



**CITY OF WEST KELOWNA  
TEMPORARY USE PERMIT  
TUP 25-01**

**To:** Quails' Gate Winery  
3301 Boucherie Road  
West Kelowna, BC  
V4Z 2H3

1. This **Temporary Use 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 2, DISTRICT LOT 581, ODYD PLAN EPP 140679  
(3303 Boucherie Road)

3. This Temporary Use Permit allows for agri-tourism accommodation at 3303 Boucherie Road, subject to the following conditions:
  - I. A tour of the agricultural land, an educational activity or demonstration in respect of all or part of the farm operation conducted on the farm unit, and activities be provided as part of each stay;
  - II. That agri-tourism accommodation be allowed in the entirety of both the existing single detached dwelling and carriage house (as identified in Schedule A);
  - III. A total of seven agri-tourism accommodation guest rooms be permitted on the property up to a maximum of 300 m<sup>2</sup> gross floor area;
  - IV. A local contact will be available to interact with guests and respond to any nuisance complaints;
  - V. That the property or overall farm unit must be classified as a farm under the Assessment Act;
  - VI. Accommodation stays must be for a minimum of three nights; and
  - VII. That the permit is issued for a period of 3 years.
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. **This Permit is not a Building Permit.**
6. **This Permit is not a Municipal Highway Permit.**
7. **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.

8. Subject to the terms of the permit, where the holder of a permit issued under the *Local Government Act* does not substantially commence any construction with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

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

EXPIRY DATE: XXX

ISSUED ON DATE: XXX

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

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

I hereby confirm that I have read and concur with the conditions of the Temporary Use Permit and will ensure that copies of the Permit will be provided to onsite personnel.

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

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

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

Schedules:

Schedule A: Quails' Gate Temporary Use Permit Proposal for 3303 Boucherie Road



## Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary

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### INTRODUCTION:

Quails' Gate Vineyard Estate Winery is in the process of planning a comprehensive, environmentally sensitive development that includes an innovative employee housing complex and an eco-villa agritourism resort on the winery's waterfront agricultural property (see [Appendix A](#)). This vision encompasses apartment-style employee housing and an integrated eco-villa resort, designed to harmonize with the vineyard and winery, the Green Bay wetlands, and the neighboring Sunnyside and Green Bay communities.

Quails' Gate is committed to ensuring that this vision is supported by thorough planning, professional consultation, and careful review of environmental and community impacts. As such, a detailed proposal is being prepared that will include zoning amendments, OCP revisions, and a comprehensive development plan. Given the scale and complexity of this project, it is anticipated that the planning and vetting process will take at least one year before it is ready for technical review by the City. Following this, the application will need additional time for Council review and public consultation, likely taking 12 to 18 months before it can be considered by Council for approval. After that, Development Permit (DP) preparation and submission will follow, with construction potentially beginning 3 to 5 years after the start of this process.

In the interim, Quails' Gate is requesting that Council consider a Temporary Use Permit (TUP) for the two existing dwellings on the A1 zoned property, to allow them to be used as agri-tourism accommodation. This request is necessary as the current use of these properties does not fully comply with the zoning regulations under the City of West Kelowna's Zoning Bylaw for agri-tourism accommodation on A1-zoned parcels. However, the properties are very close to meeting the requirements, and the TUP would allow for a temporary, compliant use while a long-term development proposal is prepared.

The rationale for the TUP is as follows:

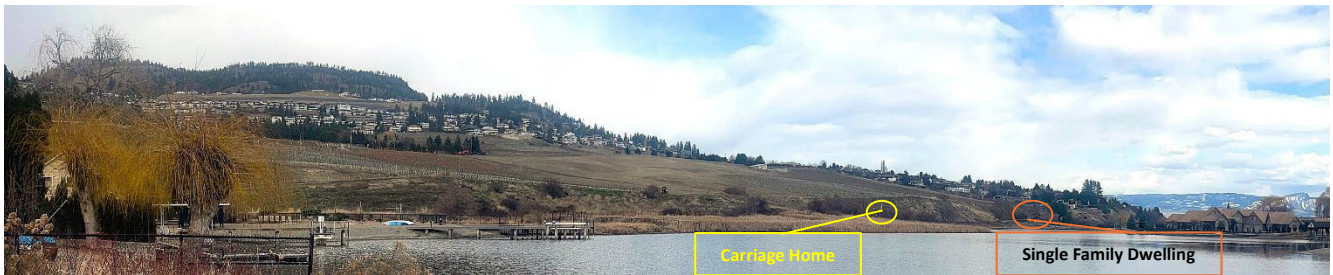
- Zoning Inconsistency: The City's Zoning Bylaw agri-tourism accommodation regulations are based on an individual farm parcel instead of the overall farm operation, which in this case, involves multiple contiguous farm parcels.
- ALC Regulation Consistency: The proposed agritourism accommodation on the A1 zoned parcel is consistent with the ALC regulations, which are based on agricultural planning best practices.
- Minimal Impact and No Changes to Existing Structures: The two existing dwellings will remain unchanged, with no alterations or expansions to their structures or impacts to the A1 zone farm parcel.
- Alignment with Agri-tourism Vision: The use of these dwellings for agri-tourism aligns with the City Master Plan and Quails' Gate's broader vision of supporting sustainable tourism and promoting local agriculture, enriching the experience of visitors while providing additional support for the winery's operations.
- Revenue Generation During Transition: Quails' Gate has recently made a significant investment of \$4-5 million into a vine replanting program, which will take 4-5 years before meaningful harvests can be achieved. In the meantime, the winery anticipates financial challenges. The TUP would provide an important revenue stream during this transitional period.
- Support for Long-Term Development Goals: The temporary accommodation will bridge the gap until the full development of the farm and hospitality employee housing and eco-villa resort complex is ready to proceed, providing an additional revenue stream during the anticipated 3 to 4 years of planning, permitting, and development.



## **Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary**

In addition to the Temporary Use Permit application, Quails' Gate is requesting that Council authorize staff to discharge a Section 219 covenant registered on title, which was an accessory home requirement under a previous zoning bylaw. The current zoning bylaw includes updated and more comprehensive regulations for agricultural worker dwellings, rendering the covenant redundant and outdated.

In conclusion, Quails' Gate seeks to ensure that this project is thoroughly planned, professionally vetted, and aligned with both regulatory requirements and community interests. The TUP request will allow the winery to maintain financial stability while the long-term development is carefully planned and reviewed. We appreciate Council's consideration of this request and look forward to working closely with the City and the community throughout the review process.



*Photo taken from Osprey Park in Green Bay Neighbourhood*





# **Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary**

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## Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary

### FORMAL REQUEST TO COUNCIL:

THAT Council authorize staff to discharge section 219 covenant LB480152 from Lot 2, DL 581, ODYD, Plan EPP 140679 (PID: 032-467-044); and

THAT Council authorizes the issuance of a temporary use permit to allow the following uses on Lot 2, DL 581, ODYD, Plan EPP 140679 (PID: 032-467-044):

- That agri-tourism accommodation be allowed in both the existing single detached dwelling and carriage house.
- That a total of seven (7) agri-tourism accommodation guest rooms be permitted on the property up to a maximum of 300m<sup>2</sup> gross floor area.
- That agri-tourism accommodation be permitted if the farm unit is classified as a farm under the *Assessment Act*.
- That the permit is issued for a period of 3 years.

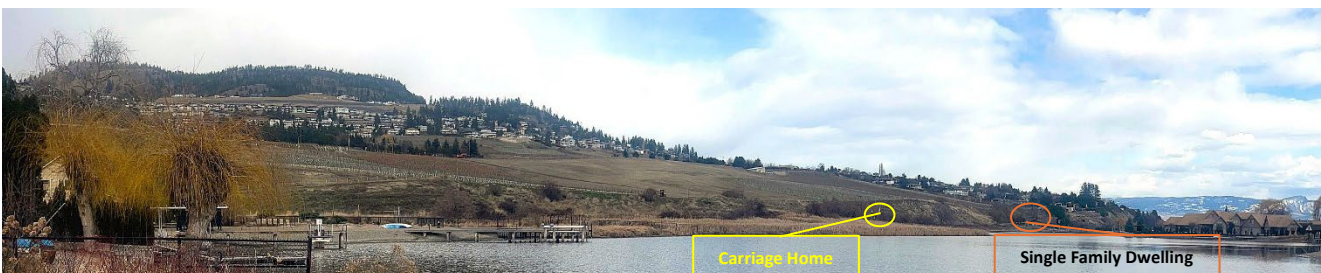


Photo taken from Osprey Park in Green Bay Neighbourhood





## Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary

### PROPERTY OVERVIEW:

Quails' Gate Vineyard Estate Winery is a fourth-generation family estate winery, which operates its 65-hectare (160 acre) agricultural operation across five parcels in the South Boucherie Neighbourhood, with additional properties in South Kelowna and the South Okanagan.

The 6.51-hectare A1 zoned waterfront subject property was subdivided this spring as part of a larger parcel line reconfiguration<sup>1</sup>. As the subdivision was recently completed, the City's GIS mapping has not yet been updated to reflect the revised parcel boundaries. Figure 1 provides a context map illustrating the configuration of the new parcel.

The subject property fronts Okanagan Lake and has legal frontage on Boucherie, Sunnybrae and Green Bay Roads. The property is currently accessed via Sunnybrae Road. While the subject property is zoned A1 Agricultural, it is not located within the Agricultural Land Reserve (ALR), making it a unique piece of the overall winery operation.

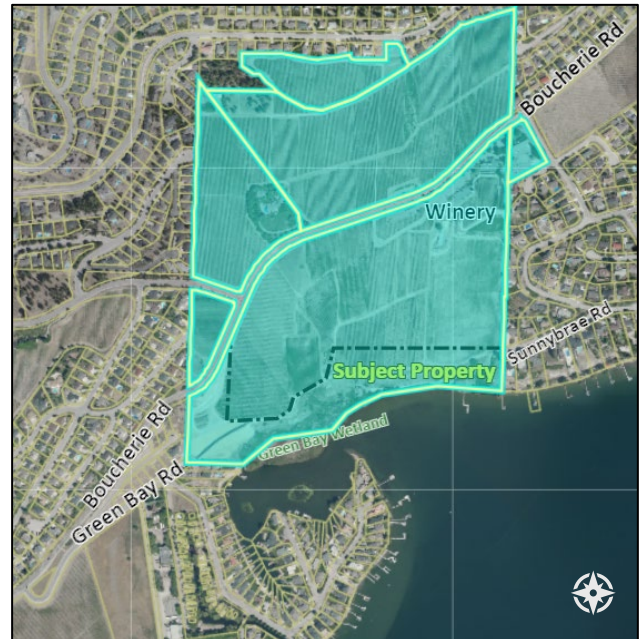


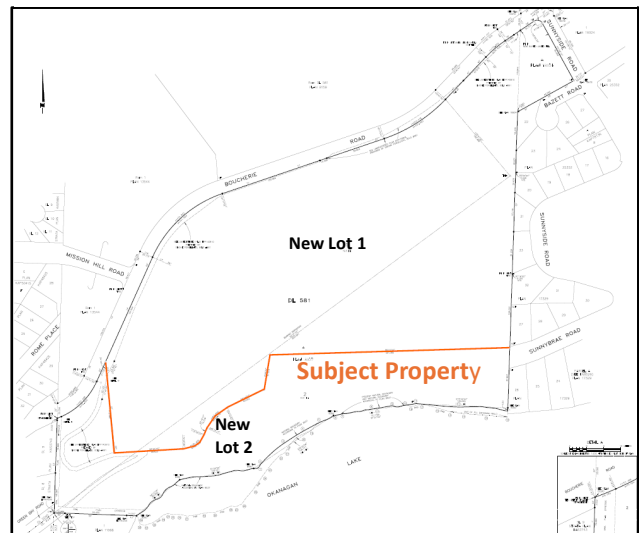
Figure 1. Overall QG Farm Operation above.  
Subdivision Plan illustrating new parcel boundary below.



Driveway access from Sunnybrae Road

### Existing Uses on Subject Property:

The upper western portion of the subject property is planted with the winery's vineyard, while the lower portion features a single-family dwelling and a smaller A-frame carriage house, both situated on flat land along Okanagan Lake. A portion of the Boucherie Multi-Use Pathway and Green Bay wetlands lie within the western section of the parcel.



<sup>1</sup> CWK File: SUB 24-08



## Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary

### Parcel Information:

- **New PID:** 032-467-044
- **New Legal:** Lot 2, DL 581, ODYD, Plan EPP 140679<sup>2</sup>
- **New Civic:** Sunnybrae Road
- **New Parcel Size:** 6.51 ha (16.08 acres)
- **DP Areas:** Aquatic Ecosystem; Hillside; Sensitive Terrestrial Ecosystem
- **OCP:** Agricultural
- **Zoning:** A1 Agricultural
- **ALR:** No

### Surrounding Uses:

- **North:** vineyard and winery owned by Quails' Gate.
- **East:** Sunnybrae Road, single family residential homes (closest home 68 m from SFD).
- **South:** Green Bay/Okanagan Lake, and Green Bay neighbourhood (closest home 150m from carriage home).
- **West:** Green Bay Road, predominantly vacant strata subdivision (B&B operates 300m away).



Distance between proposed agri-tourism accommodation and nearest residential homes.

### OLD ZONING BYLAW - SECTION 219 COVENANT:

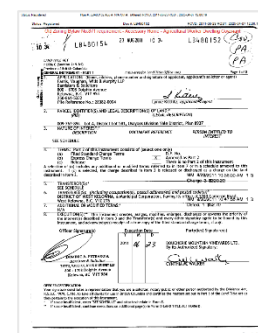
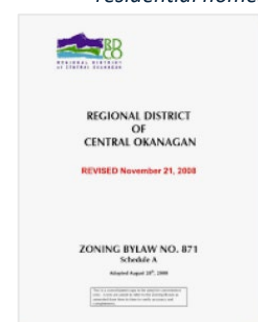
The RDCO and early District of Westside Zoning Bylaw No. 871 allowed a second "accessory home" on an agricultural property; however, its use was restricted to an agricultural worker or caretaker. The historic regulations required a covenant to be registered on title that duplicated the accessory home zoning regulations into a restrictive covenant on title.

#### RDCO Westside Zoning Bylaw No.871

*The owner shall enter into a restrictive covenant, under the Land Title Act, with the Regional District of Central Okanagan, to ensure that one home is designated the accessory home to accommodate the household of an agricultural worker or caretaker.*

In line with the now repealed accessory home regulations, the covenant states that two dwellings are permitted on an A1 zoned parcel as long as:

- the smaller secondary dwelling is required for an agricultural worker or caretaker employed in the principal farm operation on the Lands.
- The Lands are not less than 3.8 ha in area.
- The accessory home will not be used as a B&B, but a standard home business may operate.



<sup>2</sup> Existing CWK GIS Information – Legal: Plan Lot A, KAP8937, DL 581 ODYD (PID: 009-767-948), address: 3033 Boucherie Rd.





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Okanagan Valley

## Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary

- The habitable area will not exceed the lesser of 140 sq.m or 75% of the GFA of the main house.
- The accessory home must have at least one parking space.
- The accessory home will not contain a secondary suite.

Since the registration of the covenant, there have been fundamental changes in land use policy and agricultural planning best practices. The City's agricultural regulations have been revised with improved criteria regulations for both agricultural worker dwellings (example below) and agri-tourism accommodation and the practice of registering a restrictive covenant was abandoned.

### CITY OF WEST KELOWNA ZONING BYLAW No. 0265 – s.3.22 AGRICULTURAL WORKER DWELLING

.1 Agricultural Worker Dwellings shall only be located on parcels or farm units where all or part of the parcel or farm unit where the agricultural dwelling is located is classified as a farm under the Assessment Act and the need for agricultural worker dwellings has been demonstrated to the City through documentation such as:

- A contract with the Federal government through a migrant worker program such as the Seasonal Agricultural Worker Program or Agricultural Stream Program;
- Farm receipts;
- Previous employment records; and/or
- A farm plan prepared by a professional agrologist.

As the covenant reflects outdated zoning regulations left over from the RDCO days, Quails' Gate requests that Council authorize staff to discharge the section 219 covenant (LB480152) from the title of the subject property.

## ZONING COMPLIANCE CHALLENGES:

### Permitted Structure Use:

The City's A1 zone permits agri-tourism accommodation and short-term rentals as secondary land uses. However, under current zoning regulations, agri-tourism accommodation is only permitted in the single detached dwelling, while short-term rentals (requiring a principal resident) are permitted in either the single detached dwelling or the carriage house.

The existing single-family dwelling meets the agri-tourism accommodation regulations, and the A-frame carriage house meets the short-term rental regulations except for the requirement of a principal resident. Since the accommodations are designed to be part of the winery's agri-tourism experience - managed by onsite winery staff and offering agri-tourism concierge services - a short-term rental with a principal resident was not considered the appropriate land use for the carriage home. Instead, agri-tourism accommodation monitored and maintained by winery staff is the requested use in both the single-family dwelling and the carriage house.

### 8.1 AGRICULTURAL ZONE (A1)

#### .1 Purpose

To accommodate agricultural operations and related activities located on parcels that are typically within the Agricultural Land Reserve.

#### .2 Principal Uses, Buildings and Structures

- |   |                                 |
|---|---------------------------------|
| (a) Agriculture, general                        | (f) Greenhouse or plant nursery |
| (b) Agriculture, intensive                      | (g) Mobile home                 |
| (c) Alcohol production facility                 | (h) Modular home                |
| (d) Cannabis production facility in ALR only    | (i) Riding stable               |
| (e) Kennels, service on parcels 4 ha or greater | (j) Single detached dwelling    |

#### .3 Secondary Uses, Buildings and Structures

- |  |  |
|--|--|
| (a) Accessory uses, buildings and structures           | (h) Home based business, major                               |
| (b) Agricultural worker dwelling                       | (i) Kennels, hobby   |
| (c) Agricultural worker dwelling, temporary            | (j) Portable saw mill or shake mill                          |
| (d) Agri-tourism                                       | (k) Retail sales of farm products or processed farm products |
| (e) Agri-tourism accommodation                         | (l) Secondary suite  |
| (f) Care facility, minor                               | (m) Short-term rental/short-term rental (bed and breakfast)  |
| (g) Carriage house (may be subject to ALC regulations) |  |



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Okanagan Valley



## Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary

Quails' Gate requests that Council approve agri-tourism accommodation in both the single detached house and the A-frame carriage house for the following reasons:

- While the property is not within the ALR, the Agricultural Land Commission (ALC) regulations, which set agricultural best practices, permit agri-tourism accommodation in both secondary dwellings and the single-family dwelling (see [Appendix B](#)).
- No new structures or expansions are proposed, and both dwellings have access from Sunnybrae Road with sufficient parking.
- Both dwellings exceed the zoning bylaw required 30-metre setback for agri-tourism accommodation from other residential parcels.



### Maximum Guest Rooms and Total GFA:

The City's Zoning Bylaw regulates the total number of agri-tourism guest rooms and the maximum gross floor area (GFA) of the bedrooms based on parcel size rather than the size of the overall farm operation or farm unit<sup>3</sup>. There is an inconsistency in the zoning bylaw with reference to a "farm parcel" versus a "farm unit." While the agri-tourism accommodation regulations (s.3.24) are specific to a farm parcel, the regulations for agricultural worker dwellings – temporary and full time (Sections 3.22 and 3.23) reference either the farm parcel *or* the farm unit when regulating both the farm classification requirement and the maximum number of guest rooms/dwellings (see [Appendix B](#)). This inconsistency creates an unnecessary barrier for farm operations that span multiple contiguous parcels, as is the case for Quail's Gate.

As an unintended consequence of a recent subdivision, the newly created 6.51 ha farm parcel is now subject to a maximum of 4 guest rooms and a gross floor area cap of 120 m<sup>2</sup>, despite continuing to function as part of the larger farm operation. Previously, as part of the larger farm parcel, up to 10 guest rooms and a maximum of 300 m<sup>2</sup> of GFA were permitted (see Table 1).

Table 1. Zoning Bylaw No.0265 Section 3.24.4

Parcel Size	Maximum # of Guest Rooms	Total Gross Floor Area (GFA) of Guest Rooms
Parcels Less than 2.0 ha (4.9 ac)	0	0
Parcels equal to or greater than 2.0 ha (4.9 ac) and less than 7.6 ha (18.8 ac)	4	120 m <sup>2</sup> (1,292 ft <sup>2</sup> )
Parcels greater than 7.6 ha (18.8 ac)	10	300m <sup>2</sup> (3,230 ft <sup>2</sup> )

<sup>3</sup> Zoning Bylaw No.0265 defines a FARM UNIT as one or more contiguous or non-contiguous parcels, that may be owned, rented or leased, within City limits, which forms and is managed as a single agricultural operation as demonstrated through a farm plan, farm receipts or other documentation to the satisfaction of the Director of Development Approvals.





## Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary

Since this parcel remains an integral part of the overall 65-hectare (160 acre) farm operation (farm unit) and will continue to be operated by the winery for the proposed three-year period, Quails' Gate requests that Council allow the existing seven guest rooms with a total gross floor area of up to 300 m<sup>2</sup>, consistent with the regulation for agricultural parcels greater than 7.6 ha, which the Quails' Gate farm unit meets.

### Farm Status:

The City's agritourism accommodation regulations require a parcel to have farm classification ("farm status") before agri-tourism accommodation is permitted on that parcel. As noted above, the bylaw specifies that the specific farm parcel where the accommodation is located must have farm classification, rather than to the overall farm operation or farm unit.



The Quail's Gate farm operation, including the subject property, currently has farm classification under the BC Assessment Act. Due to recent crop losses in the Okanagan and ongoing vineyard replanting, it is uncertain how BC Assessment will address farm classification as farms re-establish in the coming years. In the unlikely event that BC Assessment temporarily revokes farm status on one or more of the parcels, including the subject property, Quails' Gate requests that Council include a condition in the temporary use permit allowing the agri-tourism accommodation on the subject property if the overall *farm unit* maintains farm classification – consistent with the agricultural worker dwelling regulations.

While this issue may not arise and could be addressed through a development variance permit in the future, including the condition in the temporary use permit now would eliminate the need for an additional development application should BC Assessment temporarily revoke farm classification on the subject property as the vines re-establish. This condition ensures agri-business continuity and supports the winery's long-term agricultural and agri-tourism goals.

### **NEIGHBOURHOOD IMPACT:**

During its historical use, the agri-tourism accommodation on the property has not resulted in bylaw complaints. The winery has maintained a positive relationship with neighbours on Sunnybrae Road and the winery owners and Director of Operations live in the area. Acknowledging the larger community concerns with short term rentals, Quails' Gate has committed to ensuring that the agri-tourism accommodation aligns with the City's new short term rental policies as follows:



- a local contact will be available to interact with guests and respond to any nuisance complaints;
- the name and contact information of the local contact will be prominently displayed within the dwelling;
- the operator and local contact will be available to respond to any issues within two hours if requested by the City; and
- a minimum 3-night stay and selective rental program will help maintain the peaceful atmosphere of the vineyard and surrounding area.



## Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary

### TEMPORARY USE PERMIT REQUEST:

Quails' Gate Vineyard Estate Winery requests that Council discharge the outdated "accessory home" covenant and approve a Temporary Use Permit that allows for agri-tourism accommodation on Lot 2, DL 581, ODYD, Plan EPP 140679, located on Sunnybrae Road, subject to the following conditions:

- i. That agri-tourism accommodation be allowed in both the existing single detached dwelling and the carriage house.
- ii. That a total of seven (7) agri-tourism accommodation guest rooms be permitted on the property up to a maximum of 300m<sup>2</sup> gross floor area.
- iii. That the agri-tourism accommodation be permitted if the parcel or the farm unit are classified as a farm under the *Assessment Act*, and
- iv. That the permit is issued for a period of 3 years.



### TECHNICAL RATIONALE FOR TUP REQUEST:

- The new parcel and agri-tourism accommodation remains under winery ownership and will be operated as part of the larger agricultural operation.
- The proposed agri-tourism accommodation aligns with the ALC agri-tourism accommodation regulations and, when considered within the overall farm unit, complies with City's guest room zoning requirements.
- The proposed use aligns with the City's Official Community Plan and Agricultural Plan policies to:
  - support secondary and tertiary agricultural activities, like agri-tourism accommodation, which contribute to diversification of farming income that do not impact the agricultural capability of farmland; and
  - promote agri-tourism accommodation as a means of diversifying farming income, consistent with the Agricultural Plan's action items and the ALC regulations.
- The requested three-year permit will allow the winery to conduct a comprehensive planning review for the property, supporting West Kelowna's wine tourism economy while ensuring a seamless transition to the long-term agricultural plans.
- The two existing dwellings were historically used as agri-tourism accommodation without complaints from neighbors, and will remain unchanged with no impacts to the agricultural capability of the farm operation.
- The Section 219 covenant is a historic requirement based on outdated zoning regulations; with the City's improved agricultural zoning regulations, this covenant is redundant and irrelevant.







## **Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary**

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### **CONCLUSION:**

Quails' Gate Vineyard Estate Winery's request for a three-year Temporary Use Permit is essential for supporting the winery's long-term vision of sustainable agri-tourism. The proposed agri-tourism accommodation will provide financial stability during the vineyard replanting period; aligns with the City's OCP, Agricultural Plan and agricultural planning best practices, and will contribute to the growth of West Kelowna's agricultural tourism. The proposed future development vision, including the eco-villa resort and employee housing, offer exciting opportunities to enhance West Kelowna's agricultural tourism offerings and contribute to the community's economic resilience. Quails' Gate is committed to ongoing engagement with the City and the public to ensure the success of this project.



## Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary

### APPENDIX A: LONG-TERM DEVELOPMENT VISION: ECO-VILLAS AND WORKFORCE HOUSING

Quails' Gate Winery is committed to ensuring the long-term sustainability of its vineyards and operations while enhancing West Kelowna's reputation as a premier wine and agritourism destination. As part of this vision, Quails' Gate is exploring the opportunity to develop a winery-owned and operated small boutique eco-villa resort and an apartment style farm and winery worker housing unit on this unique waterfront property. While the vision is still in the early planning stages, Quails' Gate intends to bring forward Official Community Plan (OCP), rezoning, and development permit applications in the future to present the full scope of the project to Council and the community.

#### Project Vision

The early development concept consists of:

- An eco-villa resort, modeled after the successful Hester Creek Winery Villas, designed to blend seamlessly into the natural hillside while providing guests with a unique vineyard experience. The villas will have private bathrooms but no kitchens, encouraging visitors to engage with Quails' Gate Winery's culinary offerings and other local restaurants, reinforcing the winery as the central host for the agri-tourism experience.
- Protection of the Green Bay Wetlands, with an ecologically friendly pedestrian connection from Green Bay to the Sunnyside neighbourhoods, with opportunities for the public to view the Green Bay wetlands where ecologically possible.



- A residential building to provide essential workforce housing for Quails' Gate's vineyard and hospitality staff, addressing a well-documented need for agricultural and tourism-related employee accommodations in West Kelowna. This housing is planned as an employer supported apartment style housing with individual self-contained units.

#### Alignment with West Kelowna's Waterfront Plan

Quails' Gate's vision for this property is strongly aligned with the City of West Kelowna's Waterfront Plan for the McDougall Creek/Green Bay character area:

- Enhancing Environmental Stewardship: The proposal prioritizes the preservation and enhancement of the Green Bay Marsh, including the creation of an eco-friendly bird sanctuary and viewing area to provide educational and recreational opportunities for guests and the public.
- Encouraging Sustainable Growth: The eco-villa resort and workforce housing will be designed with an eco-sensitive architectural approach, ensuring minimal environmental impact while maintaining the area's agricultural and natural character.
- Improving Public Access & Connectivity: The project will integrate with the Mt. Boucherie Multi-Use Pathway (Wine Trail) to provide a seamless experience for both resort guests and community members. Discussions with the City will ensure responsible and well-managed access to this shared pathway/access road space.





## **Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary**

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- Supporting Local Agriculture & Economic Resilience: This project ensures that agritourism remains a key pillar of the winery's success while maintaining its core focus on vineyard operations.

Given that the worker housing will be integrated into a larger eco-villa resort complex on the same property, adjacent to the Boucherie Multi-use pathway, and aligned with the Quails' Gate Winery and vineyard, the project will be planned to blend with its surroundings, benefiting both the farmworkers and the wider community, while ensuring environmental preservation and community cohesion.

### **Next Steps**

- Quails' Gate Winery looks forward to continuing discussions with the City and the community as it refines this vision. The winery is preparing OCP amendment, rezoning, and development permit applications, expected to be submitted in 2026, which will provide further details on design, environmental considerations, and public benefits.
- This project presents an opportunity for West Kelowna to support sustainable agri-tourism, responsible development, and the long-term success of local agriculture.



## Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary

### APPENDIX B: ZONING BYLAW - FARM UNIT VS. FARM PARCEL

#### 3.24 AGRI-TOURISM ACCOMMODATION

- .1 Agri-tourism accommodation shall only be conducted within a principal single detached dwelling.
- .2 All or part of **the parcel** on which the agri-tourism accommodation is located shall be classified as a farm under the *Assessment Act*.
- .3 Agri-tourism accommodation shall only be rented for rental periods of less than 1 month.
- .4 The maximum number of agri-tourism accommodation guest rooms is specified in Table 3.13.

**Table 3.13 Maximum number of guest rooms.**

Parcel Size	Maximum Number of Guest rooms
Parcels less than 2.0 ha (4.9 ac)	0
Parcels equal to or greater than 2.0 ha (4.9 ac) and less than 7.6 ha (18.8 ac)	4
Parcels greater than 7.6 ha (18.8 ac)	10

- .5 When a short-term rental and short-term rental (bed and breakfast) is located on the same parcel as an agri-tourism accommodation, the total number of guest rooms permitted on the parcel is the number specified in Table 3.13.
- .6 Agri-tourist accommodation uses shall be setback a minimum of 30 m (98.4 ft) from adjacent Residential Zones.
- .7 **For parcels** equal to or greater than 2.0 ha and less than 7.6 ha the total gross floor area of guest rooms in an agri-tourism accommodation facility shall not exceed 120 m<sup>2</sup> (1292 ft<sup>2</sup>); a separate or ensuite washroom and common areas are not included as part of the area of guest rooms.
- .8 **For parcels** greater than 7.6 ha, the total gross floor area of guest rooms in an agri-tourism accommodation facility shall not exceed 300 m<sup>2</sup> (3230 ft<sup>2</sup>); a separate or ensuite washroom and common areas are not included as part of the area of the guest rooms.

**FARM UNIT** means one or more contiguous or non-contiguous parcels, that may be owned, rented or leased, within City limits, which forms and is managed as a single agricultural operation as demonstrated through a farm plan, farm receipts or other documentation to the satisfaction of the Director of Development Approvals.

#### 3.22 AGRICULTURAL WORKER DWELLING

- .1 Agricultural Worker Dwellings shall only be located **on parcels or farm units** where all or part of **the parcel or farm unit** where the agricultural dwelling is located is classified as a farm under the *Assessment Act* and the need for agricultural worker dwellings has been demonstrated to the City through documentation such as:
  - (a) A contract with the Federal government through a migrant worker program such as the Seasonal Agricultural Worker Program or Agricultural Stream Program;
  - (b) Farm receipts;

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- (c) Previous employment records; and/or
  - (d) A farm plan prepared by a professional agrologist.
- .2 The agricultural worker dwelling shall only be located on **the same parcel** where the agricultural use is taking place or located on a parcel **within the same farm unit**.
- .3 The gross floor area of an agricultural worker dwelling shall not exceed 140 m<sup>2</sup> (1,507 ft<sup>2</sup>) or 75% of the gross floor area of the principal single detached dwelling, whichever is less.
- .4 The maximum number of agricultural worker dwellings is specified in Table 3.10.

**Table 3.10 Maximum number of agricultural worker dwellings**

Minimum Parcel Size or Minimum Farm Unit Size	Maximum Number of Agricultural Worker Dwellings
Parcels or farm units less than 3.8 ha (9.4 ac)	0
Parcels or farm units equal to or greater than 3.8 ha (9.4 ac) and less than 7.6 ha (18.8 ac)	1
Parcels or farm units equal to or greater than 7.6 ha (18.8 ac)	2

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## Quails' Gate Vineyards Estate Winery - Temporary Use Permit Application Summary

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### APPENDIX C - AGRICULTURAL LAND RESERVE USE REGULATION

#### Agri-tourism accommodation

**33** (1) In this section, "sleeping unit" means the following:

- (a) a bedroom or other area used for sleeping located in a residence, cabin or other structure;
- (b) a vehicle, trailer, tent or other structure located on a campsite, field or other area.

(2) The use of agricultural land for providing accommodation in relation to an agri-tourism activity is permitted if all of the following conditions are met:

- (a) the accommodation is located on **agricultural land** that is classified as a farm under the [\*Assessment Act\*](#);
- (b) the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel;
- (c) the accommodation is limited to **10 sleeping units in total, including bedrooms** under section 34 [*tourist accommodation*];
- (d) accommodation is provided on a seasonal or short-term basis only.

#### Definitions:

If farming extends over multiple parcels

3 Unless a contrary intention appears, a reference to a use of **agricultural land** includes all of the agricultural land on which a single farm operation is conducted, regardless of

- (a) whether activities are conducted over one parcel or multiple parcels, or
- (b) whether, in the case of multiple parcels, the parcels are adjacent.