

STAFF REPORT

Planning and Development

Subject: *Application by James E. d'Entremont Boat Builders Ltd. to amend the LUB to enable a craft Distillery*

To: Municipality of Argyle CAO and Council for August 19, 2019 Special Council Meeting

Date Prepared: August 9, 2019

Related Motions: None

Prepared by: Jared Dalziel, Project Planner, WSP Canada Inc.

Approved by:

Summary

The Municipality has received an application from James E. d'Entremont Boat Builders Ltd. to amend the Land Use By-law to enable a craft distillery with ancillary tasting/event room, retail, and storage facilities at 23 Chemin du Pont du Marais, Middle West Pubnico (PID 90078452).

The current Land Use By-law (LUB) permits alcohol production facilities (breweries and distilleries) at any scale as a heavy industrial use. There is no regulatory option in the land use by-law at present to reflect the lesser impact of smaller-scale, craft alcohol production facilities (craft breweries and craft distilleries). WSP are proposing text amendments to the Land Use By-Law to modernize the approach to craft alcohol production in the Land Use By-Law while rezoning 23 Chemin du Pont du Marais to Light Industrial (LI) Zone.



Figure 1: Photo of 23 Chemin du Pont du Marais

Financial Impact Statement

There is no immediate financial impact aside from the typical public engagement process and staffing requirements resulting from the application.

Recommendation

That Council give first reading to Land Use By-law text amendments to rezone 23 Chemin du Pont du Marais (PID 90078452) from Mixed Use (MU) Zone to Light Industrial (LI) Zone to enable a craft distillery for the purpose of enabling a public hearing.

That Council give first reading to consider approval of the proposed amendments to the Land Use By-Law as contained in Attachment A of this report to permit Craft Alcohol Production Facilities as a light industrial use, for the purpose of enabling a public hearing.

That Council authorize staff proceed with option 2 of the public engagement strategy as contained in the public participation section of this report and authorize staff to schedule a public hearing.

Recommended Motion

Municipality of Argyle Public Works Department / Community Development recommends that Council:

- give first reading to consider approval of the proposed amendments to the Land Use By-Law as contained in Attachment A of this report to permit Craft Alcohol Production Facilities as a light industrial use; and
- to rezone 23 Chemin du Pont du Marais (PID 90078452) from Mixed Use (MU) Zone to Light Industrial (LI) Zone to enable a craft distillery, and
- proceed with option 2 of the public engagement strategy as contained in the public participation section of this report; and
- authorize staff to schedule a public hearing regarding the rezoning process and the amendment to the Land Use By-Law;

Background

James E. d’Entremont Boat Builders Ltd. has applied to amend the Land Use By-law (LUB) to permit a craft distillery and supporting uses (storage, retail, events) at 23 Chemin du Pont du Marais (PID 90078452). An excerpt of the zoning map (Figure 2) shows the location of the subject property. The applicant originally applied for a rezoning application to Heavy Industrial (HI) Zone, but in consideration of the application both staff and the applicant felt that an amended Light Industrial zone (to permit craft distilleries and breweries) would be suitable for the site.

In response to this application and the increased demand and popularity of the industry, staff are recommending that amendments Light Industrial Zone would be appropriate alongside new definitions and land use standards to allow for craft breweries and distilleries. Note that a broad variety of commercial options are currently permitted through the Light Industrial Zone, allowing for restaurants, lounges, event space, tasting rooms and retail options. If approved, the proposed amendments would add craft breweries and craft distilleries as a permitted use to the Light Industrial Zone to all properties zoned as such.

Craft breweries and distilleries would continue to be permitted in the Heavy Industrial (HI) Zone. Other zones that permit light industrial uses already permit breweries and distilleries of any scale (as a heavy industrial use).

Subject Property

The subject property is located at 23 Chemin du Pont du Marais, West Pubnico (PID 90078452). As illustrated on Figure 3, the total size of the subject property is approximately ±2.75 Acres and the property has approximately 185 feet of frontage. The subject property is designated Mixed Use and Coastal Wetlands (below the high-water mark) in the Generalized Future Land Use Map (GFLUM) and respectively zoned Mixed Use and Coastal Wetlands. Adjacent properties are zoned Mixed Use and Coastal Wetlands, and there are nearby properties zoned Heavy Industrial (HI) Zone and Light Industrial (LI) Zone.

As shown on Figure 3, there are four existing buildings on the subject property which were previously used as a single detached home, home-based boat building, and accessory buildings. The applicant intends to maintain all of them.

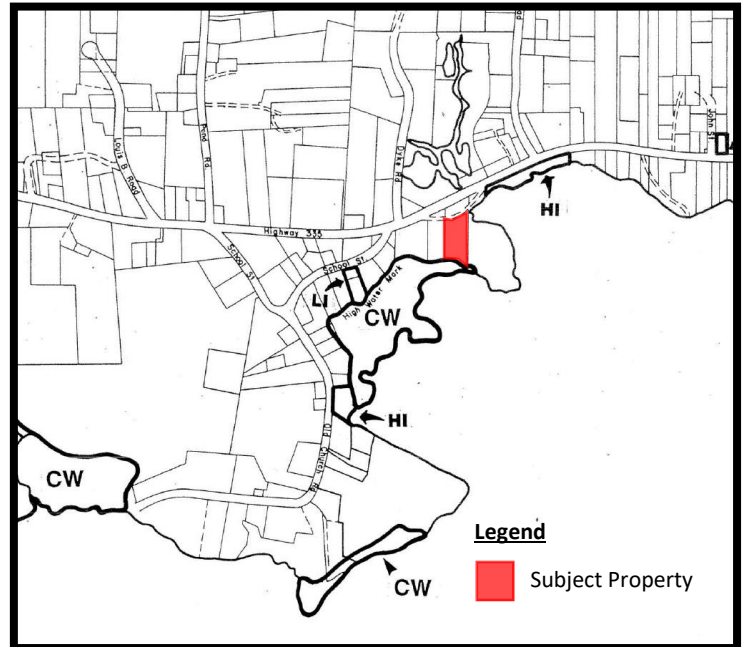


Figure 2: Excerpt of the zoning map for the subject property



Figure 3: Site Plan of the Subject Property



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Development Proposal

The major aspects of the applicant's proposal for the property located at 23 Chemin du Pont du Marais include the renovation of four buildings proposing:

- A building for the production of spirits and mixed beverages, with a smaller area primarily for sampling and the retail sale of beverages made on-premises;
- Three buildings, primarily used for the storage of equipment, completed beverages and aging of spirits;
- Private event/hospitality for private tours and tastings will occur throughout the premises.

The applicant estimates that spirits production will be 2,500 L of high proof alcohol per year. This high proof product is proposed to be blended to create saleable product at various alcohol contents and sold or distributed through a retail store on site. The Light Industrial zone, as proposed to be amended and applied to the site, would permit a maximum of 75,000 L of saleable product annually, matching the craft distillery NSLC permit limits. A number of other commercial options would also be possible for the site through the Light Industrial (LI) Zone such as retail, event activities or restaurants.

Policy Analysis

The Planning and Development Department is currently reviewing the application based on the applicable policies contained in the Municipal Planning Strategy (MPS). Of note, staff have received a permit from Nova Scotia Transportation and Infrastructure Renewal indicating access approval from a transportation perspective.

Staff are proposing text amendments to the Land Use By-Law to modernize the approach to Craft Alcohol production in the Land Use By-Law while rezoning 23 Chemin du Pont du Marais to Light Industrial (LI) Zone. Existing policies in the MPS allow Council to consider amendments to the LUB regulations without concurrent amendments to the policy. The rezoning of the subject site is enabled by Policy B-8 of the MPS. As indicated in the *Municipal Government Act*, there is a right of appeal option for approval or refusal of amendments to the Land Use By-Law.

Attachment A contains the proposed LUB amendments that would allow a "Craft Alcohol Production Facility" as a permitted use in the Light Industrial (LI) Zone. Attachment B contains a detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff.

Discussion

Proposed Rezoning of 23 Chemin du Pont du Marais to Light Industrial

A number of nearby properties are zoned Light Industrial (LI) Zone or Heavy Industrial (HI) Zone along Highway 335 within West Pubnico. The Mixed Use (MU) designation of the area is characterized by (and encourages) a mix of industrial, commercial and residential uses, with the nearby W.S. Fisheries Ltd. an example of a nearby heavy industrial use. Presently permitted through the existing Mixed Use (MU) Zone are a number of light and heavy industrial uses as part of home-based occupations. As per Section 1 of Part 20 of the Land Use By-Law, such home occupations are limited to 25% of the total floor area of a dwelling.

There is expected to be a modest increase in traffic to service the proposed use on the site. Nova Scotia Department of Transportation and Infrastructure Renewal (NSTIR) has issued a permit for the proposed distillery use. Structural upgrades will be required as part of the permitting process to mitigate fire hazards associated with the distillery use. Waste associated with the distillery is currently proposed to be released into the municipal wastewater system, minimizing odour from the operation. Engineering is presently examining the proposed effluent, and some effluent separation may be required prior to permitting.

Considering the mixed-use context of the area and enabling policy review, staff feel the proposal is appropriate to bring forward for first reading to enable a public hearing.



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Proposed Craft Alcohol Production Facility Text Amendments

Craft alcohol production facilities are experiencing a resurgence of interest with continuing provincial regulatory incentives for small alcohol producers, and increased consumer demand for independent local products. As a result, many municipalities across the country have started adopting land use regulations to address specific issues and potential impacts on surrounding properties of many different scales of alcohol production facilities. With changes to Nova Scotia's provincial tariff structure relating to craft distilleries, a number of modestly sized urban and rural distillery locations have opened.

The production and consumption of alcoholic beverages is regulated by the provincial crown corporation, the Nova Scotia Liquor Corporation (NSLC), and the Nova Scotia Alcohol, Gaming, Fuel and Tobacco Division. These provincial bodies issue licenses based on the applicant's business model, in accordance with the regulations of the *Liquor Control Act*. For example, as per NSLC's Craft Distillery Policy and Manufacturer's Policy, there are four types of breweries, and two types of distilleries:

"Nano Brewery" means a small capacity manufacturing facility where the primary business function is the production of less than 2000 hectolitres of beer per year and, counted separately, less than 2000 hectoliters of wine, cider or other non-spirits per year (no distillation permitted and each product separately approved by the NSLC), and is authorized by the NSLC to sell product to the NSLC and thence to the general public through retail liquor stores, or for export, or to the general public in approved containers at its facility, or for consumption in its adjacent, totally segregated, licensed premises, or other sales as may be authorized by the NSLC. Sales may occur at the manufacturing facility and in up to four additional licensed premises in which the nano brewery principal owner has at least 51% ownership interest.

"Commercial Brewery" means a manufacturer of beer, where the primary business function is to sell packaged product to the NSLC and thence to the general public through retail liquor stores or for export, and which manufactures 15,000 hectolitres or more of beer per year. Commercial breweries retail pricing is subject to NSLC standard beer pricing policies on all production.
Note: One hectolitre is 100 litres, which equals 25 gallons or 12 cases of beer.

"Craft Brewery" means a manufacturer of beer, where the primary business function is to sell packaged product to the NSLC and thence to the general public through retail liquor stores, or for export, and which manufactures more than 2000 hectolitres but less than 15,000 hectolitres of beer per year. Craft breweries may, subject to approval from the Alcohol and Gaming Division, have an adjacent licensed premise that shall be totally segregated from their manufacturing facility and operated under the terms and conditions of the liquor license issued for the licensed premise, and may have an ownership interest in up to four additional licensed premises.

Note: A craft brewery that produces in excess of 15,000 hectolitres of beer in any given year, as determined by the NSLC, will automatically become a commercial brewery, will no longer qualify for a craft brewery permit, will no longer be permitted to operate or own a licensed premise, and will be subject to NSLC commercial beer markup on all production.

"Distillery" means a manufacturing plant, located in the Province, to which a license has been issued by the Government of Canada and to which a permit has been issued by the NSLC and where liquor, other than beer or wine, is manufactured or blended and bottled for sale to the NSLC or for export;

"Craft-distillery" means a distillery that has an annual production of between 0 and 75,000 litres of finished product.

The intent of the proposed Land Use By-Law amendments proposed by staff is to reduce the regulatory difficulty for smaller, less impactful brewery and distillery operations in mixed-use locations. Staff feel that craft breweries and distilleries have a similar level of land use impact to other uses permitted in the light industrial zone. Larger facilities which often have greater transportation and potential nuisance impacts would still be required to locate in zones that permit heavy industrial uses with the proposed changes. Staff are proposing similar definitions to craft distillery and brewery terminology used by the NSLC to simplify a complex regulatory permitting process for applicants.

A broad variety of commercial options are presently permitted through the Light Industrial Zone, allowing for restaurants, lounges, event space, tasting rooms and retail options. These uses are very compatible with the successful operation of craft brewery and distillery operations.

As part of the preparation of the draft amendments, staff conducted a jurisdictional scan and inquired with a Planner at Halifax Regional Municipality involved in previous alcohol production facility changes. The Planner contacted was not aware of any identified habitual land use conflicts associated with brewery or distillery uses to date, but noted that brewery licenses were more frequently sought.



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Public Participation

Staff will comply with Public Participation Policies of the Municipal Planning Strategy when processing this application. As part of the review process, a public hearing is required for Land Use By-Law amendments to hear input from the community. An advertisement outlining the application and indicating that it had been received and notifying the public of the public hearing will be placed in the *VanGuard*.

The current Municipal Planning Strategy requires that this minimum requirement be met, but is silent on any additional engagement options. For context, many jurisdictions feel that the minimum level of engagement is not sufficient. As part of the review process, Staff are recommending additional public engagement as per **Engagement Option 2** below:

Engagement Option 1: Minimum Legislative Requirements (Required)	Engagement Option 2: Moderate Engagement (Exceeding Legislative Requirements)
<ul style="list-style-type: none"> • A newspaper ad notifying the public of the public hearing will be placed in the <i>VanGuard</i>. • Public hearing prior to decision. 	<ul style="list-style-type: none"> • Posting a notice of the application to the municipal website. • A newspaper ad notifying the public of the public hearing will be placed in the <i>VanGuard</i>. • Prepare a sign for the subject property notifying that an application has been received. • Staff will attempt to contact the two adjacent land owners to the north and south. • Public hearing will be held prior to the decision of Council.

The content of a public participation program is at the discretion of the council, but as per the Municipal Government Act, *it must identify opportunities and establish ways and means of seeking the opinions of the public concerning the proposed planning documents (s.204).*

Conclusion

Staff will continue to review the proposal by James E. d’Entremont Boat Builders Ltd. to amend the LUB permit a craft distillery with ancillary tasting/event room, retail, and storage facilities at 23 Chemin du Pont du Marais, Middle West Pubnico (PID 90078452). Staff will continue to review the associated amendments proposed to the Light Industrial (LI) Zone. The applicant’s proposal will be evaluated using all applicable policies in the Municipal Planning Strategy. Staff will make a recommendation to Council in its final staff report.

Recommendation

That Council give first reading to Land Use By-law text amendments to rezone 23 Chemin du Pont du Marais (PID 90078452) from Mixed Use (MU) Zone to Light Industrial (LI) Zone to enable a craft distillery for the purpose of enabling a public hearing.

That Council give first reading to consider approval of the proposed amendments to the Land Use By-Law as contained in Attachment A of this report to permit Craft Alcohol Production Facilities as a light industrial use, for the purpose of enabling a public hearing.

That Council authorize staff proceed with option 2 of the public engagement strategy as contained in the public participation section of this report and authorize staff to schedule a public hearing.



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Alternatives

1. Council may choose to enact the Heavy Industrial (HI) Zone on the site. Such modifications may require further discussion with the applicant and may require a supplementary report or another public hearing. A decision of Council to approve the proposed LUB amendments is appealable to the N.S. Utility & Review Board.
2. Council may choose to approve the proposed LUB amendments subject to modifications. Such modifications may require further discussion with the applicant and may require a supplementary report or another public hearing. A decision of Council to approve the proposed LUB amendments is appealable to the N.S. Utility & Review Board.
3. Council may choose to refuse the proposed LUB amendments, and in doing so, must provide reasons why the proposed amendments do not reasonably carry out the intent of the MPS. A decision of Council to refuse the proposed LUB amendments is appealable to the N.S. Utility & Review Board.



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Appendix A: Draft Proposed Amendments to the Land Use By-law

BE IT ENACTED by Council of the Municipality of the District of Argyle that the Land Use By-Law is hereby further amended as follows which includes all amendments thereto which have been adopted and are in effect as of the [insert date of 'appeal date'] is hereby further amended by:

1. Adding the following text to the definitions to Part 22: Definitions as shown in GREEN below:

46. Industry, Heavy means a use engaged in the basic process and manufacture of material or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions and includes but not necessarily limited to alcohol production facilities (including craft alcohol production facilities), abattoirs; aggregate related industries; agricultural related industries; asphalt processing plants; bulk chemical storage; bulk fuel storage; concrete component manufacturing; fertilizer production, mixing and blending; fishing and marine related industries such as fish processing plants, fish reduction plants, fish composting operations, marine plant processing operations, boat building and repair shops; sawmills, planer mills, scrap yards, salvage yards; landfill, food waste composting, construction and demolition debris operations; welding and/or machine shops; and uses similar to the foregoing.

47. Industry, Light means a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products and includes but not necessarily limited to craft alcohol production facilities, building and construction contractors; building supplies and equipment sales; cold storage facilities, bait freezers; commercial greenhouses, heavy equipment storage and maintenance; recycling depots; service industries; transportation and trucking; warehousing; wholesale distribution and sales; lobster pounds; fish farms; marine plant farms; and uses similar to the foregoing but does not include a welding and/or machine shop.

2. Adding the following definition of "Craft Alcohol Production Facility" to Part 22: Definitions:

"Craft Alcohol Production Facility means a Craft Brewery or a Craft Distillery:

(a) **Craft Brewery** means a craft brewery primarily engaged in the production and packaging of less than 15,000 hectoliters per year of speciality or craft beer, ale, wine, cider or similar other non-spirits per year (no distillation). The facility may include accessory uses such as retail sale, wholesale, tours and events/hospitality room, where beverages produced at the facility can be sampled.

(b) **Craft Distillery** means a craft distillery primarily engaged in the production and packaging of less than 75,000 liters per year of liquor, spirits or similar products, other than beer, cider, or wine. The facility may include accessory uses such as retail sale, wholesale, tours and events/hospitality room, where beverages produced at the facility can be sampled.

HEREBY CERTIFY that the amendments to the Municipality of Argyle Land Use By-law, as set out above, were duly passed by a majority vote of the Council of the Municipality of Argyle at a meeting held on the ___ day of _____, 20__.

GIVEN under the hand of the Clerk and the Corporate Seal of the Municipality of Argyle this

___ day of _____, 20__.

Municipal Clerk



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Appendix B: Policy Evaluation

The proposal may be considered by Council through the following applicable policies of the Municipal Planning Strategy for Argyle (MPS):

<p>RURAL CENTRE DESIGNATION</p> <p>The communities of West Pubnico, Wedgeport and Tusket will continue as focal points of social and economic activity in the Municipality. With their more compact settings and diversity of land use, there is a need to establish a general blueprint for future growth and development. Towards this end, Council will designate these communities as Rural Centres on GFLUM 6, 7,8 and 9 to accommodate a wide range of uses in a manner which is flexible yet sensitive to the needs of residents. In doing so, Council will also establish internal land use designations and zone categories of which two are common with the Coastal Community Designation. (Refer to Chapter D)</p>	
<p>MIXED USE DESIGNATION AND ZONES</p> <p>The Rural Centres exhibit large sectors of mixed development. To guide future growth and development in these areas, Council will designate them as Mixed Use on GFLUM 7,8 and 9. Within this designation, all types of residential, institutional and recreational uses excluding mobile home parks and outdoor rifle ranges will be accommodated. Other uses to be accommodated include commercial uses excluding motor vehicle race tracks and drag strips; certain industrial uses by development agreement, industrial uses excluding those prohibited by Policy B-6; automotive mechanical repair uses; bakeries; fraternal centres and private clubs excluding outdoor rifle ranges; historic villages; utility and communication buildings and structures; special uses; private storage buildings, haulouts and wharfs. Council recognizes the importance of automotive repair businesses as an important service in the Rural Centres, however it is also concerned with potential negative effects such uses may have on surrounding residential uses. Special by-law requirements for automotive mechanical repair businesses designed to minimize potential conflicts with residential, institutional and recreational uses will be included in the by-law. Agricultural uses excluding fox, mink farms and piggeries will also be accommodated. Home occupations are dealt with in Chapter E.</p> <p>To permit these uses, Council requires three zone categories. A Mixed Use (MU) Zone will be established in the By-law permitting all uses identified in Policy B-2 excluding all industrial uses except permitting automobile salvage yards as accessory uses to automobile repair uses by development agreement, and permitting automotive mechanical repair uses and bakeries referred to in Policy B-3 and B-6. Council will zone all lands within the Mixed Use designation as Mixed Use (MU) on Schedules B, C and D of the By-law excluding those lands zone Light Industrial (LI) and Heavy Industrial (HI) in accordance with Policy B-7. Development permits will be required for all uses permitted in the MU Zone.</p>	
Applicable Policies	Staff Comments
<p>Policy B-1 It shall be the intention of Council to designate the communities of West Pubnico, Wedgeport and Tusket as Rural Centres on GFLUM 6, 7, 8 and 9 to accommodate a wide range of uses in a manner which is flexible yet sensitive to the needs of residents.</p>	Compliant
<p>Policy B-2: It shall be the intention of Council to designate all lands within Rural Centres excluding the Marine Industrial, Coastal Wetlands, Business Park, Residential Park and Wind Farm designations as Mixed Use on GFLUM 7,8 and 9 to accommodate the following uses:</p> <ul style="list-style-type: none"> -agricultural uses excluding fox, mink farms, piggeries; (Refer to Policy H-1) -all commercial uses excluding motor vehicle race tracks and drag strips; -all institutional uses; -all recreational uses excluding outdoor rifle ranges; -all residential uses excluding mobile home parks; -automotive mechanical repair uses 	Compliant



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<ul style="list-style-type: none"> - automobile salvage yards as accessory uses to automobile repair uses by development agreement - bakeries; (Refer to Policy B-3, B-6) -fraternal centres and private clubs excluding outdoor rifle ranges; -historic villages; -industrial uses excluding those prohibited by Policy B-3 and B-6; - private storage buildings, haulouts and wharfs; -utility and communication buildings and structures. 	
<p>Policy B-3: It shall be the intention of Council to establish a Mixed Use (MU) Zone in the Bylaw to permit all uses identified in Policy B-2 excluding all industrial uses except permitting automobile salvage yards as accessory uses to automobile repair uses by development agreement, automotive mechanical repair uses and bakeries.</p>	Compliant
<p>Policy B-4: It shall be the intention of Council to zone all lands within the Mixed Use designation as Mixed Use (MU) on Schedule B, C and D of the By-law excluding lands zoned Light Industrial (LI) or Heavy Industrial (HI) in accordance with Policy B-7.</p>	Compliant - This enables the Light Industrial (LI) Zone within the Mixed use (MU) GFLUM designation.
<p>Policy B-5: It shall be the intention of Council to require development permits for all uses permitted in the MU Zones.</p>	N/A
<p>Policy B-6: It shall be the intention to establish two industrial zones in the By-law for the Mixed Use designation including:</p>	N/A
<p>a) a Light Industrial (LI) Zone to permit light industry (excluding automotive mechanical repair uses and bakeries), their accessory uses, other commercial uses, a single detached dwelling as a main or accessory use or; a dwelling unit within any main or accessory building permitted excluding a single detached dwelling; and</p>	Compliant
<p>b) a Heavy Industrial (HI) Zone to permit heavy industry and any use permitted in the LI Zone.</p>	N/A
<p>Policy B-6A: Notwithstanding Policy B-6, it shall be the intention of Council to prohibit in the LI and HI Zone industry known to generate nuisance affects, are unsightly or are better suited to other areas of the Municipality including fish reduction plants; fish composting operations; asphalt processing plants, scrap yards; salvage yards; sand, gravel, topsoil storage and processing; landfill; food composting; construction and demolition debris operations.</p>	Compliant - While any commercial or industrial use may generate nuisance effects on adjacent properties, the uses listed in policy B-6A generally have a degree of impact far in excess of a craft-brewery or craft-distillery.
<p>Policy B-8: It shall be the intention of Council to consider proposals for new industry or the expansion of existing industry beyond their zone boundaries (excluding those prohibited by Policy B-6A) only by amendment to the By-law from the MU Zone to their corresponding LI or HI Zone category or from LI to HI Zone subject to the following criteria:</p>	This policy enables the application.



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<p>a) the compatibility of the proposed development on adjacent residential, institutional, or recreational uses in the area with particular regard to the scale and bulk of the buildings or structures that are proposed;</p>	<p>No new buildings or structures are proposed. Staff feel that the proposal is compatible with adjacent development, given the separation distance of the proposed craft distillery with adjacent residential buildings, and the requirements of the building code.</p>
<p>b) that the proposed development will not, by way of emissions of odour, dust, smoke or noise or vibration disrupt or detrimentally effect abutting or nearby land uses nor be a use characterized by producing wastes that can contaminate soils and watercourses or be incompatible by reason of traffic generation, appearance or outdoor storage;</p>	<p>The proposed use is not expected to generate noxious odour, dust, smoke or noise or vibration, disrupt or detrimentally effect abutting or nearby land uses. No dangerous environmental toxins are expected to be released into soils and watercourses. Engineering is examining the proposed effluent. Further detail will be provided in the final staff report.</p>
<p>c) the adequacy of roads, access to and egress from the site and parking;</p>	<p>NSTIR has issued a Work Within Highway Right-of Way permit for the proposal.</p>
<p>d) the suitability of the site in terms of grades, soil and geological conditions, location of watercourses, marshes, swamps or bogs.</p>	<p>Compliant - Staff are not aware of any environmental conditions that would render the site unsuitable.</p>
<p>Policy B-9: It shall be the intention of Council to require development permits for all uses permitted in the LI or HI Zone.</p>	<p>Compliant - A development permit will be required for the proposal, if permitted.</p>
<p>Policy J-2: Amendments to this Strategy shall be carried out in accordance with the Municipal Government Act.</p>	<p>Compliant</p>
<p>Policy J-3: Areas immediately adjacent to a given land use designation on the Generalized Future Land Use Maps may be considered for rezoning to a zone established by policies for that designation without requiring an amendment to the Strategy provided that the intentions of all other relevant policies of this Strategy are satisfied.</p>	<p>N/A</p>
<p>Policy J-4: Except as provided for in Policy J-3, properties within a given land use designation on the Generalized Future Land Use Maps may be considered for rezoning to a zone established by policies for that designation without requiring an amendment to the Strategy provided that the intentions of all other relevant policies of this Strategy are satisfied. (Refer to Policy A-19)</p>	<p>Compliant - The Light Industrial (LI) Zone is within the General Use (GU) land use designation on the Generalized Future Land Use Maps.</p>

Appendix B: Policy Evaluation (Note that this shows previous property lines)

GENERAL NOTES: CLIENT VERIFY ALL DRAWINGS WITH SITE CONDITIONS. PROPOSED ANY PROVISIONS WITHIN TO BE USED FOR CONTRACT. DRAWING LEVEL, SHOWN BY THE DATE, SHALL BE USED TO BE CALLED. A. ALL WORK IS TO BE IN ACCORDANCE WITH NATIONAL BUILDING CODE AND ALL APPLICABLE CODES.

REVISIONS: ALL REVISIONS MUST BE MADE IN RED. THE LOCATION OF ANY REVISIONS MUST BE INDICATED BY A RED CIRCLE AND ALL REVISIONS MUST BE CONFIRMED.

DATE	MARK	ISSUE
08-22-2019	1	ISSUED TO CLIENT

Revision Schedule

PRELIMINARY

THIS DRAWING IS PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL ISSUED BY ARCHITECT.



ARCHITECT

340 ST. GEORGE STREET, BOX 404
DUNDAS, ONTARIO, CANADA
P40Z 2G9 (416) 291-1277
E: INFO@JGOTZ.COM

PROJECT:
NEW DISTILLERY
230 ST. GEORGE STREET, BOX 404
DUNDAS, ONTARIO, CANADA
BOX 200

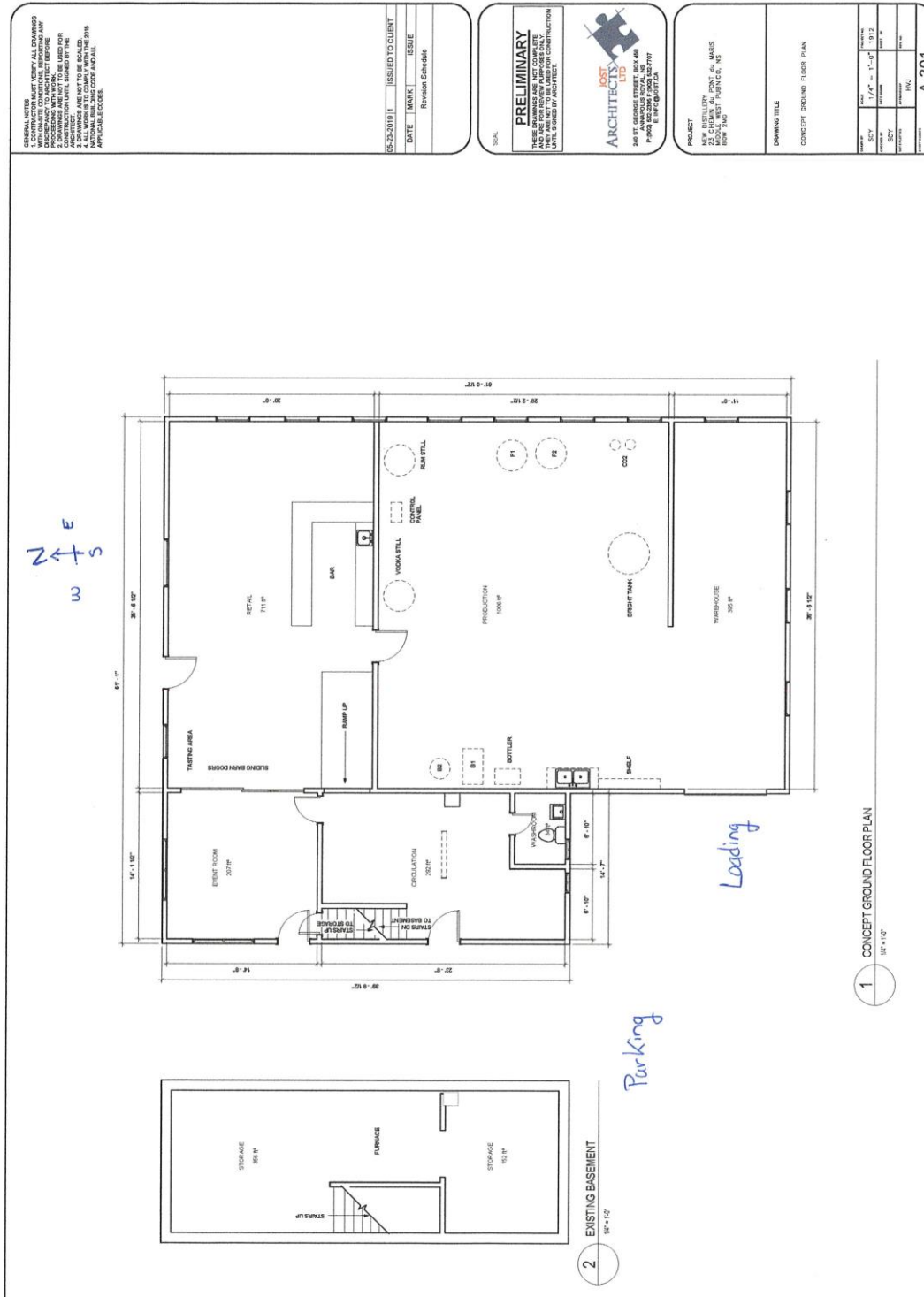
DRAWING TITLE:
EXISTING AERIAL SITE IMAGE

Author	Scale	Date
Checker	1" = 1'-0"	10/12
Designer	Sheet #	
Project	Project #	

A-101



**EXISTING SITE IMAGE
NOT TO SCALE**



GENERAL NOTES:
1. CONTRACTOR MUST VERIFY ALL DRAWINGS AND SPECIFICATIONS WITH ALL APPLICABLE REGULATIONS AND BY-LAWS BEFORE ANY CONSTRUCTION BEGINS.
2. DRAWINGS ARE NOT TO BE SCALED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
4. CONTRACTOR SHALL VERIFY ALL DRAWINGS AND SPECIFICATIONS WITH ALL APPLICABLE REGULATIONS AND BY-LAWS BEFORE ANY CONSTRUCTION BEGINS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

DATE	MARK	ISSUE
05-25-2019	1	ISSUED TO CLIENT

Revision Schedule

SCALE: 1/4" = 1'-0"

PRELIMINARY
THESE DRAWINGS ARE NOT COMPLETE AND ARE FOR REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY ARCHITECT.

OST ARCHITECTURE INC.
240 ST. GEORGE STREET, SUITE 400
ANNAPOLIS ROYAL, MD 21403
PHONE: 410-291-1100
EMAIL: INFO@OSTA.COM

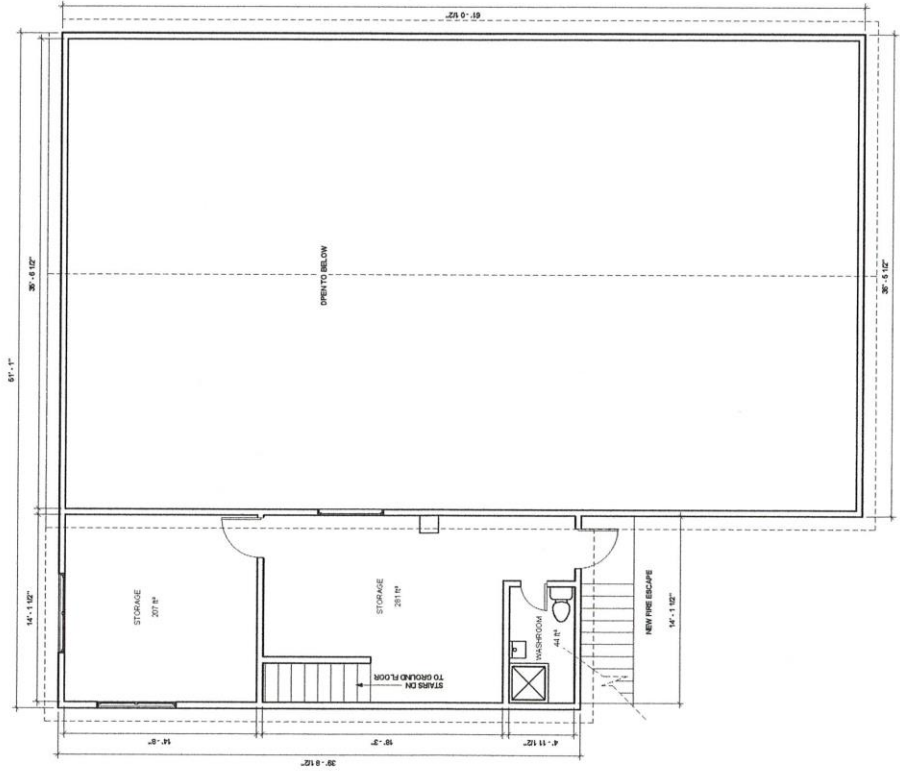
PROJECT:
NEW DISTILLERY UNIT - 41 MARKS
MIDDLE WEST PARBEND, NS
0194 240

DRAWING TITLE:
CONCEPT SECOND FLOOR PLAN

DATE	SCALE	PROJECT NO.
05/25/19	1/4" = 1'-0"	1912
ARCHITECT	DRAWN BY	CHECKED BY
OST		
DATE	SCALE	PROJECT NO.
05/25/19	1/4" = 1'-0"	1912
ARCHITECT	DRAWN BY	CHECKED BY
OST		

APP: [Signature]
DATE: [Signature]

Sheet Number: A-302



1 CONCEPT SECOND FLOOR PLAN
1/4" = 1'-0"