



**PUBLIC HEARING MEETING AGENDA
CARSTAIRS MUNICIPAL OFFICE
MONDAY, JANUARY 25, 2021, 7:00 P.M.**

Page

1. CALL TO ORDER

2. ATTENDEES

3. PURPOSE

- a) The purpose of this Public Hearing is to receive and consider; Amendment of Land Use Bylaw No. 2007 to include; "Food Processing and Packaging" to the Discretionary Use in the Industrial Districts (11 and 12) and to add the Definition; and "Specialty Food Store" to the Discretionary Uses in all the Commercial Districts; and to add the Definition.

4. DELEGATIONS

- a) Urban Systems Ltd. - Becky Soby - Land Use Bylaw Amendment - Food Processing and Packaging, Specialty Food Store. (addendum 4.a)



5. GENERAL DISCUSSION

6. ADJOURNMENT

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URBAN MEMORANDUM SYSTEMS

DATE: January 25, 2021
 TO: Town of Carstairs Council
 FROM: Becky Soby, Urban Systems Ltd.
 FILE: 3175.0001.01
 SUBJECT: Land Use Bylaw Amendment – Food Processing and Packaging, Speciality Food Store

1.0 LAND USE BYLAW AMENDMENTS

Below is a description of the proposed amendments to the Land Use Bylaw 2007.

1.1 FOOD PROCESSING AND PACKAGING

- Addition of **“Food processing and packaging”** use to **Discretionary Uses** in both industrial districts - Light Industrial (I1) and Medium Industrial District (I2).
- **Definition added to Section 1.3 “Definitions”:**
“Food Processing and Packaging”
 Means a use, building, or part of a building, other than an eating establishment, food caterer, or speciality food store, in which agricultural products are prepared, processed, preserved, packaged, graded or stored for eventual human consumption and includes services such as a flour mill, a bakery production facility, an egg grading station, but does not include an abattoir or any premises used for the slaughtering of animals or the boiling of blood, tripe or bones. These operations are intended to primarily use agricultural products that are produced on site and shall have minimal off-site impacts such as such as noise, odour, surface or groundwater pollutants, earthborne vibrations, heat, or high brightness light sources.
- **No change or addition to parking requirements:** the use will fall under “Manufacturing industry” and therefore, be required to provide at minimum 6.0 stalls, and 2.0 per 100m² of *Office area*, and 1.0 per 100 m² of *Other areas*.

1.2 SPECIALTY FOOD STORE

- Addition of **“Specialty food store”** use to **Discretionary Uses** in all the commercial districts;
 - Central Commercial District (C1)
 - Neighborhood Commercial District (C1A)
 - Commercial Service District (C2)
 - Highway Commercial District (C3)
- **Definition added to Section 1.3 “Definitions”:**
“Speciality Food Store”
 Means a use, building, or part of a building that specializes in a specific type or class of food production, processing or packaging such as a butcher shop, delicatessen, bakery, fish monger, and similar foods, and where live animals are not involved in the processing of the food. The food products associated with the use may be sold on the premises.
- **No change or addition to parking requirements:** the use will fall under “Commercial, Other” and therefore, be required to provide 3.5 stalls per 100 m² of use area.

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2.0 PLANNING ANALYSIS

The addition of the two uses to provide additional flexibility on the types of businesses possible in the commercial and industrial districts.

The **food processing and packaging** use is to accommodate businesses whose operations are intended to primarily use agricultural products that are produced on site and shall have **minimal off-site impacts** within the industrial districts. Businesses include, but are not limited to;

- Meat processing and packaging
- General food production (including packaging and processing) (e.g., Bakery production facility)
- Flour mill.

In summary, the proposed food processing and packaging use aligns with each district general purpose by accommodating businesses that engage in manufacturing, processing, assembly and distribution activities, etc. while including clarification in the definition that the operations shall have **minimal off-site impacts** such as such as noise, odour, surface or groundwater pollutants, earthborne vibrations, heat, or high brightness light sources.

The **speciality food store** use is to accommodate businesses that specialize in a specific type or class of food production, processing or packaging, where goods are sold on the premises, within the commercial districts. This aligns with the general intent of each commercial district of providing a variety of commercial services compatible with the surrounding area. Businesses include, but are not limited to;

- Butcher Shop
- Bakery
- Coffee roaster
- Delicatessen
- Fish monger

Urban Systems Ltd. completed precedent research based on comparable municipalities in order to determine appropriate definitions and compare parking requirements. The existing parking requirements of the Land Use Bylaw as mentioned previously have been deemed sufficient for the addition of each new use.

Please contact the undersigned with any questions.

Sincerely,

URBAN SYSTEMS LTD.



Becky Soby, BA, MPlan
Planner
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