



**CITY OF WEST KELOWNA  
DEVELOPMENT VARIANCE PERMIT  
DVP 23-10**

**To:** James Schlosser  
1895 Bartley Road  
West Kelowna, BC  
V1Z 2M6

1. This **Development Variance Permit** is issued subject to compliance with all the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below, and any and all buildings, structures, and other developments thereon:

LOT 1 DISTRICT LOT 2188 & 5336 OSOYOOS DIV OF YALE DISTRICT PLAN  
EPP22832  
1895 Bartley Rd

3. This Permit allows for the variance of S.3.24.1 of the Zoning Bylaw to allow agri-tourism accommodation units outside of a principal single detached dwelling and is subject to the following conditions and related Schedules:
  - A. The siting, form, exterior design, and finish of the agritourism units are to be in accordance with Schedule 'A';
    - i. As a condition of this permit, the applicant will be residing on the property prior to the occupation of the agri-tourism units.
4. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof. Should any change be required to this permit, please ensure that you obtain written approval from the City of West Kelowna prior to making any changes.
5. If this Development Variance Permit has not been issued within one year from approval, Permit (DVP 23-10) shall be deemed to have been refused and the file will be closed.
6. **This Permit is not a Building Permit.**
7. **This Permit is not a Municipal Highway Permit.**
8. **This is not an Archaeology Permit.**

A: All archaeological sites in B.C. are protected under the Heritage Conservation Act. This applies to whether sites are located on public or private land and whether the site is known or unknown. If you think you have uncovered an archaeological site during a building project or renovation, please do not disturb the site further and call B.C.'s Archaeology Branch

immediately at (250) 953-3334. Branch archaeologists will review your project plans and make recommendations to manage site impacts and secure the required permitting.

AUTHORIZING RESOLUTION NO (XXXXXXX) PASSED BY THE MUNICIPAL COUNCIL ON (DATE).

Signed on \_\_\_\_\_

\_\_\_\_\_  
Corporate Officer

I hereby confirm that I have read and concur with the conditions of the Development Variance Permit and will ensure that copies of the Permit will be provided to onsite personnel at time of construction.

Signed on \_\_\_\_\_

\_\_\_\_\_  
Property Owner or Agent

ISSUED on \_\_\_\_\_

Schedules:

Schedule A: Proposal Summary prepared by Niche Wine Company on October 4<sup>th</sup>, 2023.



# Farm Development Plan

1895 Bartley Road, West Kelowna



## SMALL BATCH. *Big Love.*

Niche Wine Co. is a family owned and operated winery making small-batch wines in West Kelowna. Our small farm produces a home-grown, handcrafted lineup of wines that has sold out vintage over vintage and consistently wins awards on a national and international stage.

Since 2009, we have been both figuratively and literally bootstrapping our way to a sustainably run farm and this next phase of development is critical to our future success.

A recent BC Consumer Segmentation study put out by Wine Growers BC found that accommodations was rated the #2 feature traveller's look to when choosing a wine region to visit. Nature and outdoor adventure was #3.

Our plan? A micro-resort in the hills of West Kelowna that offers travellers the best of both! Authentic, agri-tourism with a side of Pinot Noir.

**THE HEART IS SAID TO BE 10,000 TIMES MORE POWERFUL THAN THE MIND.  
YOU CAN'T GIVE YOURSELF GOOSE BUMPS, BECAUSE IT NEEDS TO COME FROM THE  
HEART. WE NEED TO CONNECT TO SOMETHING WE DEEPLY BELIEVE IN TO BECOME  
EMOTIONAL, TO GET GOOSE BUMPS, BUTTERFLIES AND TEARS.**

**★ IT HAS TO BE AUTHENTIC ★**

# THE PLAN

## PHASE ONE // COMPLETION JUNE 2024

- ★ **Carriage House** - Under ALR and City of West Kelowna regulations our property zoning allows for both a primary and secondary residence. In phase one, we would like to build a 962 ft carriage house that will first serve as our primary residence, until the completion of phase two of the project. Detailed floor plan attached.
- ★ **4 Agri-tourism Units** - Under ALR regulation we are allowed up to 10 agri-tourism units for short term rental. We would like to seek an amendment to the City of West Kelowna bylaw to build 4 units all 318 ft in size for short term rental and incremental farm income. Details attached.
- ★ **Tasting Room** - Small wine tasting bar for hosting wine enthusiasts looking to try a flight of wine. This small unit will be 30 x 20 feet in size.

## PHASE TWO // COMPLETION JUNE 2026

- ★ **Primary Residence** - We would like to build a primary residence approximately 2000ft in size and use the Carriage House as an in-law suite.



# MICRO-RESORT MAP

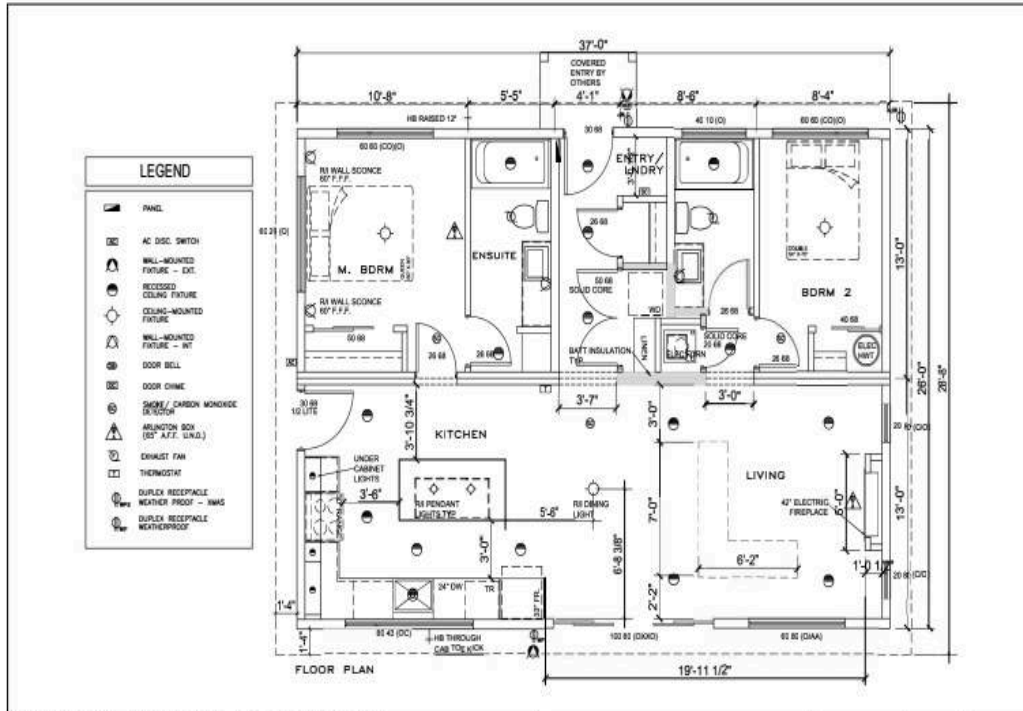
PHASE ONE // COMPLETION JUNE 2024

Mother Nature continues to teach us the power of diversity and a good farmer knows it's best not to put all your eggs in one basket. With that in mind, we invite you to imagine Niche as a micro-resort destination that celebrates wine, food, and family in a way only we know how.

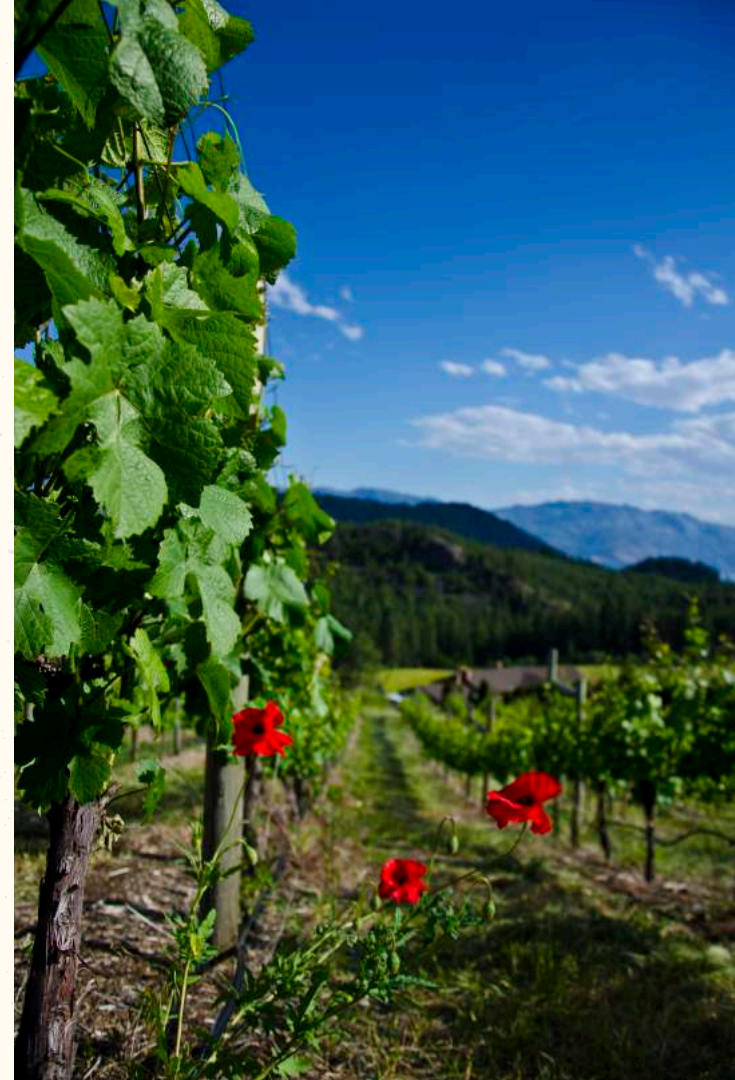


-  TOURISM UNITS
-  CARRIAGE HOUSE
-  PARKING LOT
-  SEPTIC FIELD
-  TASTING ROOM

# CARRIAGE HOUSE



REVISIONS	NUMBER	DATE	NUMBER	DATE	FLR	DM R	PRCD	COPYRIGHT	CHPAO		
	7	FEB 24 2023	4	FEB 13 2023	FLG	ELEC	PURC			THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (SAS) INC. AND REVISIONS MAY BE USED OR DUPLICATED WITHOUT WRITTEN PERMISSION	DRAWN BY: SW
	2	JAN 30 2022	5	FEB 21 2023	DM W	HTG	PFA				
3	FEB 01 2023	6	FEB 23 2023	DM P			ESTIMATE:				
								CHD BY:	ISSUED:		
								SCALE:	AREA:		
								1/4" = 1'-0"	562 SQ.FT.		





# AGRI-TOURISM UNITS

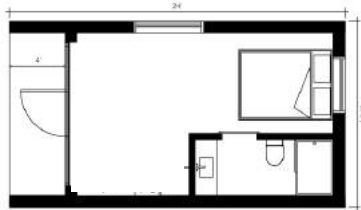
PHASE ONE // COMPLETION JUNE 2024

We would like to seek an amendment to the City of West Kelowna bylaw to build 4 units all 318 sq ft in size for short term rental and incremental farm income.



## The Mini : Plan A

13'3" Wide x 24' Long x 12'6" Tall / 318 sq ft / 29.54 m<sup>2</sup>  
Yoga Studio, Exercise Room, AirbnB, Office Space, Garden Suite



# THE VISION



## PHASE ONE // AGRICULTURE LAND COMMISSION (ALC) APPROVAL

On Mon, Jun 12, 2023 at 10:40 AM McBurnie, Michael ALC:EX <[Michael.McBurnie@gov.bc.ca](mailto:Michael.McBurnie@gov.bc.ca)> wrote:

Hi James,

Thanks for getting in touch. We always appreciate hearing from people before things get started. You are correct that the ALC regulations now permit one 500 m<sup>2</sup> residence, one 90 m<sup>2</sup> residence, and up to 10 agri-tourism sleeping units as long as they are tied to agri-tourism and meet the other criteria outlined in ALC Information Bulletin 6 (copy attached). I have also attached the Information Bulletin 5 – Residences in the ALR which defines the total floor area for the principal and additional residences.

You're also correct that you'll need to confirm with your local government what their rules are. With housing and agri-tourism accommodations, the ALR rules set the maximum that could be allowed, but give the local government the ability to be more restrictive (ie. some only permit one residence, or fewer than 10 agri-tourism accommodations).

If you have any further questions, please let me know.



**Michael McBurnie** (he/him)

Regional Planner: North, Interior, and Okanagan

Agricultural Land Commission

[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca) | 236-468-3246

## PHASE ONE // AGRICULTURE LAND COMMISSION (ALC) APPROVAL

Hi Michael,

I hope this email finds you well. We met with the Yvonne Mitchel a planner for the City of West Kelowna on August 17th to discuss our proposed plan for our property at 1895 Bartley Road, West Kelowna, BC, V5Z 4E6. I have attached to this email a short presentation that outlines the plan we presented.

The outcome from the meeting was positive. If we reduce the number of agrotourism units from 5 to 4 Yvonne thinks the City would approve the plan provided the City grants us a variance to the City's bylaw requirement that the agrotourism units be included in the primary residence.

Prior to her discussing this with her manager she wanted me to confirm the following with the ALC:

- 1) In our plan we had each agrotourism unit contain a kitchen. Could you confirm whether or not the ALC would have any issue with this.
- 2) Does the ALC have any restrictions on the extent of time that the units could be rented out on a seasonal basis (i.e. is there a maximum amount of months within the year)?
- 3) In our plan we had proposed to put a sauna as an amenity. Would the ALC have any issue with provided this as an amenity?
- 4) We are planning on using Chaparral homes to build both the houses and the agrotourism units. Does the ALC have any restrictions on using a modular home builder?

Thanks,

James.

## PHASE ONE // AGRICULTURE LAND COMMISSION (ALC) APPROVAL

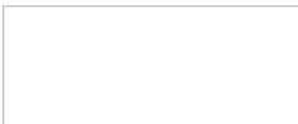
On Wed, Aug 23, 2023, 10:33 a.m. McBurnie, Michael ALC:EX <[Michael.McBurnie@gov.bc.ca](mailto:Michael.McBurnie@gov.bc.ca)> wrote:

Hi James,

I'll answer your questions from the ALC's perspective. Keep in mind that local governments rules can't be more permissive than the ALR rules, but they can be more restrictive regarding tourism accommodations, up to outright prohibiting them. What this generally means is you need to meet the stricter of the ALC or City's rules if they're not the same.

1. The agri-tourism accommodations that are permitted in the ALR are limited to sleeping units only. This doesn't include kitchens. This is covered in [Section 33 of the ALR Use Regulation](#).
2. Accommodations must be on a seasonal OR short-term basis. Short term generally means less than 30 days, which I believe matches West Kelowna's definition. Short term rentals can be year-round. Seasonal is another option which doesn't have the 30 day limit, but it can't be year-round (ie. there must be an off season when they're closed). The general idea is that tourism accommodations aren't residences.
3. Accessory buildings for agri-tourism aren't permitted. Agri-tourism accommodations are limited to sleeping units and other amenities like a sauna, pool, etc, aren't permitted.
4. The ALC doesn't have any concerns if the units are modular homes.

If you have any further questions, please let me know.



**Michael McBurnie** (he/him)

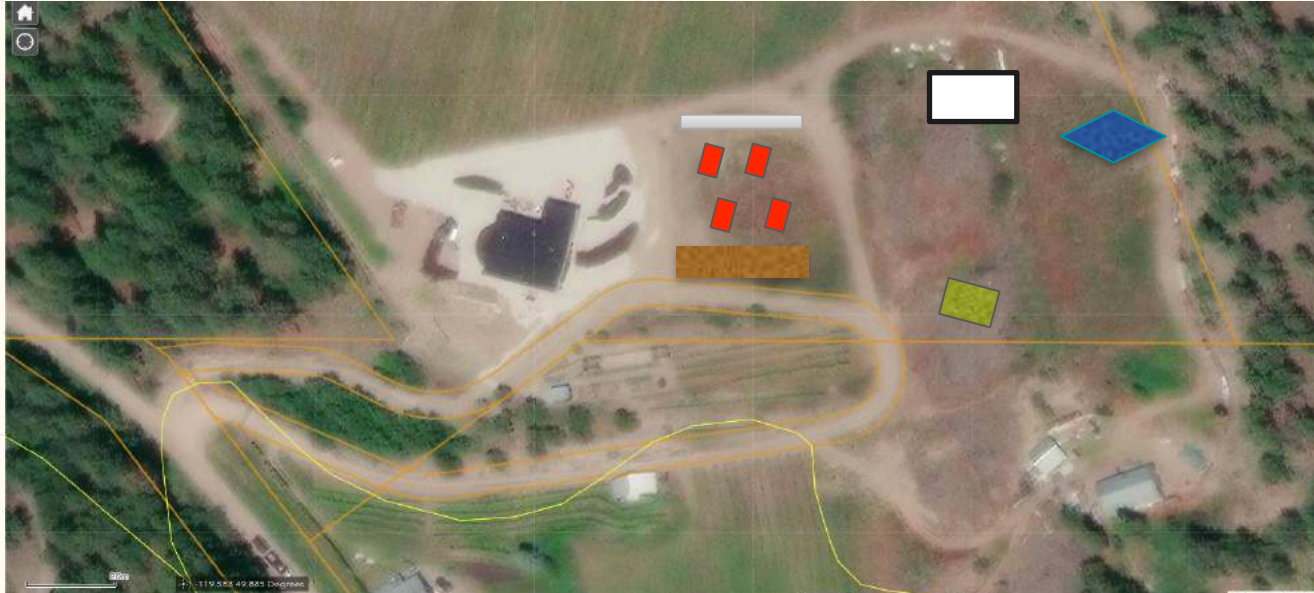
Regional Planner, North and Kootenay regions  
Agricultural Land Commission

[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca) | 236-468-3246

# PRIMARY RESIDENCE

PHASE TWO // COMPLETION JUNE 2026

We would like to build a primary residence approximately 2000ft in size and use the Carriage House as an in-law suite.



-  TOURISM UNITS
-  CARRIAGE HOUSE
-  PARKING LOT
-  SEPTIC FIELD
-  PRIMARY RESIDENCE
-  ADDITIONAL SEPTIC

# ★ APPENDIX ★

★ HAVE YOU HEARD OF A DESIRE PATH? ★

PAVED ROADS SHOW US WHERE WE OUGHT TO GO,  
BUT DESIRE PATHS ARE MADE WHEN WE STEP OFF THE ROAD AND  
LET OUR HEARTS DECIDE THE WAY.



# PAPA LOVES *Pinot!*

Hello.

*My name is James Schlosser  
and I am a winemaker.*

I'm also a Master of Science, Hugh's Dad, and Co-Founder of Niche Wine Company. If I'm not pressing grapes, bottling wine or power washing, you can usually find me drinking Pinot noir and smoking something in my Traeger.

I grew here in West Kelowna and I am committed to farming this land to the best of my ability and passing it on for generations to come.



# MOMMA *loves* WINE

Hello.

*My name is Joanna Schlosser  
and I am a wine enthusiast.*

I am also a Creative Director, Hugh's Mom, and Co-Founder of Niche Wine Company. Brand building, content strategy, and wine drinking are probably my three favourite things to do. I am also a big fan of reading books, eating French fries, and a good late-night Instagram scroll.

I am proud member of the Squamish Nation and I am committed to sowing a way towards revitalizing indigenous agriculture here in West Kelowna.



# FIND YOUR *Niche.*

Niche Wine Co. released its first vintage (less than 100 cases of wine) in 2010.

Our production currently sits at approximately 1500 cases and in the next 5 years will scale to 3000.

Our current lineup of wines consists of the following vintages and varietals:



EXTRA MILE FOCH

EXTRA MILE PINOT NOIR

EXTRA MILE MERLOT

FARMHOUSE PINOT NOIR

WILD & FREE PINOT NOIR

FARMHOUSE ROSÉ

FARM FRESH WHITE

PINOT GRIS

SMALL BATCH BUBBLES