

**27 JUNE 2023**

**ATTN: YVONNE MITCHELL**

**CITY OF WEST KELOWNA | PLANNING**

**RE: TUP Application 23-01 for 815 & 819 Douglas Rd**

**Operated by Mt. Boucherie Estate Winery**

DEAR YVONNE,

Please find below an extrapolated and detailed rationale regarding the current TUP 23-01 application. This additional rationale is meant to provide as much clarity as possible with regard to our position and our plans for the properties given a number of scenarios and against any possible criticisms or objections. All proposals written here should be considered explicitly conditional in nature.

**1. HOW DOES MT. BOUCHERIE PLAN TO END THE TEMPORARY USE IF GRANTED?**

- a. At the advice of the City Planning Commission, we were recommended to apply for a maximum of 4 years under TUP (2 x 2-year terms) at which point we may consider re-zoning for commercial purposes if the trial(s) is successful and deemed acceptable by the CWK.
- b. At the completion of the trial period or any 2-year term, if the trial is deemed untenable by CWK and/or unsuccessful by Mt. Boucherie Estate Winery, the properties in question will be utilized for private guests of the winery and for recreational purposes as a second residence of the owner. We may decide to continue STA use at 811 Douglas Rd where a principal resident remains present.
- c. The preference of Mt. Boucherie Estate Winery is to operate under TUP for 4 years in 2-year term increments, per the recommendations of the City Planners and Planning Commission. We would like to have the opportunity to evaluate the results at the end of this proposed trial period and ultimately decide how/if to move forward at that time.

**2. ADDRESSING POSSIBLE MATTERS OF PRECEDENT**

a. GENERAL PRECEDENT: It is our feeling that these houses represent an extenuating circumstance within the current STA regulations. Mt. Boucherie Estate Winery has installed personnel, procedures, and buffer zones to keep Douglas Rd and Kerry Ln peaceful neighbourhood streets.

It is also the feeling that having wine-tourism specific accommodations creates increased revenue for the overall community, along with generating and contributing to a crucial job sector. I.E. These houses create or contribute directly to the jobs and responsibilities of at least 5 personnel within our company, and tangentially contribute to the welfare of winery and hospitality staff in the general area. (continued)

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**2. ADDRESSING POSSIBLE MATTERS OF PRECEDENT (continued)**

a. GENERAL PRECEDENT (continued): The City of West Kelowna has continually and is currently investing in the infrastructure, safety, and presentation of the Westside Wine Trail. As a member winery directly on the wine trail and as properties operated in conjunction with a Westside Wine Trail member winery, we feel these properties represent a unique opportunity to seamlessly blend into the tourism objectives of the City of West Kelowna.

We are hopeful that the City of West Kelowna maintain discretion on a case by case basis regarding Temporary Use Permits for STAs, therefore protecting the precedent of the general area regulations while taking special cases under consideration.

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b. PRECEDENT FOR STANDARD R1 ZONING: We argue that as opposed to a standard single-family dwelling, the potential operation of these properties as TUP STAs are directly generating employment opportunities in the area: management staff, cleaning contractors, and on-site and tangential hospitality and tourism workers. Additionally, Mt. Boucherie Estate Winery has purchased an adjacent Kerry Ln property capable of providing long-term affordable housing for up to 8 tenants, offsetting potential loss in the local long-term rental pool as a result of 815 & 819 Douglas Rd possibly being granted TUPs for STA.

The potential operation of these TUP/STAs comes with a holistic and strategic investment in the community that carefully mitigates and protects against any potential negative impact, while also directly contributing to the growth of the Westside wine trail tourism sector and the welfare of local citizens.

Mt. Boucherie Estate Winery is extremely grateful for the guidance and assistance of the City of West Kelowna Planning department. It is the express interest of the winery to cooperate with the recommendations of the City in a manner that respects and benefits the interests of all parties involved.

Sincerely,

Craig McCulloch, VP & CEO  
Mt. Boucherie Estate Winery