

**PROPERTY DESCRIPTION:**

Civic address: 4799 Wild Rose St, Oliver, BC V0H 1T1			
Legal Description			
Lot: 978	Plan: 17033	Block:	District Lot: 2450S Section: Township:
Current Zoning: AG1 , Area C		OCP designation:	
Current land use: Agriculture/Winery			
Surrounding land uses: Agriculture/Winery			
Current method of sewerage disposal: <input type="checkbox"/> Community Sewer <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other			
Current method of water supply: <input checked="" type="checkbox"/> Community Water <input type="checkbox"/> Well <input type="checkbox"/> Other			
Any restrictive covenants registered on the subject property: <input type="checkbox"/> Yes (if yes, provide details) <input type="checkbox"/> No			
Any registered easements or rights-of-ways over the subject property: <input checked="" type="checkbox"/> Yes (if yes, provide details) <input type="checkbox"/> No			
Does the subject property possess a legal road access: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if no, provide details)			
Agricultural Land Reserve: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Riparian Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmentally Sensitive: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		MoT Approval: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (required for setbacks within 4.5 metres of a road reserve)	

EPP35913

**DEVELOPMENT INFORMATION:**

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

The project is a renovation to the existing Checkmate Winery production facility and tasting room.

**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.

- Bylaw (Include No.): 2453, 2008 Section: 7.20.3  
Proposed variance: a variance from a max of 3sqm to 23sqm as per 7.20.5. The max height of 3m will still be adhered to. The proposed lettering is 2.4m tall
- Bylaw (Include No.): 2453, 2008 Section: 7.20.7  
Proposed variance: Allow an internally illuminated sign in an agricultural zone

**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 planning on following the height requirement of 3.0m and feel  
that a wine production facility could be considered a commercial use  
as per 7.20.1.g and would therefore have an allowable area of 23sqm.  
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2. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:  
Please see the attached area plans showing the distances to adjacent  
properties where the illuminated portion of the sign would be visible. The sign  
would be 524m to the property line and 830m to the closest neighbor and highway  
97. The changes in elevation and isolation would only essentially only allow the  
sign to be visible to visitors on the driveway to Checkmate Winery.
  
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 isolation of the winery while not overly unique to the area requires a sign  
of this size to allow for guest way finding and the size of the property and orientation  
of the signage provide minimal intrusion to the neighboring properties. The new  
design of the winery will provide an iconic winery to the area and the additional  
signage will assist in directing the increase visitor load.
  
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:  
We have had our structural engineer of record design all of the structural  
requirements including, gravity loads, wind loads, lateral stiffness and  
vibration.  
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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:  
As the sign is completely attached to the building none of the natural  
elements of the site will be affected.  
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