

PROPERTY DESCRIPTION:

Civic address: 3500 Highway 97, Oliver, BC, V0H 1R2

Legal Description

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

Current Zoning: ALR OCP designation:

Current land use: Winery

Surrounding land uses:

Current method of sewerage disposal: Community Sewer Septic Tank Other

Current method of water supply: Community Water Well Other

Any restrictive covenants registered on the subject property: Yes (if yes, provide details) No

Any registered easements or rights-of-ways over the subject property: Yes (if yes, provide details) No

Does the subject property possess a legal road access: Yes No (if no, provide details)

Agricultural Land Reserve: Yes No Riparian Area: Yes No

Environmentally 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):
We are looking to replace our Winery signage with a new roadside sign that is larger than the older one.

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.): _____ Section: _____
Proposed variance: _____

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:

We are looking to upgrade our sign. We do not intend to change anything else
other than removal of our old signage and updating the space with a slightly larger

sign that is easier for motorist to see.

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

We are replacing an existing road side sign for the winery with a larger sign.

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:

The new sign is deemed to be outside of the standard permitted size, we are looking to

get an exemption to replace our old small sign with a larger roadside sign, which
will be easier for our customers to see.

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:

Replacement of a current sign

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:

Our new sign is going to be taller than the old one. It will take up the same footprint

on the property just a taller sign.

Danielle DeVries

From: Danielle DeVries
Sent: August 20, 2021 10:36 AM
To: Danielle DeVries
Subject: RE: Ramification Cellars - DVP Application

From: Stephen Judge <info@ramwine.com>
Sent: August 19, 2021 2:07 PM
To: Danielle DeVries <ddevries@rdos.bc.ca>
Subject: RE: Ramification Cellars - DVP Application

Good Afternoon!

Thank you for taking my call this afternoon. As per our conversation, please note that for the Requested Variances, we are looking to change bylaw 2455, section 7.20.3

The sign that we have designed to be 4m². We also discussed the placement of the sign in relation to the highway. I went and measured the current sign we have on site. It is 12 feet from the shoulder of the highway. We will be removing that sign and installing this new one in the exact same place.

Please let me know if you have any further questions.

Regards,
Stephen

Stephen Judge
Winery Manager

Ramification Cellars

www.ramwine.com