

**PROPERTY DESCRIPTION:**

Civic address: 1305 Smethurst Rd Naramata, BC V0H 1N0

Legal Description

Lot: Plan: Block: District Lot: Section: Township:

Current Zoning: Ag OCP designation: Ag

Current land use: Agriculture / Winery , Residential

Surrounding land uses: Agriculture / Winery , Residential

Current method of sewerage disposal:  Community Sewer  Septic Tank  OtherCurrent method of water supply:  Community Water  Well  OtherAny restrictive covenants registered on the subject property:  Yes (if yes, provide details)  NoAny registered easements or rights-of-ways over the subject property:  Yes (if yes, provide details)  NoDoes the subject property possess a legal road access:  Yes  No (if no, provide details)Agricultural Land Reserve:  Yes  No Riparian Area:  Yes  NoEnvironmentally Sensitive:  Yes  No MoT Approval:  Yes  No  
(required for setbacks within 4.5 metres of a road reserve)**DEVELOPMENT INFORMATION:**

Provide a description of the proposed development (please attach as a separate sheet, as required):

Existing Wineshop - Wine Storage Addition (8ft x 14ft - 112 sqft)

**REQUESTED VARIANCE(S):**

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

1. Bylaw (Include No.): 13.1.5 Minimum Setbacks: a) Section: \_\_\_\_\_  
 Existing Tasting Room Frontyard Setback Reduced to 5.5m  
 Proposed variance: E2016.087-DVP  
Storage Addition to Tasting Room requires Frontyard Setback Reduced to 5.5m

2. Bylaw (Include No.): \_\_\_\_\_ Section: \_\_\_\_\_

Proposed variance: \_\_\_\_\_  
 \_\_\_\_\_

**SUPPORTING RATIONALE:**

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a development variance permit should meet most, if not all, of the following criteria, in order to be considered for approval (please attach as a separate sheet, as required).

1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

Existing Tasting Room Frontyard Setback Reduced to 5.5m  
E2016.087-DVP

Storage Addition to Tasting Room requires Frontyard Setback Reduced to 5.5m

2. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

No Adverse impact

3. The variance should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

Existing Tasting Room Frontyard Setback Reduced to 5.5m  
E2016.087-DVP

Storage Addition to Tasting Room requires Frontyard Setback Reduced to 5.5m

4. The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:

No Adverse impact