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): 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 or the applicable drawings. A variance cannot be considered where use or density would be affected. Bylaw (Include No.): 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	PROPERTY	DESCRIPTION:				W. Lake	AN AND AND AND AND AND AND AND AND AND A
Lot: Plan: Block: District Lot: Section: Township: Current Zoning: Ag	Civic addre	ess: 1305 Sr	methurst Rd	Naramata	, BC V0H 11	N 0	
Current Zoning: Ag OCP designation: Ag Current Jand use: Agriculture / Winery , Residential Surrounding land uses: Agriculture / Winery , Residential Current method of sewerage disposal: Community Sewer Septic Tank Other Current method of water supply: Community Water Septic Tank Other Current method of water supply: Community Water Septic Tank 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) 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): Existing Wineshop - Wine Storage Addition (8ft x 14ft - 112 sqft) EQUESTED VARIANCE(S): ist all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked or he applicable drawings. A variance cannot be considered where use or density would be affected. Bylaw (Include No.): 13.1.5 Minimum Setbacks: a) 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	Legal Desc	ription					
Agriculture / Winery , Residential Surrounding land uses: Agriculture / Winery , Residential Current method of sewerage disposal:	Lot:	Plan:	Block:	Dist	rict Lot:	Section:	Township:
Agriculture / Winery , Residential Surrounding land uses: Agriculture / Winery , Residential Current method of sewerage disposal:	Current Zo	ning: Ag			OCP design	ation: Ag	
Current method of sewerage disposal:	Current lan	nd use: Ag	griculture / Wir	nery , Res	idential		
Current method of water supply:	Surroundin	g land uses:	griculture / W	inery , Re	sidential		
Any restrictive covenants registered on the subject property: Yes (if yes, provide details) X No Any registered easements or rights-of-ways over the subject property: Yes (if yes, provide details) X No Does the subject property possess a legal road access: Yes No (if no, provide details) Agricultural Land Reserve: Yes No Riparian Area: Yes X No Environmentally Sensitive: Yes X 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): ist all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked or he applicable drawings. A variance cannot be considered where use or density would be affected. Bylaw (Include No.): Existing Tasting Room Frontyard Setback Reduced to 5.5m Proposed variance: Existing Room requires Frontyard Setback Reduced to 5.5m Bylaw (Include No.): Storage Addition to Tasting Room requires Frontyard Setback Reduced to 5.5m	Current me	thod of sewera	ge disposal:	Commi	unity Sewer	X Sept	ic Tank Other
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) 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(5): ist all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked or the applicable drawings. A variance cannot be considered where use or density would be affected. Bylaw (Include No.): 13.1.5 Minimum Setbacks: a) 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 Bylaw (Include No.): Section:	Current me	thod of water s	upply: Com	munity Wa	ter	X Well	Other
Does the subject property possess a legal road access: X Yes	Any restrict	tive covenants r	egistered on the	subject pro	perty:	Yes (i	f yes, provide details) X No
Agricultural Land Reserve: X Yes No Riparian Area: Yes X No Environmentally Sensitive: Yes X No Mot Approval: Yes X 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 or the applicable drawings. A variance cannot be considered where use or density would be affected. Bylaw (Include No.): 13.1.5 Minimum Setbacks: a) 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 Bylaw (Include No.): Section:	Any register	red easements of	or rights-of-ways	over the su	bject property	: Yes (i	f yes, provide details) X No
Environmentally Sensitive: Yes No MoT Approval: Yes No (required for setbacks within 4.5 metres of a road reserve) 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): ist all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked or the applicable drawings. A variance cannot be considered where use or density would be affected. Bylaw (Include No.): 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 Bylaw (Include No.): Section: Section:	Does the su	bject property p	oossess a legal ro	ad access:		X Yes	No (if no, provide details)
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Bylaw (Include No.): Bylaw (Include No.): Existing Tasting Room Frontyard Setback Reduced to 5.5m Proposed variance: Storage Addition to Tasting Room requires Frontyard Setback Reduced to 5.5m Bylaw (Include No.): Section: Section: Section:			to the regulation	a la la dave	of the Desi	In	
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		Storage Addi	tion to Tasting	Room red	ղuires Fronty	ard Setback F	Reduced to 5.5m
Proposed variance:	. Bylaw (Ir	nclude No.):		_ Sec	tion:		
	Propose	d variance:					

SUPPORTING RATIONALE:
All new development should meet the Regional District's applicable bylaw standards. A variance is conside only as a <u>last resort</u> . An application for a development variance permit should meet most, if not all, of following criteria, in order to be considered for approval (please attach as a separate sheet, as required).
 The variance should not defeat the intent of the bylaw standard or significantly depart from the plans 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
. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate h the requested variance meets this criteria:
No Adverse impact
Existing Tasting Room Frontyard Setback Reduced to 5.5m E2016.087-DVP
Storage Addition to Tasting Room requires Frontyard Setback Reduced to 5.5m
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:
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