



**CITY OF WEST KELOWNA
DEVELOPMENT VARIANCE PERMIT
DVP 20-08**

To: Chris Nagy, Bronag Contracting
c/o Goats Peak Winery Ltd., Inc.No. BC1171993
PO Box 29262 Kelowna RPO Okanagan Mission
Kelowna, BC V1W 4A7

1. This Development Variance Permit is issued subject to compliance with all of 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 A District Lot 3188 ODYD Plan 26860 Except Plan KAP63607 (2789 Highway 97 S)

3. This Permit increases the maximum building height for a proposed winery building in accordance with Schedule A. Specifically, this permit varies the following sections of Zoning Bylaw No. 0154:
 - **8.1.5(e)** to increase the maximum building height from 15.0 m to 35.05 m for the proposed winery building.
4. This Permit is subject to the following conditions:
 - a. An application to NAV Canada's Land Use Program is required to be submitted and completed prior to Building Permit issuance to assess if the proposed building would require further approvals from NAV Canada;
 - b. Dimensions, siting and design of the new winery building to be constructed on the property in accordance with Schedule 'A'; and
 - c. Exterior lighting shall be designed to not spill over onto, or create glare on, adjacent properties.
5. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit.
6. **This Permit is not a Building Permit.**

AUTHORIZING RESOLUTION NO. C####/## PASSED BY THE MUNICIPAL COUNCIL ON DATE, 2020.

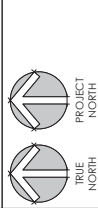
ISSUED ON _____ Signed on _____

City Clerk

Schedules:

- A. Development Drawings, prepared by Sahuri + Partners Architecture, dated May 2, 2020

DRAFT



- This drawing is the property of the Architect and unauthorized reproduction is prohibited under the Copyright Act.
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- The Contractor shall check and verify all dimensions and report any discrepancy to the Architect prior to construction; do not rely on this drawing.
- This drawing shall not be used for construction unless properly noted on ISSUED FOR CONSTRUCTION by the Architect.
- All dimensions and materials unless noted otherwise.

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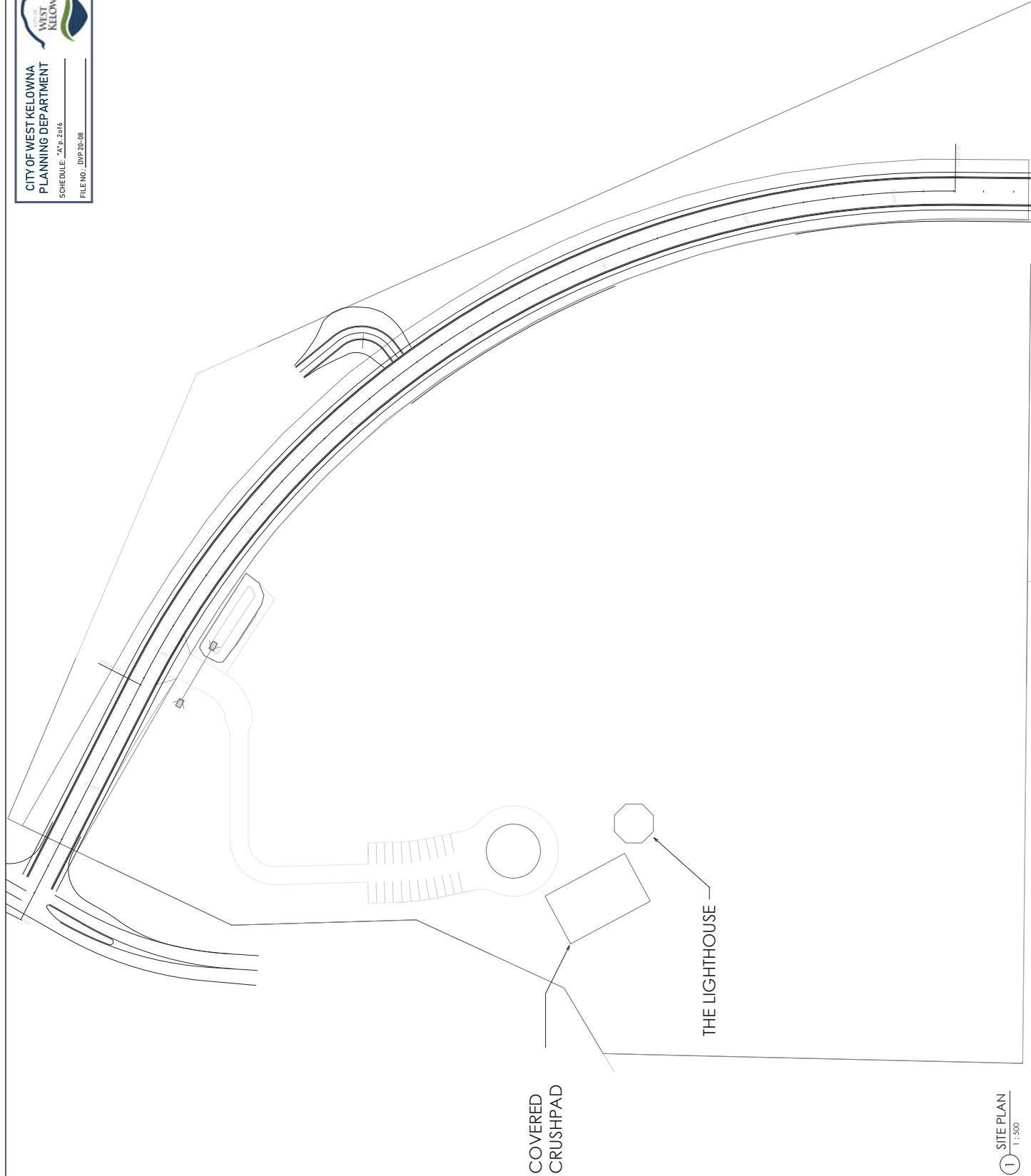
POB

Client

Project Title
THE LIGHTHOUSE

Drawing Title
PROJECT SITE PLAN

| | |
|--------------|----------------|
| Drawing into | Project Number |
| Scale | 20-012 |
| Date | 2020-05-02 |
| Drawn | JASON LINGER |
| Checked | TIM SAHURI |
| Partner | TIM SAHURI |



[illegible]

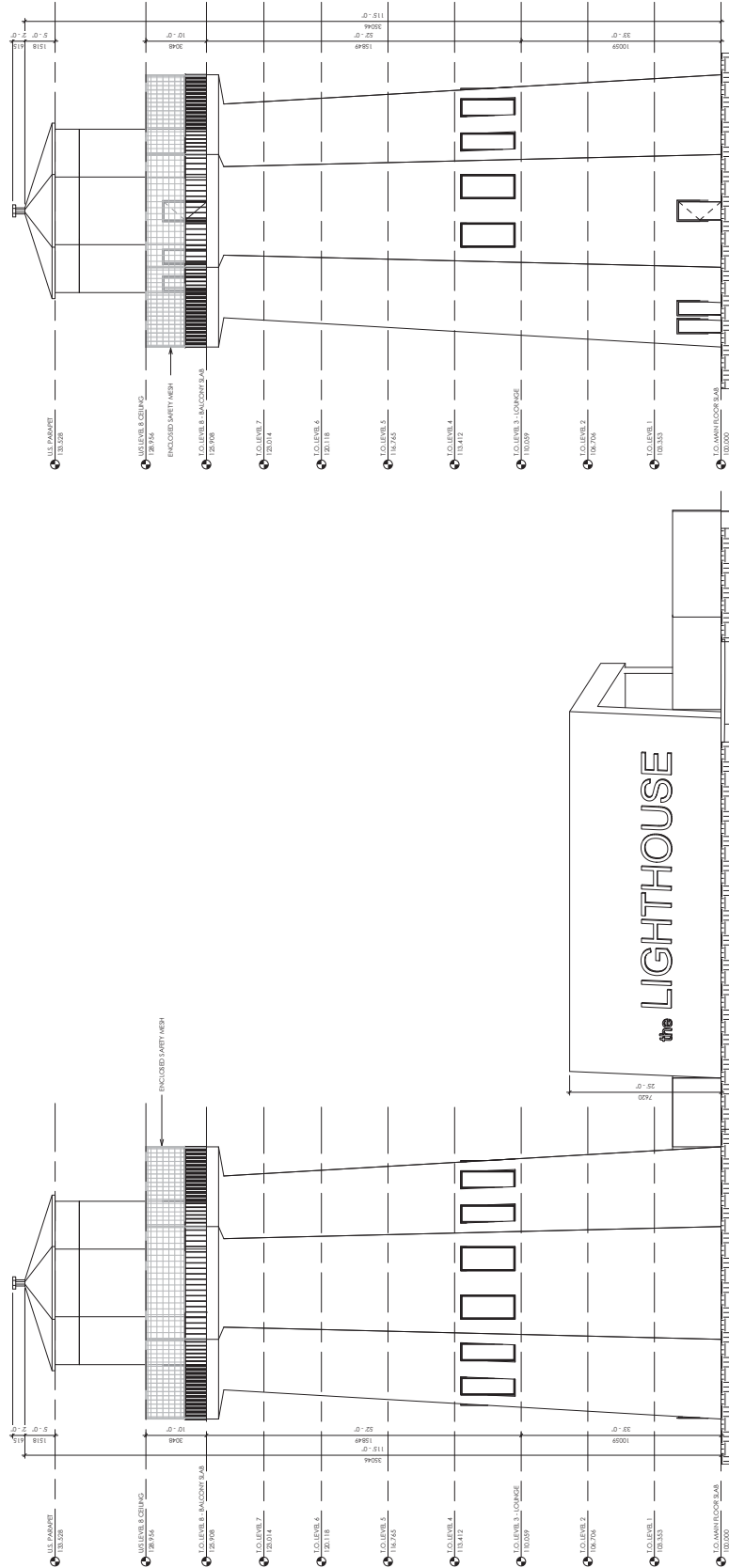
1993

Client

Project Title
THE LIGHTHOUSE

Drawing Title
EXTERIOR ELEVATIONS

| | |
|--------------|----------------|
| Drawing info | Project Number |
| Scale | 20-012 |
| Date | Drawing Number |
| Drawn | A501 |
| Checked | |
| By | |
| For | |



3 EAST ELEVATION
A201 A301 1 : 100

4 SOUTH ELEVATION
A201 A3501 1:100

Seeds

Client

Project Title
THE LIGHTHOUSE

Drawing Title
EXTERIOR ELEVATION

| | | |
|--------------|-------------|-------------------------------|
| Drawing info | | Project Number |
| Scale | Date | 20-012 |
| 1 : 100 | 2020-05-02 | Drawing Number A502 |
| Drawn | JASON UNGER | |
| Checked | TIM SAHJRI | |
| Partner | TIM SAHJRI | |