



WESTLOCK COUNTY BY-LAW NO. 54-2024

WESTLOCK, ALBERTA

DRAFT

Being a bylaw of Westlock County, in the Province of Alberta, that authorizes Westlock County to amend the Land Use Bylaw 04-2016 to add new land use regulations to the Land Use Bylaw that enable conditions for development to be applied to development approvals associated with Microbrewery or Distillery uses, and to add the existing defined land use, MICROBREWERY OR DISTILLERY, to existing land use districts.

WHEREAS the Council of Westlock County has passed a Bylaw pursuant to Part 17, Section 639 of the Municipal Government Act, R.S.A. 2000, c. M-26, known as the Westlock County Land Use Bylaw 04-2016 for the purposes of regulating and controlling the use and development of land and buildings within Westlock County;

AND WHEREAS and pursuant to Part 17, Section 692 of the Municipal Government Act, the Council of a municipality is authorized to amend a Land Use Bylaw;

AND WHEREAS Section 692 of the Municipal Government Act, requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Section 230 and Section 606 of the Act, respectively;

NOW, THEREFORE, the Council of Westlock County in the Province of Alberta duly assembled and under the authority of the Municipal Government Act hereby enacts the following:

1. **TITLE**

1.1 This bylaw may be cited as the "Microbreweries and Distilleries".

2. **PREAMBLE AND SCHEDULES**

2.1 The preamble and any schedules hereto for a part of this bylaw.

3. That the following subsection to be added to **Section 7 – Special Provisions**, and all subsequent (and subsection references) be renumbered accordingly:

7.19 – MICROBREWERY OR DISTILLERY

7.19.1 The Development Authority may require any or all the following with a development permit application or as a condition of approval for microbrewery or distillery developments:

- a. operations outline or plan, including number of attendees, peak site visits, hours and season of operation, signage, and servicing;
- b. traffic impact assessment;

- c. emergency response plan;
 - d. surveyed site plan;
 - e. noise impact assessment. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required; and/or
 - f. any other information required by the Development Authority.
- 7.19.2 Waste disposal systems shall be provided in accordance with appropriate regulatory authority standards to the satisfaction of the Development Authority.
- 7.19.3 In evaluating the appropriateness of a Development Permit application for a microbrewery or distillery, the Development Authority shall consider such factors as:
- a. compatibility of proposed use with adjacent and neighbouring land uses;
 - b. impact of proposed use on existing traffic volumes and patterns of flow;
 - c. appropriate vehicle parking and site access/egress requirements; and
 - d. appropriate site security requirements including, but not limited to, fencing and lighting.
4. That the following be added to the list of discretionary uses in **Subsection 8.2.2 of Section 8.2 – Agricultural (AG) District** alphabetically, and all subsequent uses be renumbered accordingly:
- u. Microbrewery or Distillery
5. That the following be added to the list of discretionary uses in **Subsection 8.3.2 of Section 8.3 – Urban General (UG) District** alphabetically, and all subsequent uses be renumbered accordingly:
- mm. Microbrewery or Distillery
6. That the following be added to the list of discretionary uses in **Subsection 8.4.2 of Section 8.4 – Highway Commercial (HC) District** alphabetically, and all subsequent uses be renumbered accordingly:
- x. Microbrewery or Distillery
7. That the following be added to the list of discretionary uses in **Subsection 8.10.2 of Section 8.10 – Industrial (M) District** alphabetically, and all subsequent uses be renumbered accordingly:
- e. Microbrewery or Distillery

READ A FIRST TIME THIS ____ DAY OF _____, 20__ .

Reeve

Chief Administrative Officer

DRAFT

READ A SECOND TIME THIS _____ DAY OF _____, 20

Reeve

Chief Administrative Officer

RECEIVED UNANIMOUS CONSENT FOR CONSIDERATION OF THREE READINGS IN ONE MEETING VIA COUNCIL RESOLUTION #_____, THIS _____ DAY OF _____, 20 .

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 20.

Reeve

Chief Administrative Officer