



Date: October 16, 2019

Report To: Planning and Development Executive Committee

From: Cody Vangel, CBO Trainee/Municipal Planner

Re: Brewery Definitions and Zoning –Zoning By-law Amendment

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Recent meetings with a nanobrewery entrepreneur, and economic development consultant have sparked much discussion about breweries within the Fort Frances community. Currently our zoning by-law does not define different types or scales of breweries, nor the zones in which they may be permitted.

The proposed nanobrewery within the downtown business district is not specifically defined at this time, though given the small (nano) scale and “tasting room” atmosphere our planning consultant believes it fits well within our current General Commercial ‘C2’ Zone. Throughout these discussions it was made aware that there is further interest from others to pursue brewery operations of unknown scale in the Town of Fort Frances.

The intention of this report is to define different scales of brewery operations and allocate them into best fit zones to clearly specify zoning requirements and allowances.

The following documents are attached:

- Schedule A: Proposed Zoning By-law Amendments
- Schedule B: Illustration of a nano-brewery
- Schedule C: Ministry of Agriculture, Food and Rural Affairs “Starting a Craft Brewery in Ontario”

Support from PDEC on the proposed recommendations will provide administration with the support necessary to enact the process of a zoning by-law amendment.

Respectfully submitted

Original Signed By

Cody Vangel, EIT  
CBO Trainee/Municipal Planner



## **Schedule A**

### **Proposed Zoning By-law Amendments**

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#### **Definitions:**

##### **Microbrewery**

A brewery, completely contained within a structure that produces not more than 50,000 hectolitres of beer per year. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carryouts.

##### **Nanobrewery**

A brewery, completely contained within a structure that produces less than 3,000 hectolitres of beer per year. Nanobreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carryouts and/or on-site tap-room or restaurant sales. Ancillary tasting of beer shall be permitted.



## **Schedule A**

### **Proposed Zoning By-law Amendments**

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#### **4.9 GENERAL COMMERCIAL (C2) ZONE**

No person shall within a General Commercial (C2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

##### **4.9.1 Permitted Uses**

- a) accessory dwelling units on a floor above the first storey or on the first floor behind the commercial use
- b) assembly hall
- c) bank or financial institution
- d) clinic
- e) community health and resource centre
- f) crisis centre
- g) day nursery
- h) funeral home
- i) gas bar
- j) hotel
- k) laundromat
- l) motel
- m) offices
- n) parking lot
- o) personal services establishment
- p) post office
- q) private club
- r) recreation or fitness establishment
- s) restaurant
- t) retail store
- u) tavern
- v) taxi or bus depot
- w) work/service shop
- x) nanobrewery



## **Schedule A**

### **Proposed Zoning By-law Amendments**

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#### **4.10 ENTERPRISE (E) ZONE**

No person shall within the Enterprise (E) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

##### **4.10.1 Permitted Uses**

- a) bank or financial institution
- b) building supply and lumber outlet
- c) car wash
- d) clinic
- e) commercial greenhouse/nursery including retail
- f) convenience store
- g) equipment sales/rental establishment
- h) gas bar
- i) hotel
- j) laboratory
- k) laundromat
- l) motel
- m) motor vehicle service station
- n) motor vehicle parts and accessory sales
- o) motor vehicle sales or rental
- p) office
- q) personal services establishment
- r) recreation or fitness establishment
- s) recreational vehicle sales and service operation
- t) research and development establishment
- u) restaurant
- v) retail store (minimum floor area of 500 m<sup>2</sup>)
- w) tavern
- x) self-storage facility
- y) work/service shop
- z) veterinary hospital
- aa) uses that legally existed as of the date of passing of this By-law
- bb) nanobrewery



## **Schedule A**

### **Proposed Zoning By-law Amendments**

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#### **4.12 LIGHT INDUSTRIAL (M1) ZONE**

No person shall within a Light Industrial (M1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

##### **4.12.1 Permitted Uses**

- a) animal shelter or veterinary hospital
- b) building supply and lumber outlet
- c) bulk fuel depot
- d) contractors yards
- e) heavy or light equipment sales and services
- f) manufacturing or processing within an enclosed building
- g) motor vehicle repair garage
- h) motor vehicle body shop
- i) outside storage
- j) public works yard
- k) recycling depot
- l) retail sales accessory to a permitted use not exceeding 35% of the total floor area
- m) self-storage facility
- n) telecommunications tower
- o) transmission towers and hydro-electric substations
- p) transportation depot and rail line uses
- q) warehouse
- r) wholesale sales
- s) work/service shop
- t) microbrewery



## Schedule B

### Nanobrewery Illustration

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