

Request for Decision



To: Regular Meeting

From: **Development, Engineering & Planning**

Date: February 24, 2020

Subject: Final Approval – Temporary Use Permit – 7454 19th Street (File: TUP2001)

Recommendation: **THAT Council grants a Temporary Use Permit for a micro\craft brewery at 7454 19th Street; Legally described as Lot 2, Plan KAP54160, District Lot 380, Similkameen Division of Yale District; PID 019-142-927.**

Background

At its Regular meeting on February 10, 2020, Council considered this application for a Temporary Use Permit for a micro/craft brewery at 7454 19th Street and directed staff to proceed with the statutory requirements for public notice as required by the Local Government Act.

Proposal

The Temporary Use Permit, if approved, will allow the proponent to install the equipment and facilities required to run a micro\craft brewery with seating capacity of 10 to 15 patrons. The micro\craft brewery will produce beer onsite, for consumption onsite and offsite. The temporary use permit will allow the property owner to utilize vacant and underutilized building space.

The temporary use permit, if approved, would be valid for a period of three (3) years and is renewable, upon application, for an additional three (3) years.

Background information for this temporary use permit application for this 0.183 acre (0.074 Hectare) parcel is included in Appendix 1 attached.

Public Notification

Notification of the permit application was advertised in the February 19th, 2020 issue of the Grand Forks Gazette and letters were sent to property owners and tenants within 30 meters of the property boundary of the subject property. Any comments received from the public from the time of submission of this report for inclusion in the agenda will be provided to City Council prior to or at the Council meeting on February 24, 2020.

Conclusion

The legislative requirements and public notification process for this temporary use permit application are complete and at time of submission of this report for inclusion in the agenda, no comments had been received. Subject to Council's consideration of any

public input received as a result of the afore mentioned notification, it is appropriate to approve Temporary Use Permit No. 2001. The draft permit is attached as Appendix 2.

Benefits or Impacts

General

As a temporary use, the property can be redeveloped at any time for the permitted uses in the I-1 (Light Industrial) zone.

Strategic Impact



Community Engagement

- An Ad was placed in the February 19, 2020 issue of the Grand Forks Gazette and a notice was sent to neighbours within 30m of the property boundary encouraging comments regarding this temporary use permit.



Community Livability

- The intended use is generally compatible with the surrounding properties and is consistent with the Official Community Plan.



Economic Growth

- The temporary use permit will allow the property owner to utilize vacant and underutilized building space.



Fiscal Responsibility

- It is anticipated that no City financial or staff resources will be required for this temporary use.

Policy/Legislation

Local Government Act, Official Community Plan, Community Charter, Floodplain Bylaw, Zoning bylaw

Attachments

Appendix 1 – Temporary Use Permit application package and Staff Report from the February 10, 2020 Regular Council Meeting.

Appendix 2 – Draft Temporary Use Permit No. TUP2001

Recommendation

THAT Council grants a Temporary Use Permit for a micro\craft brewery at 7454 19th Street; Legally described as Lot 2, Plan KAP54160, District Lot 380, Similkameen Division of Yale District; PID 019-142-927.

Options

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	20200224 TUP2001 7454 19St Micro Brew 2nd RFD.docx
Attachments:	- 20202024 TUP2001 Appendix 1 7454 19th St Micro Craft Brew Rev1.pdf - 20200224 TUP2001 Appendix 2 DRAFT Permit 7454 19TH St Micro Brew.pdf
Final Approval Date:	Feb 18, 2020

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Feb 14, 2020 - 12:09 PM

No Signature - Task assigned to Ron Mattiussi was completed by assistant Daniel Drexler

Ron Mattiussi - Feb 18, 2020 - 10:43 AM