

APPENDIX A

BACKGROUND REPORT

May 14, 2024

DEVELOPMENT PERMIT # 2024-D-082

Applicant: Oleksandr Lebed

Owner: Oleksandr Lebed

Land Location: Part of SE-25-62-4-W4M
62416 Rge Rd 440

Roll#: 6204253002

Zoning: Agriculture District "A" **Size:** 2.81 Acres

Permitted

Discretionary

Other

DESCRIPTION OF APPLICATION:

The applicant is applying for a craft brewing and distillery use for a mead production facility.

ADJACENT PROPERTY:

The property is located 0.5 mile north of township road 624 on range road 440, 4.25 miles northeast of Ardmore. Adjacent properties are quarter section remnants.

CONSIDERATIONS:

The applicant is applying to operate a mead production facility in his attached garage which includes 4x1,000-litre formation barrels to start, a tasting room, which would operate Saturdays, 12pm to 2pm, and two beehives for demonstrations. They would require minor renovations for the facility. They would distribute the mead to local liquor stores and further into Alberta as the business grows. They produce their own honey from hives located on neighboring lands. The honey would be pumped into the facility yearly in July and August. They plan to purchase local berries and juice for their flavored meads. Organic waste may be sold to other distillers for further processing or to farmers for compost.

Adjacent landowner letters were sent out on April 18, 2024, and we have not received any response at the time of report generation.

April 30, 2024 4:20 PM

RECOMMENDATION:

Recommendation for development application no. 2024-D-082 is **approve** the request for a craft brewing and distillery use for a mead production facility as a discretionary use as per Part 6 of the general regulations and Part 7, Section 69.2 of the Land Use Bylaw with the following conditions:

1. An approved building permit is required as per the Alberta Safety Codes Act.
2. Applicable electrical, gas, plumbing, and sewer permits are required as per Alberta Safety Codes Act.
3. Building waste materials shall be contained on site in a waste bin or a covered/enclosed trailer.
4. Approval from Alberta Transportation is required.
5. Shall obtain and retain a license as per Alberta Gaming, Liquor and Cannabis legislation.