



Land Use By-law Application

Rezoning to Light Industrial at 23 Chemin du Pont du Marais, West Pubnico

Associated text amendments to Permit Craft Breweries and Distilleries in the Light Industrial Zone

WSP Jared Dalziel, MCIP, LPP

2019/08/19

Property Context

The subject property is located at 23 Chemin du Pont du Marais, West Pubnico (PID 90078452).

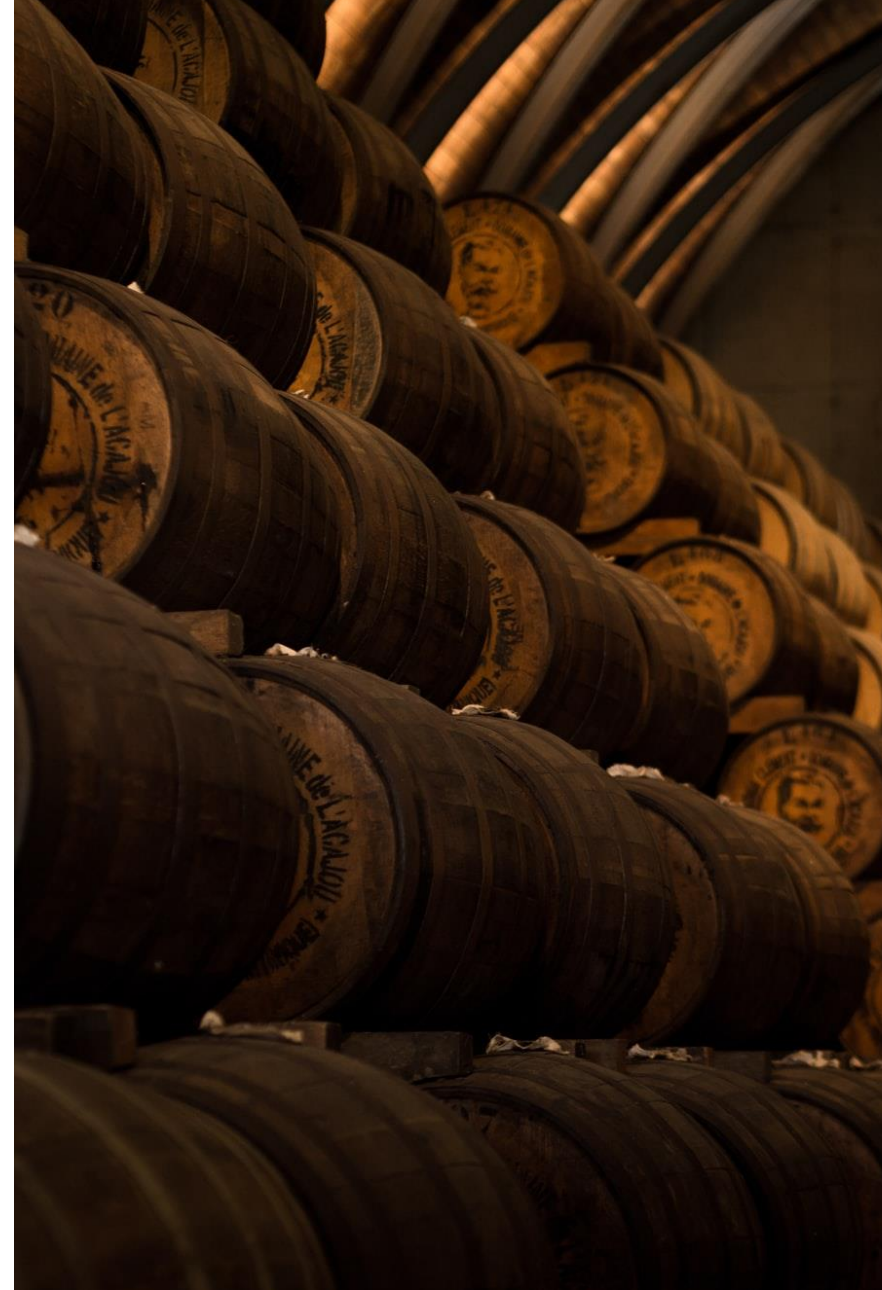
There are four existing buildings on the subject property that the applicant intends to maintain.

Property Size: ± 2.75 Acres
Property Frontage: ± 185 ft



Application Details

- The applicant originally applied for a rezoning application to Heavy Industrial (HI) Zone.
- 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 for the application.
- The applicant estimates that spirits production will be 2,500 L of high proof alcohol per year. This production is blended to create product sold at various alcohol contents.
- The Light Industrial zone, as proposed to be amended and applied to the site, would permit a maximum of 75,000 L of finished product annually, matching provincial craft distillery 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.

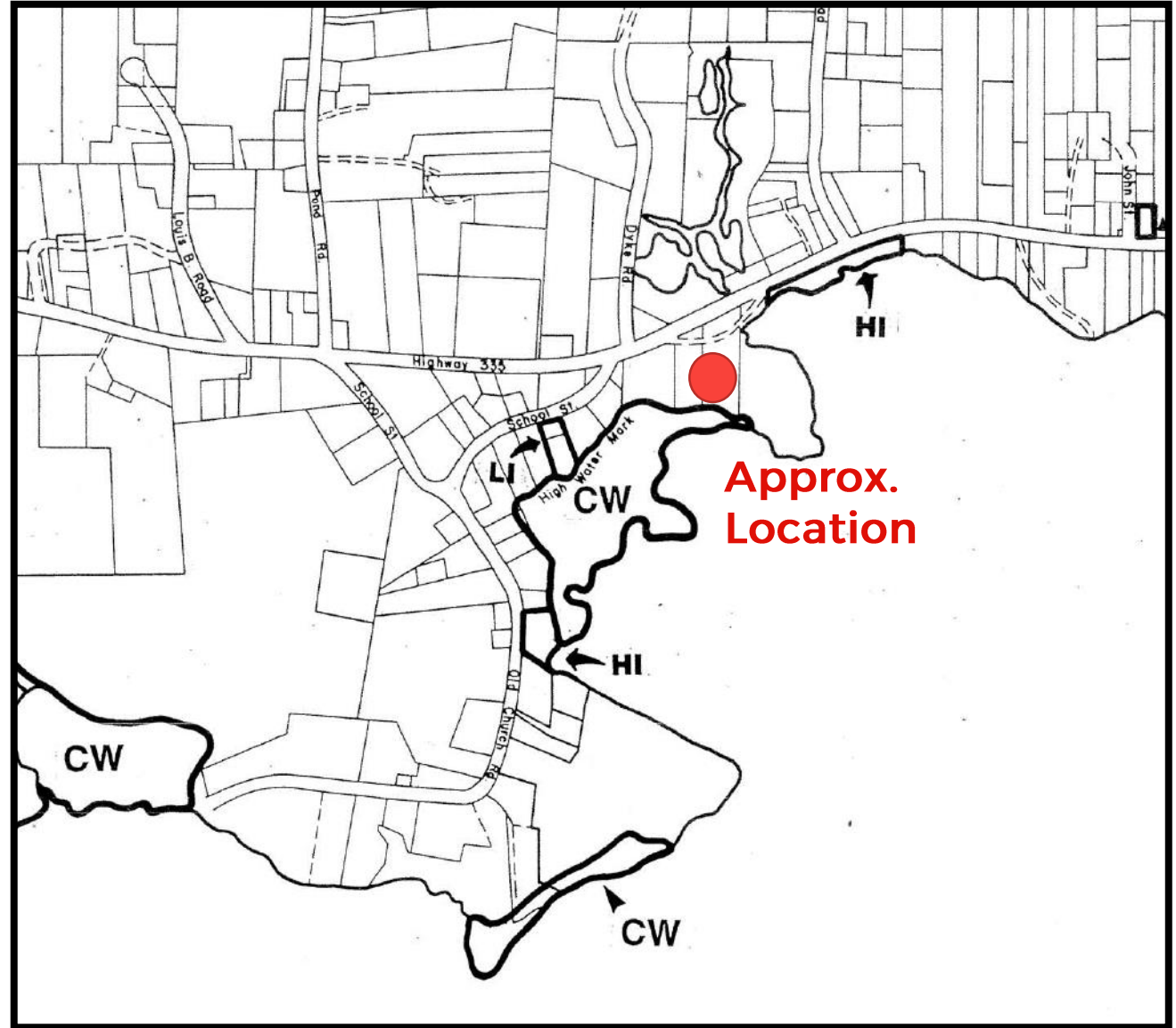


Property Context

(Municipal Plan)

Property Zoning: Mixed Use (MU) Zone and Coastal Wetlands (CW) Zone below the high water mark.

Zoning Context: Adjacent properties are zoned Mixed Use and Coastal Wetlands, and there are nearby properties zoned Heavy Industrial (HI) Zone and Light Industrial (LI) Zone.





**EXISTING SITE IMAGE
NOT TO SCALE**

GENERAL NOTES
 1. CONTRACTOR MUST VERIFY ALL DRAWINGS WITH ON-SITE CONDITIONS, REPORTING ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING WITH WORK.
 2. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 3. DRAWINGS ARE NOT TO BE SCALED.
 4. ALL WORK IS TO COMPLY WITH THE 2015 NATIONAL BUILDING CODE AND ALL APPLICABLE CODES.

INFORMATION SHOWN ON THE SITE IMAGE HAS BEEN TAKEN FROM A COMBINATION OF GOOGLE MAPS AND VIEWPOINT, CA. ALL SITE INFORMATION TO BE CONFIRMED.

05-23-2019 11 ISSUED TO CLIENT

DATE	MARK	ISSUE
Revision Schedule		

SEAL

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

JOST ARCHITECTS LTD
 240 ST. GEORGE STREET, BOX 458
 ANnapolis ROYAL, NS
 P: (902) 632-2366 F: (902) 632-7707
 E: INFO@JOST.CA

PROJECT
 NEW DISTILLERY
 23 CHEMIN DU PONT DU MARAIS
 MIDDLE WEST PUBNICO, NS
 BOW 2M0

DRAWING TITLE
 EXISTING AERIAL SITE IMAGE

DATE	BY	PROJECT NO.
Author	8" = 1'-0"	1912
Checker	DATE DRAWN	SHEET # OF
APPROVED BY	APPROVED BY	DATE
Approver		
PROJECT NUMBER: A-101		

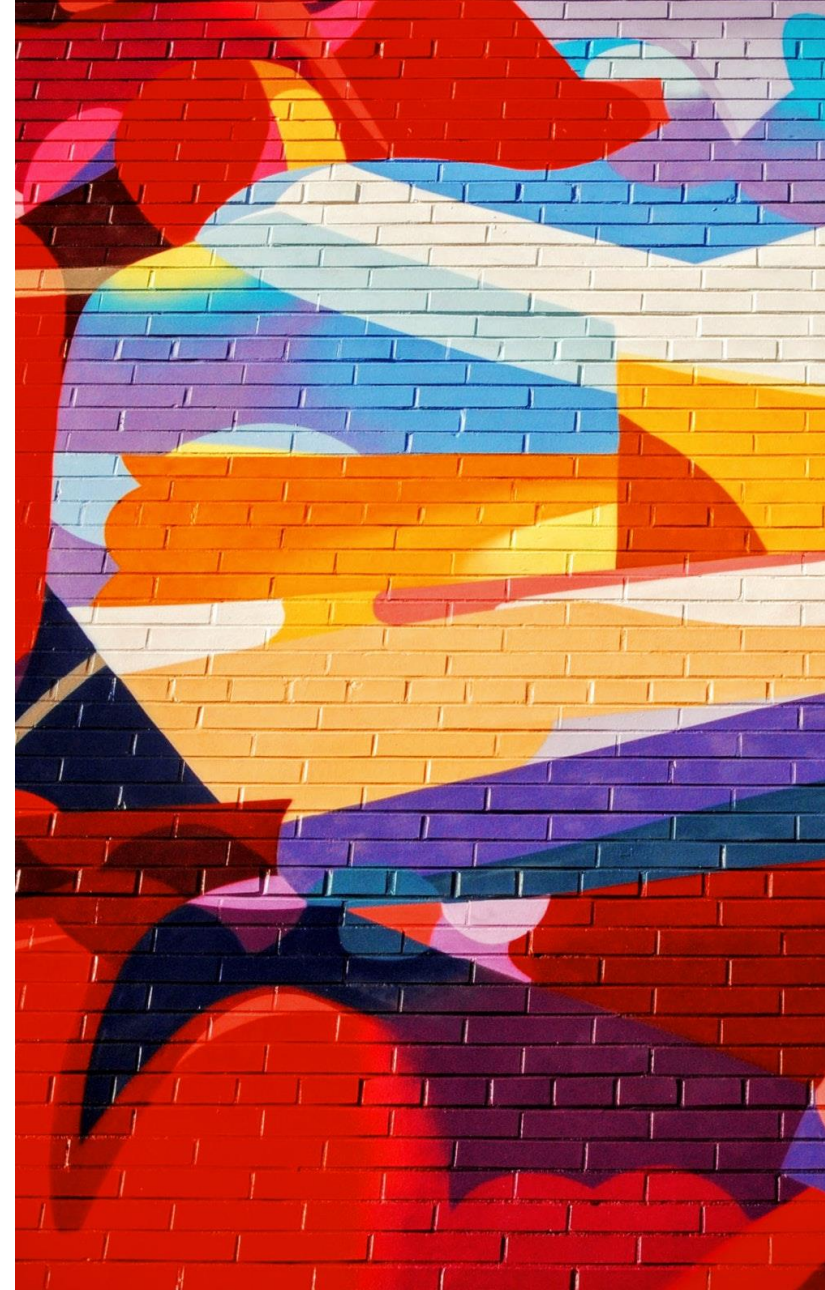
Policy Considerations

Municipal Planning Strategy Policy

- A detailed table of the evaluative criteria from the enabling MPS policies and corresponding comments from Staff is attached as Appendix B.
- The application is enabled by Policy B-8 of the MPS.
- 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 on Route 335, an example of a nearby heavy industrial use.
- 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.

Discussion

- The applicant would like to convert the existing buildings on the site into a distillery and supporting uses (storage, retail, events).
- The applicant originally applied for a rezoning application to Heavy Industrial 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.
- Staff feel that craft breweries and distilleries have a similar level of impact to other light industrial uses, and are appropriately considered as such.
- Note that a broad variety of commercial options are permitted through the Light Industrial Zone, allowing for restaurants, lounges, event space, tasting rooms and retail options.



Discussion: Proposed Craft Alcohol Production Facility Text Amendments



Ironworks Distillery, Lunenburg



Compass Distillers, North End Halifax

Public Engagement

- The *Municipal Government Act* requires a public hearing advertised through a newspaper ad that circulates in the municipality for two consecutive weeks.
- 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.
- Council can direct staff to undertake any public participation program they desire – staff have prepared two options for Council to consider, and recommend Engagement Option 2.

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 VanGuard.• 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 VanGuard.• 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.

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 the Staff Report and authorize staff to schedule a public hearing.

Alternatives

- 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.
- 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.
- 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.

Thank you