inc. to prepare a Professional Agrologist Report on specific lands to be included and excluded from the Agricultural Land Reserve. Work conducted in the report was carried out exclusively by Mr. James Calissi, P.Ag. Mr. Calissi has worked as a Professional Agrologist in fruit and wine grapes in the Kelowna area for 21 years. He is familiar with the Summerhill site, having worked as a consulting agrologist for Summerhill Pyramid Winery for the past 3 years.

A site visit was conducted and a soil pit was dug. The site inspection agrees with a soil classification document prepared by the Pacific Agricultural Research Centre in 2005 (See Attached Appendix A).

Two legal titles comprise the areas in question: Lot 1 Plan KAP 78562, Sec 24 and 25, TP 28 SDYD and Lot 1, Plan 9116, Sec 25, TP 28, SDYD as illustrated in Appendix B.

James Calissi
B.Sc., M.Sc., P.Ag.



President
Calissi Farms Inc.

Soils and Climate of land to be included and excluded

The soils and climate of the lands included and excluded are identical. They are formally characterized in the Munson Soil Management group as a sub category of Kalamo soils¹. These soils are common in the Westbank, Lakeview Heights and East Kelowna areas where they occur on nearly level to strong slopes.

According to the MOE Technical Report 18, the soil structure is described as loamy eolian veneer, usually 20 to 80 cm thick, overlying stratified silty to sandy glaciolacustrine sediments. Surface and subsurface textures vary from fine loamy sand to sandy loam, while subsurface textures vary from fine loamy to sand to sandy loam while subsoils are embedded lenses of sandy loam, loam and silt. Soils are well drained, moderately pervious and having moderate to low water holding capacity.

The soils topography contains less than a 20% slope, and has excellent air drainage. The soils are frost free into mid October. The land is irrigated. The land is in close proximity to Okanagan Lake, which offers climate amelioration.

The lands are highly suitable to the production of wine grapes, strawberries, raspberries, apples, peaches, apricots and cherries.

Observations of land proposed for exclusion

Although the soils and climate of the land desired for exclusion from the Agricultural Land Reserve are suitable for high valued horticultural production, they are entirely occupied by a large winery building and paved parking lot. The proposed area occupies 2,795 square meters. None of the land proposed for exclusion is arable.

Preparation of a soil pit is impossible due to coverage of the soils. It is presumed that the soils were altered in preparation of the building itself, and to prepare a level parking lot.

Observations of lot and adjacent land area proposed for inclusion

The lot proposed to be included into the Agricultural Land Reserve has a portion occupied by two small houses. These houses are occupied by the Summerhill gardener and vineyard workers. The lot size is 4,076 square meters, of which 3,748 square meters are arable. A portion of this lot is occupied by an existing driveway access to Lakeshore Drive. It is the intension of the applicant to close this driveway and fill the cut with suitable soil and plant it to raspberries. It is also intended by the applicant to plant wine grapes on the balance of the arable land intended for inclusion. These grapes would

¹ Soil descriptions are from: Soils of the Okanagan and Similkameen Valleys, MOE Technical report 18, 1986. web site: <http://sis.agr.gc.ca/cansis/publications/bc/bc52/intro.html>

adjoin an existing vineyard owned by Summerhill, extending the rows from the adjoining vineyard into the land proposed for inclusion.

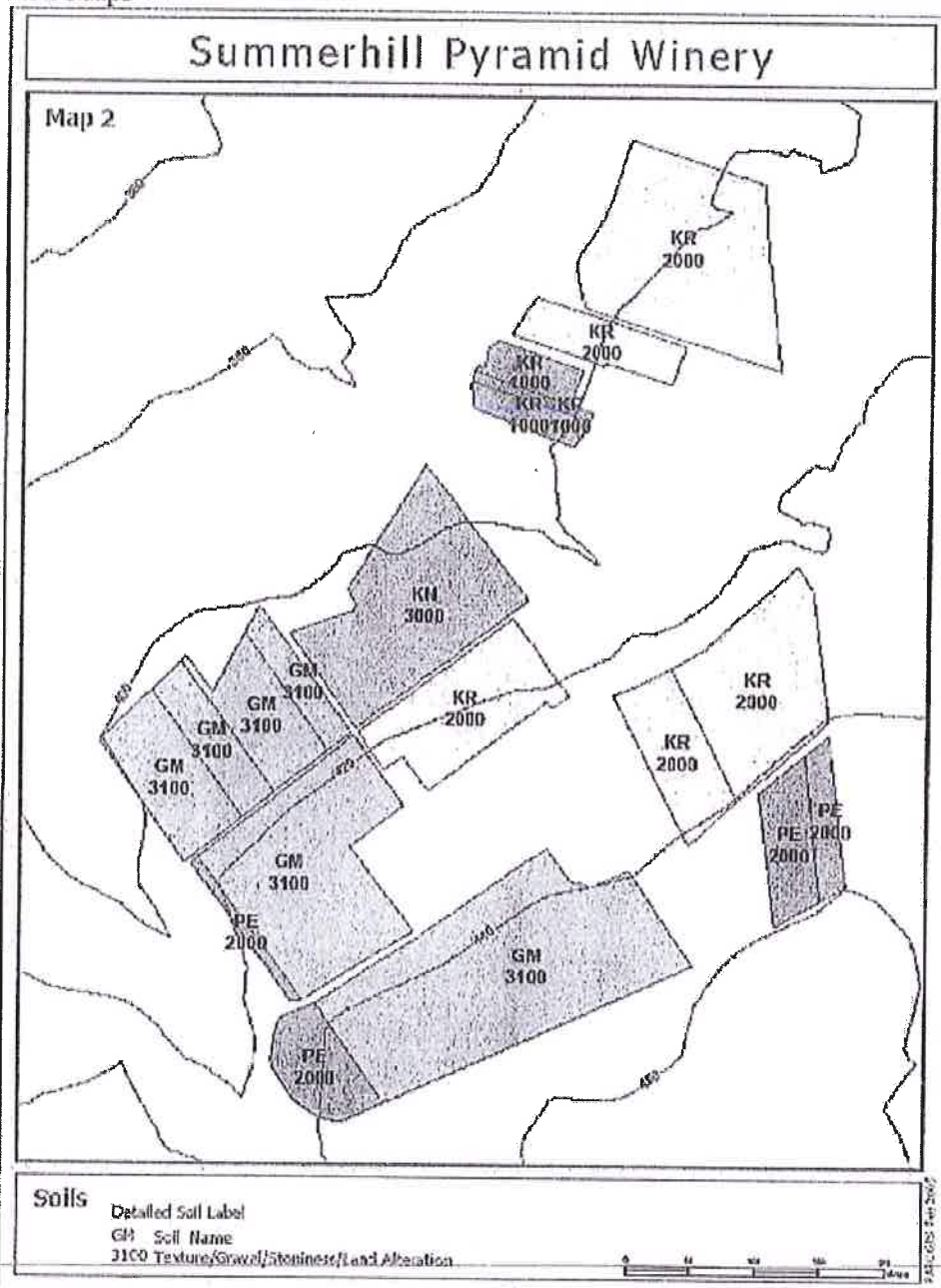
The lands are moderately sloping (10% slope) towards Lake Okangan; as such, they offer ideal air drainage. The lands are highly suitable for wine grapes and raspberries. The lands are currently not irrigated, but the properties have water rights and as such could be irrigated.

None of the lands proposed for inclusion into the Agricultural Land Reserve contain depressions or gulleys.

In total Summerhill intends to bring 3,748 square meters of arable land into production, while requesting permission to exclude 2,795 square meters of land that is not suitable for agricultural production.

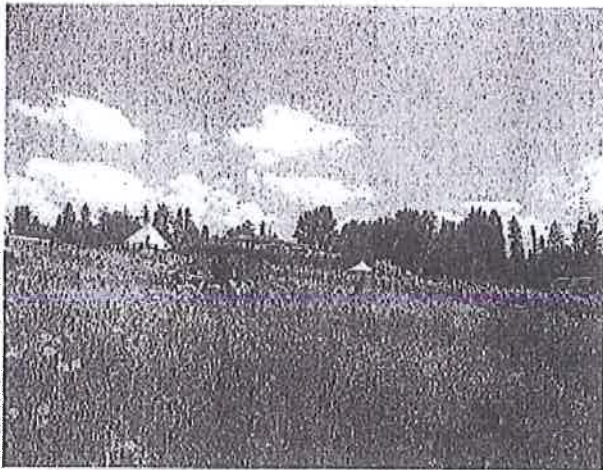
Appendix A

Soil Maps



Appendix C
Photographs of the Site

Photograph of land to be included in ALR
Winery building in the background
Note existing vineyard in the background and 10% slope



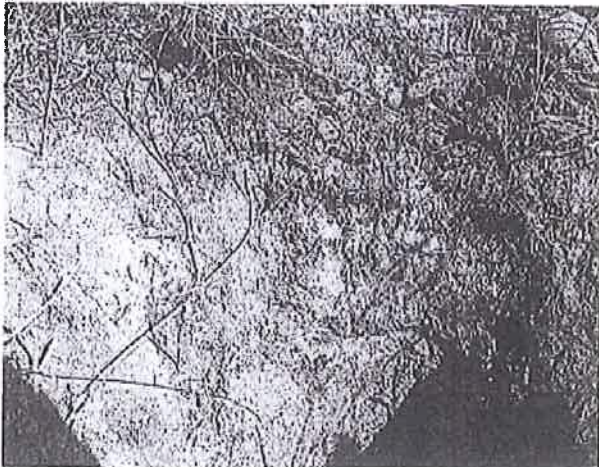
Photograph of lands to be included in the ALR
Okangan Lake in the Background
Worker accommodation to the right of the photograph

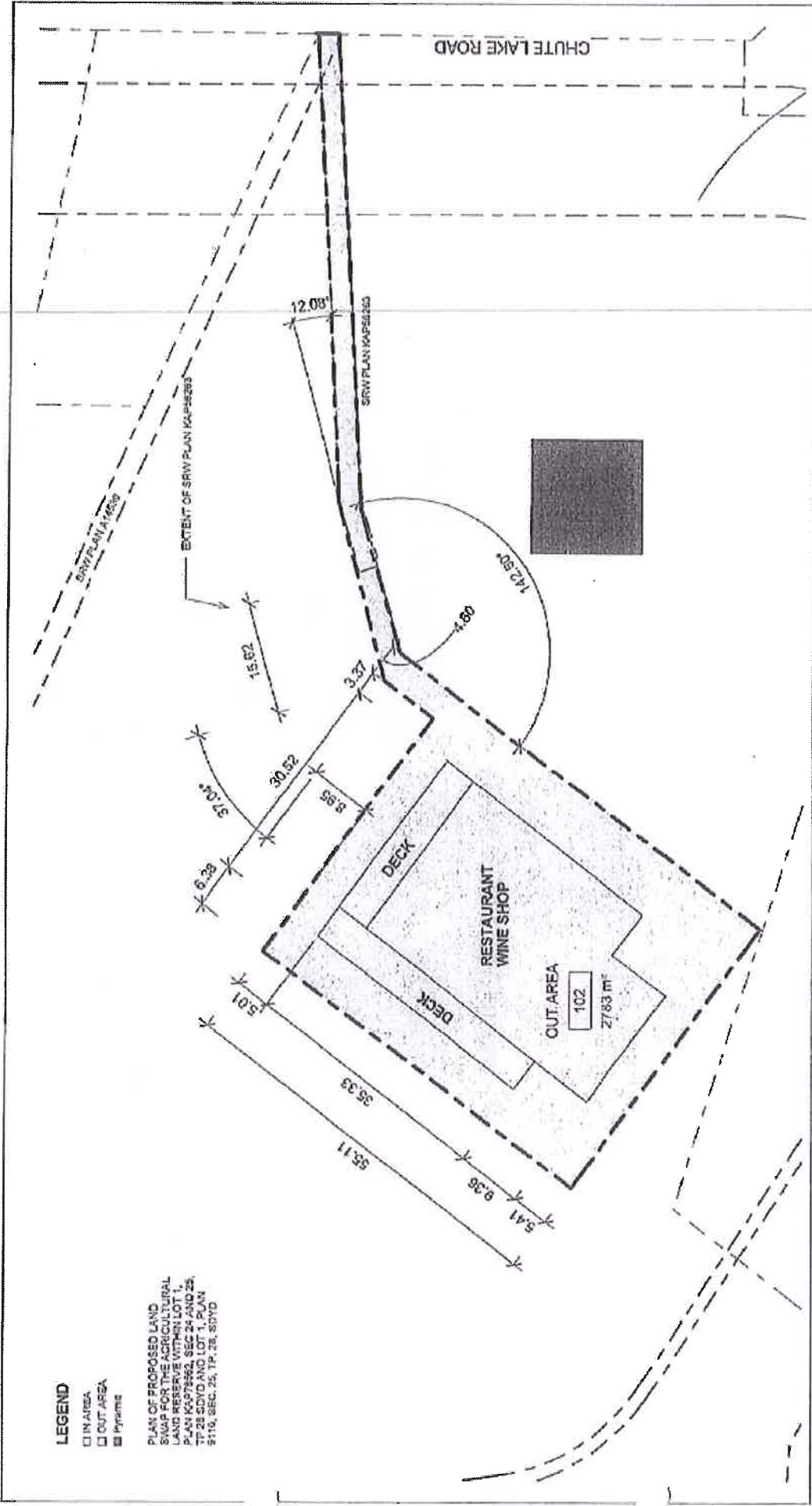


Photograph of soil removed from the "A" horizon of the soil profile
Note grey toned sandy loam soil with small coarse fragments



Photograph of soil pit, dug to 30 cm
Note organic matter in the first 5 cm, followed by grey sandy loam. This is consistent with Kalamoir soils





LEGEND
 □ IN AREA
 □ OUT AREA
 ■ Pyramid

PLAN OF PROPOSED LAND SWAP FOR THE AGRICULTURAL LAND RESERVE WITHIN LOT 1, PLAN K077852, SEC 24 AND 25, T1728 S01D0 AND LOT 1, PLAN 9119, SEC. 25, T17. 28, S01D0

PROJECT: **SUMMERHILL WINERY LAND SWAP**
 Enter address: NONE
 DRAWING TITLE: **ALR LAND SWAP - OUT AREA**

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 Fax: 080 718 8122
 Email: clive@mckenzie.com.au

LEGEND

- IN AREA
- OUT AREA
- Pyramid

In Area

Lot Area to be placed in ALR

- 5826 sqm
- 42,210.5 sqft
- 0.97 acre
- 0.3925 ha

Out Area

Lot Area to be taken out of ALR

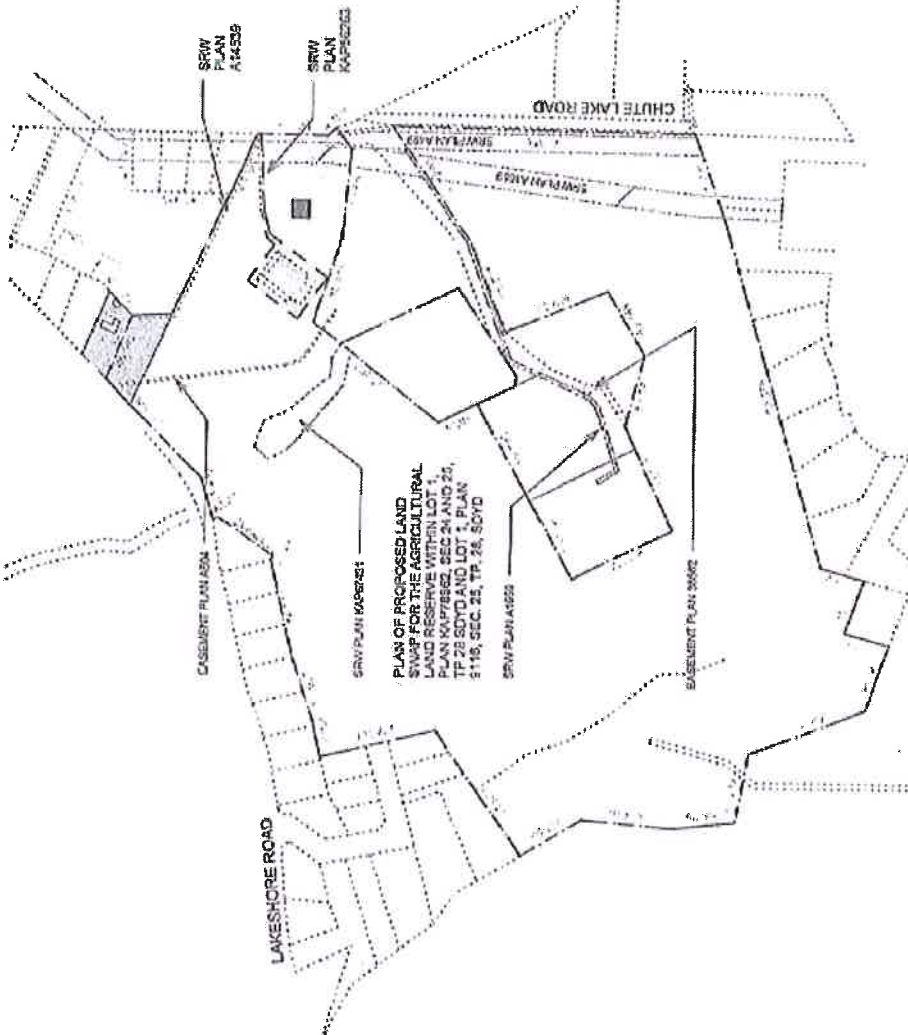
- 2790 sqm
- 30,066 sqft
- 0.69 acre
- 0.28 ha

Survey Information provided by:

T.E. Ferguson Land Surveying Ltd.
 D.C. and Canada Land Surveyors
 404-1630 Pandosy Street, Kelowna, BC

Telephone (250) 763-3115
 Fax (250) 763-0321

Job # 16057



PROJECT
SUMMERHILL WINERY LAND SWAP

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Context Plan

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