



PUBLIC HEARING
COUNCIL CHAMBERS & FACEBOOK LIVE
MONDAY, DECEMBER 16, 2024
6:00 P.M.

Agenda

1. Meeting Opening – Mayor Smith
2. Approval of the Agenda
3. Craft Brewery – LUB Amendments
 - a. Presentation of LUB Amendments – Dawn Sutherland, Planner
 - b. Public Input
 - c. Written Submissions Received – CAO Crocker
4. Adjournment

Craft Brewery

LUB Amendment Application

Town of Middleton
Public Hearing
16 December 2024, 6 pm

Dawn Sutherland, Town Planner



Public Hearing



Learn about the proposed amendments and an opportunity to voice your opinion

- *Planner presentation*
- *Applicant - opportunity to present (not required)*
- *Written submissions*
- *Oral (speaking) submission*

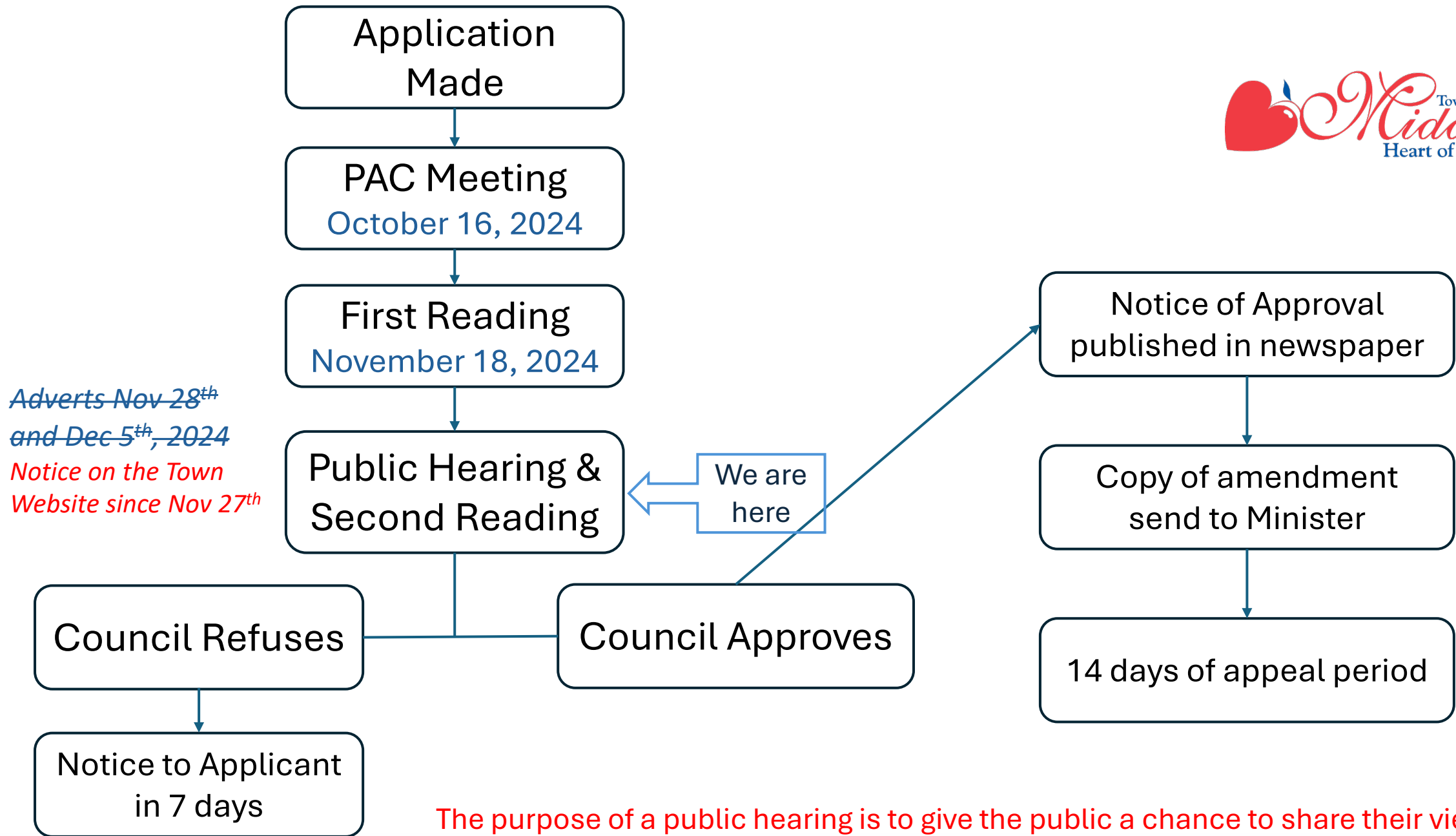


Presentation

Land Use By-law Text Amendment Application

1. Add a definition
2. Add Craft Food & Beverage production as a permitted use in 3 commercial zones
 - Commercial Downtown (CD) Zone
 - Commercial General (CG) Zone
 - Industry and Commercial Enterprise (ICE) Zone





The purpose of a public hearing is to give the public a chance to share their views



Amendment Application



Applicant	Jamie Peppard
Request	Permitting Craft Brewery as of right in CD zone
PID & Address	05082045, 65 School Street
Zone	Commercial Downtown (CD) Zone
Surrounding	Residential neighbourhood, mix of single-unit & multi-unit dwellings



Craft Brewery as a use

- A commercial use that involves making the product on-site
 - Mix of manufacture & retail of food and beverage on the same premise.
 - Craft brewery & bakery would fall under this category.
- Town of Middleton's LUB currently does not define such a use.
 - Alcoholic beverage or food production may be deemed as an industrial use.



Definition



- Staff proposed a new definition to be added to Town’s LUB:

“31 Craft Food and Beverage Production means the use of a building or part thereof for the production of:

- *specialized food products intended for retail sale;*
- *not more than 150,000 hectolitres of beer, wine, mead, premixed cocktails, kombucha, or non-alcoholic beverages in a year; or*
- *not more than 75,000 litres of distilled spirits in a year;*

*and may include public tasting and retail sales of the product but does not include a restaurant or licensed liquor establishment **unless those uses are permitted as a main use in the applicable use zone.**”*

Zones to Permit Craft Brewery



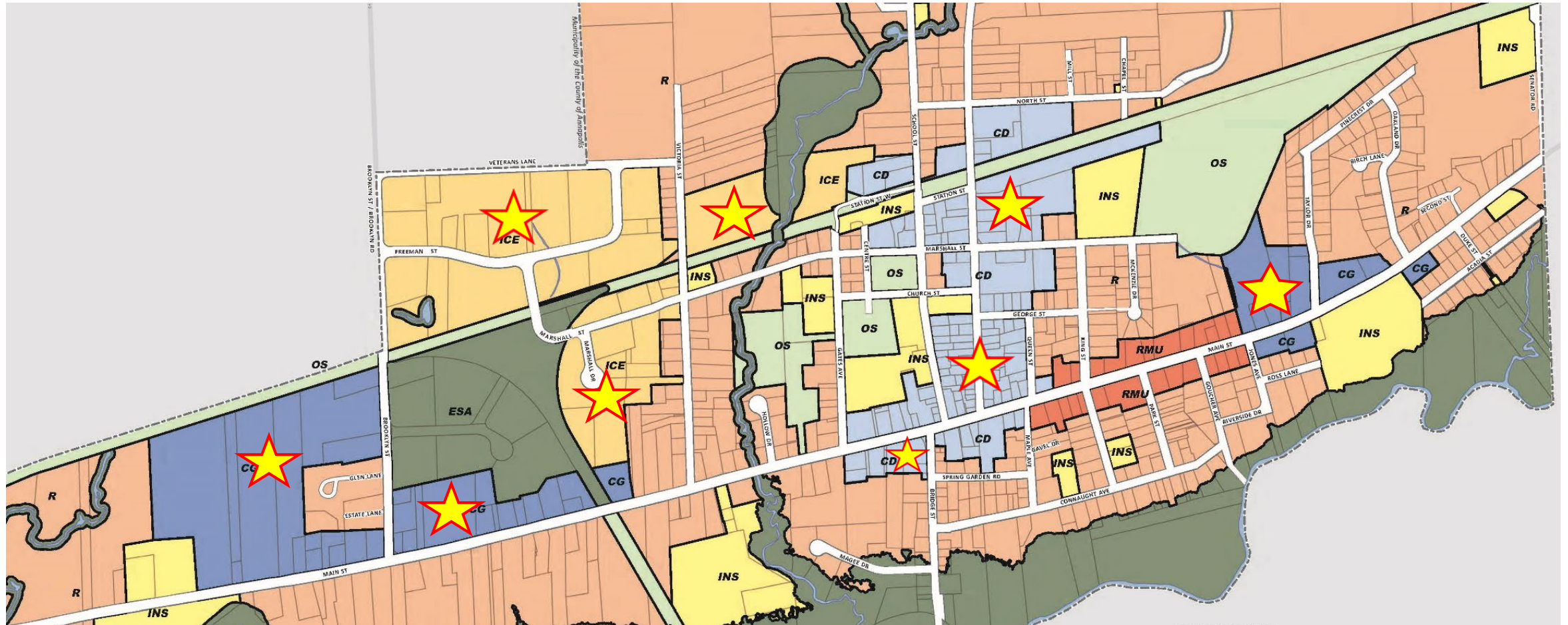
Three zones eligible to permit “Craft Food & Beverage Production”

Commercial
Downtown (CD)
Zone
(Applicant’s
Property)

Commercial
General (CG)
Zone

Industrial and
Commercial
Enterprise (ICE)
Zone

Zones to Permit Craft Brewery





Policy Analysis:

Is this proposed use appropriate for the commercial zones?

- Commercial Downtown (CD) Zone
- Commercial General (CG) Zone
- Industry and Commercial Enterprise (ICE) Zone

Policy Analysis – Commercial Downtown



- MPS Policies C1

“It shall be the intention of Council to Create a Commercial Downtown Designation on the Generalized Future Land Use Map and encourage a broad range of commercial, institutional, and community uses within a convenient, compact, and pedestrian-oriented commercial district.”

- MPS Policies C6.2

“The Commercial Downtown (CD) Zone shall include a broad range of commercial uses, including retail, commercial and personal service, commercial and professional office, commercial accommodation and hospitality, as well as institutional, community, and residential uses as permitted uses.”

By-law Amendment – CD Zone



2. Part 11 “Commercial Downtown (CD) Zone” is hereby amended by adding the following **text in bold** to Subsection 11.1 titled “Uses Permitted”.

11.1 Uses Permitted

No development permit shall be issued in a Commercial Downtown (CD) zone, except for one or more of the following uses:

- Retail
- Commercial Services
- **Craft Food and Beverage Productions**
- Personal Services
- Business and Professional Offices

.....

Adding the new use to the list of permitted uses

Policy Analysis – Commercial General



- MPS Policies C3

“It shall be the intention of Council to create a Commercial General Designation on the Generalized Future Land Use Map and encourage a range of general and highway-oriented commercial and accommodation uses.

- MPS Policies C7.2

“The Commercial General (CG) Zone shall include retail, commercial and personal service, commercial and professional office, commercial accommodation, commercial uses requiring permanent outdoor display and storage, as well as institutional and existing residential uses, as permitted uses.

By-law Amendment – CG Zone



3. Part 12 “Commercial General (CG) Zone” is hereby amended by adding the following **text in bold** to Subsection 12.1 titled “Uses Permitted”.

12.1 Uses Permitted

No development permit shall be issued in a Commercial General (CG) zone, except for one or more of the following uses:

- Retail
- Commercial Services
- **Craft Food and Beverage Productions**
- Personal Services
- Business and Professional Offices

.....

Adding the new use to the list of permitted uses

Policy Analysis – Industry and Commercial Enterprise



- MPS Policies ICE1

“It shall be the intention of Council to create an Industry and Commercial Enterprise Designation on the Generalized Future Land Use Map and encourage a range of industrial, commercial, institutional, and community uses within an area that has been specifically developed for commercial and industrial enterprises requiring larger lot area and related infrastructure.”

- MPS Policies ICE3.2

“The Industry and Commercial Enterprise (ICE) Zone shall include a range of industrial, manufacturing, processing, industrial service, warehouse, and transportation and distribution uses, as well as a range of general commercial, commercial display, wholesale, and institutional uses.”

By-law Amendment – ICE Zone



4. Part 13 “Industry and Commercial Enterprise (ICE) Zone” is hereby amended by adding the following **text in bold** to Subsection 13.1 titled “Uses Permitted”.

13.1 Uses Permitted

No development permit shall be issued in an Industry and Commercial Enterprise (ICE) Zone, except for one or more of the following uses:

- Any manufacturing, processing, industrial or assembly operation, excepting those connected with primary petroleum, metal, scrap metal, or chemical industries and motorized transportation equipment
- **Craft Food and Beverage Productions**
- Warehousing
-

Adding the new use to the list of permitted uses

Recommendation History



Add the new definition of Craft Food & Beverage production and have it as a permitted use in Commercial Downtown (CD) Zone, Commercial General (CG) Zone, and Industrial and Commercial Enterprise (ICE) Zone.

- *Positive staff recommendation (staff report)*



- *Positive Planning Advisory Committee (PAC) recommendation*



Public Hearing



Learn about the proposed amendments and an opportunity to voice your opinion

- ***Planner presentation*** ✓
- ***Applicant - opportunity to present (not required)***
- ***Written (letters, emails) submissions***
- ***Oral (speaking) submissions***

- ***Declare the Public Hearing closed***
- ***Can proceed to Second Reading and Approval in accordance with MGA***



end