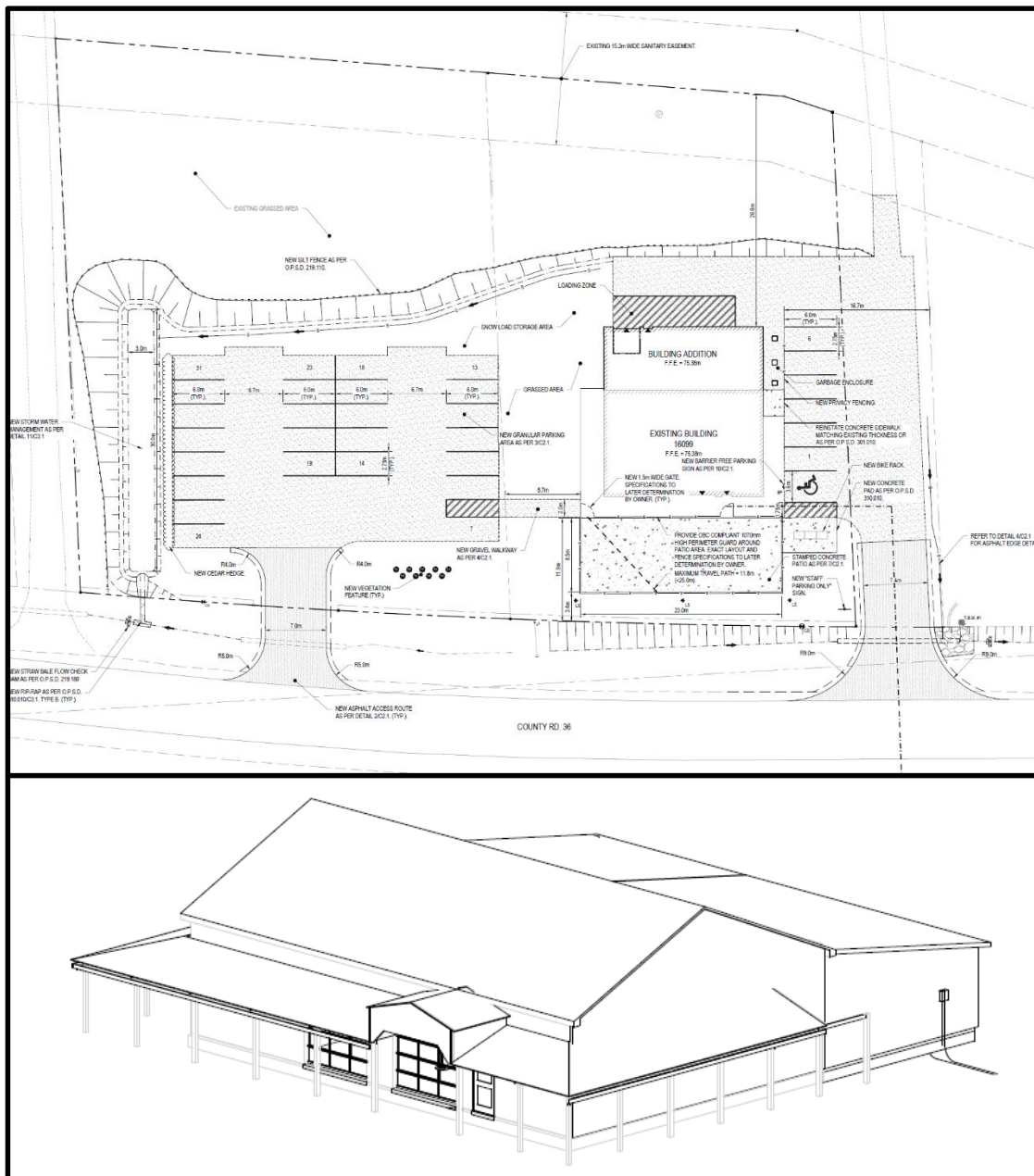


Township of South Stormont
ACTION REQUEST
Planning and Building Department



To: Council
From: Karl Doyle, Director of Planning and Building
Date of Meeting: March 23, 2022
Subject: By-law No. 2022-024 Authorize a Site Plan Agreement with Lost Villages Brewery Ltd.
Roll Number: 040600101415010 & 040600101415005
Legal Description: Part of Lot 34, Concession 5
Geographic Twp. of Cornwall Township of South Stormont



Recommendation:

That By-law No. 2022-024 being a by-law to delegate authority to approve and modify plans, drawings and execute agreements under Section 41 of the Planning Act for the approval of a Site Plan Agreement with Lost Villages Brewery Ltd., be read and passed in open Council, signed and sealed this 23rd day of March 2022.

Executive Summary:

Lost Village Brewery Ltd. is establishing a craft-brewery at 16133 County Road 36. The second site plan submission for the development is currently being reviewed and the Township will soon be in a position to provide an approval.

Background:

Lost Villages Brewery (LVB) intends to establish a craft-brewery on the premises located at 16133 County Road 36 in Long Sault. The property is located in a Highway Commercial Special exception 7 (CH-7) zone and allows for a craft brewery use. The subject building was previously used as a commercial community market and the proposal to repurpose the building and improve the lands is a good addition to the community.

The proponent has submitted a site plan application SP-2021-09 and associated building permit for the proposed development. The proposal includes site improvements, introduction of a patio, renovations, and a small expansion to the existing building. The existing building is 220 m² (2368.06 sq ft) and they are proposing a 120 m² (1291.67 sq ft) rear addition, the building footprint will total 340 m² (3659.73 sq ft). Township staff evaluated massing, stormwater, grading, servicing and parking requirements as part the first (1st) site plan submission.

The proponent has provided a revised site plan to address design deficiencies. The proposal complies with applicable Highway Commercial Special exception 7 (CH-7) zoning. The planned development is located along County Road 36 and is recognized as a low intensity commercial use that is located in proximity to low to medium density residential uses.

Lost Village Brewery Ltd. is hopeful to have the renovations completed in the Spring and be in operation by June of 2022.

Options:

1. That Council adopt a by-law to delegate authority for a site plan control agreement with the owner(s) of the Lost Village Brewery Ltd.
2. That Council defer consideration of the site plan application.
3. Other.

Alignment with Community Strategic Plan:

Goal 3: Economic Growth

Objective 3.1: Small Business Retention

Risk and Asset Management Considerations:

There is no risk associated with the proposed development. The development will be connected to available infrastructure.

Financial Impact:

The applicant has paid the required fees for the application and will be required to provide a 10% security deposit based on the cost of the site works.

Others Consulted:

Management, Counties, Agencies, and staff.