



DVP21-0160 (N of) Shayler Road

Development Variance Permit



Proposed Variance:

- ▶ To vary the maximum building height of a proposed Alcohol Production Facility (Winery) from 9.5m to 19.5m to accommodate a proposed Vineyard Observation Structure.

Development Process

June 17th 2021

Development Application Submitted



Staff Review & Circulation



July 8th 2021

Public Notification Received



Sept 21st 2021

Initial Consideration



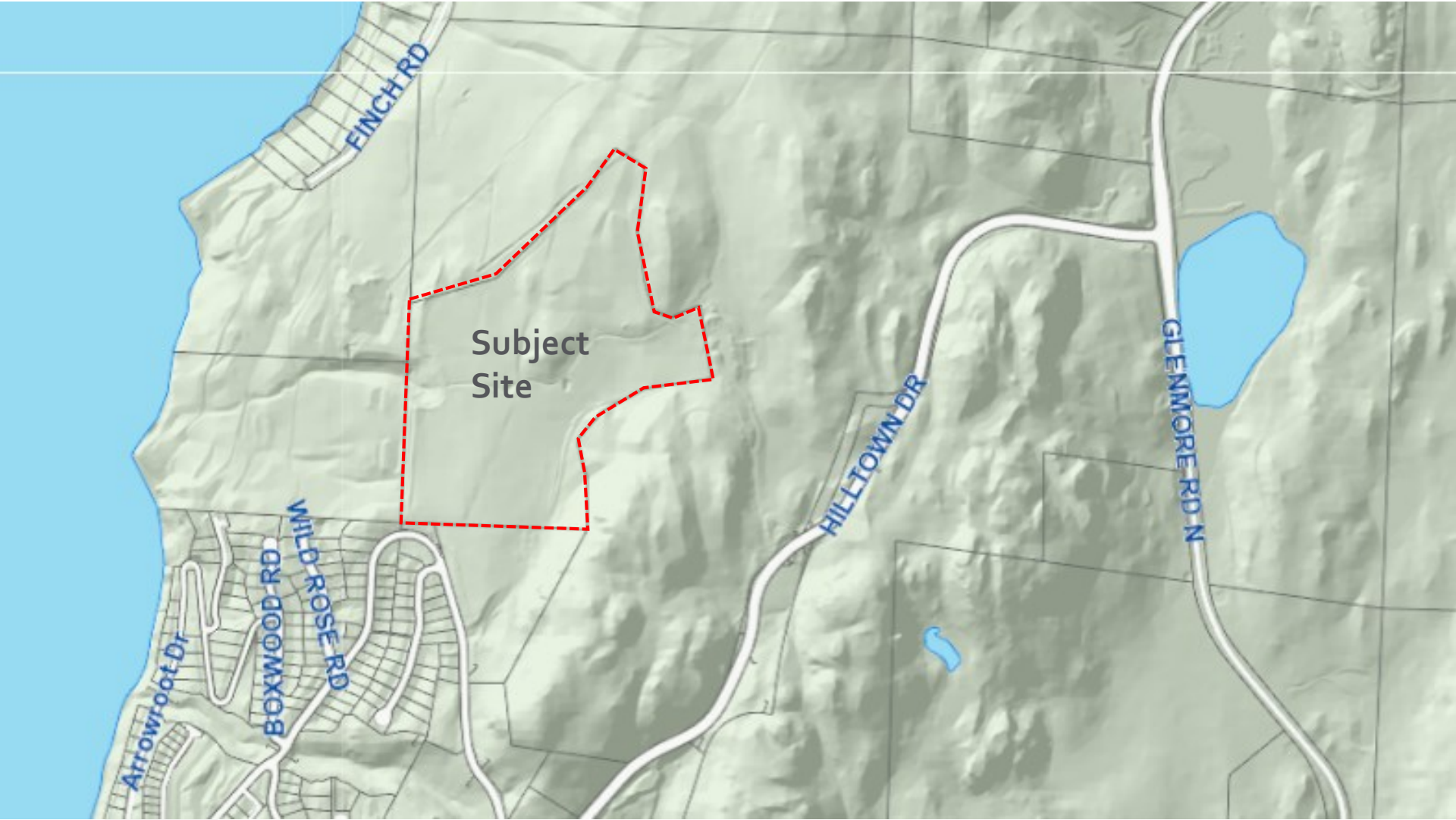
Council
Approval



Development Permits + Building Permit



Context Map

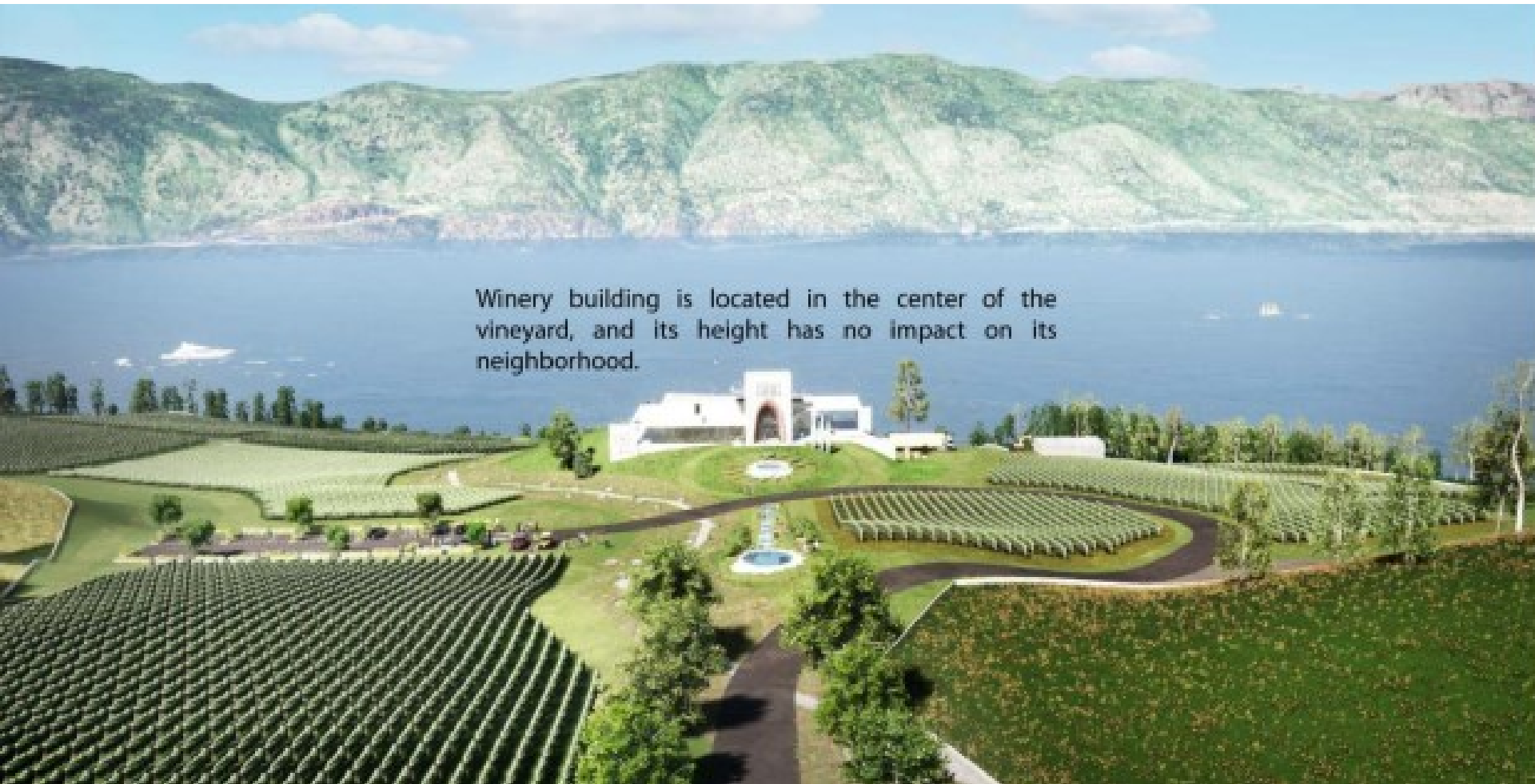


Looking North-East over the existing vineyard
(Planted Summer 2019)



City of Kelowna

View Looking West Toward Lake Okanagan



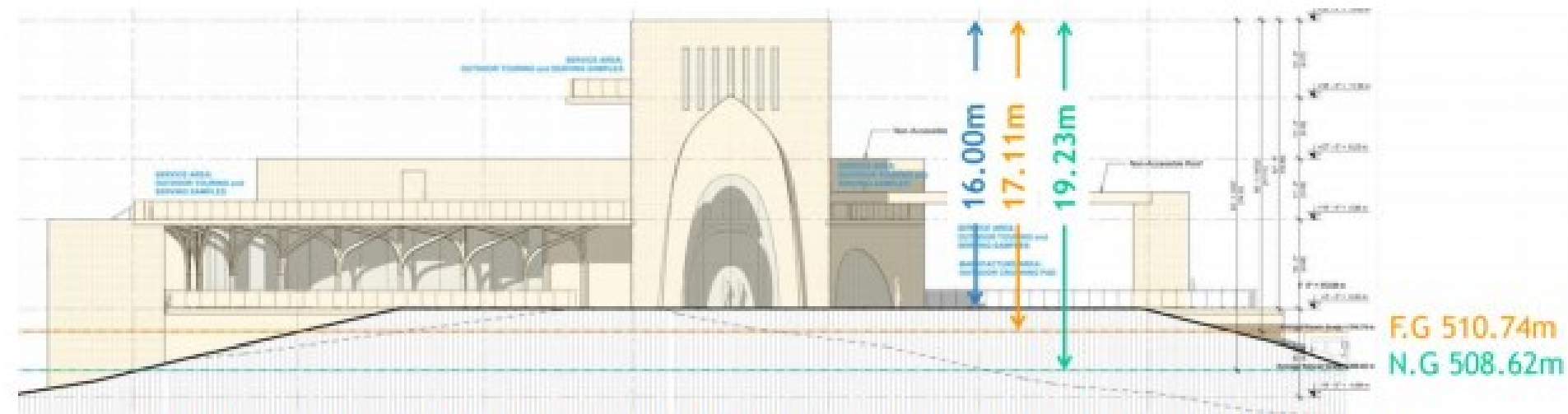
Winery building is located in the center of the vineyard, and its height has no impact on its neighborhood.

Proposed Location



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Building Height



Height Variance – Average Natural Grade and Average Building Grade Calculation Comparison

FROM MAIN ENTRY OF THE WINERY



City of Kelowna

WEST ELEVATION



OUTDOOR EVENT
FOR MAX. 150 PEOPLE
(NON-PERMANENT STRUCTURE)

City of Kelowna

SOUTH ELEVATION



City of Kelowna

NORTH ELEVATION



City of Kelowna

Development Policy

► OCP Policy:

- On agricultural lands wineries, cideries, breweries, distilleries, and any other structures and services related to the public that are defined as farm uses under the ALC Act near the road entrance or in a location that minimizes road construction to reduce the footprint and extent of services through the lot with the goal of reducing impact on the agriculture potential.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed application:
 - ▶ To achieve an architecturally unique design a variance to height is required for the portion of the building deemed to be the 'Vineyard Observation Tower.'
 - ▶ The building is located in an area of least agricultural impact on a large rocky/bedrock knoll in the centre of the property.
 - ▶ The proposed winery is not anticipated to impact any views from existing or future structures or home sites due to the topography of the site and distance from any residential areas.



Conclusion of Staff Remarks