



**TOWN OF SAINT ANDREWS
W. C. O'NEILL ARENA COMPLEX DINING ROOM
SPECIAL COUNCIL MEETING
June 4, 2018 at 6:00PM**

MINUTES

RECORDING OF ATTENDANCE

A Special Meeting of the Town of Saint Andrews Council for the Hearing of Objections in relation to By-Law Z18-01, Being a By-Law to Amend By-Law No. 10-04, Being Zoning By-Law for the Town of Saint Andrews was held at the W. C. O'Neill Arena Complex Dining Room beginning at 6:07 PM with the following members present: Mayor Doug Naish, Deputy Mayor Brad Henderson, Councillors Edie Bishop, Guy Groulx, and Andrew Harrison. Also present were: Angela McLean, Clerk, Terry Acton, Asset Manager, Alex Henderson, Planning Superintendent (Acting Director), and Nikki Mott, Administrative Assistant.

Absent: Councillor Gumushel

APPROVAL OF AGENDA

Mayor Naish noted that Alex Henderson, Planning Superintendent (Acting Director) with the Southwest New Brunswick Service Commission would be providing a brief presentation on the purpose behind the Hearing of Objections and the proposed amendment to the Zoning By-Law.

It was moved by Councillor Groulx, seconded by Deputy Mayor Henderson and carried that the Agenda be approved as presented.

Carried

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS

Alex Henderson, Planning Superintendent (Acting Director) for the Southwest New Brunswick Service Commission showed a PowerPoint presentation on the purpose for the proposed Microbrewery amendment to the Zoning By-law.

The Town has recently been approached by a potential investor. Microbreweries are becoming very popular in tourist towns and would be a great draw for business to set-up shop here in Saint Andrews.

Mr. Henderson noted that the proposed amendment is a "text" amendment under the Central Commercial Zone as a conditional use to permit the uses in the By-Law. The amendment will allow for the PRAC/PAC to approve the requests on an individual application basis to see if the proposal fits the needs for the Town. The amendment will also make the process less time consuming since the applicant will no longer require a *Section 39* amendment under the *Community Planning Act*.

Mr. Henderson noted that microbreweries need to be in a highly visible location, where tourist frequent, and is within walking distance. Hence, the proposed location being the Historic Business District. Terms and Conditions can be applied to any business proposals. He also noted that the locations in Town are not suitable for a high volume microbrewery, which means the chance of a business reaching or exceeding the 500,000 liters very minimal. The definition that has been proposed is in line with other municipalities that have incorporated the term into their Zoning By-Laws.

An example of a nano brewery would be the 5 Kings in St. Stephen, which has the small brewery with a restaurant in the same premises. A nano brewery is much smaller scale production, unlike Picaroons which is a microbrewery in Fredericton and has a larger production volume. Mr. Henderson noted that a brewery to that scale would not be

feasible in a building here in town. The ideal business here would be between the size of a nano brewery and a microbrewery.

COMMUNICATIONS

None

INTRODUCTION, CONSIDERATION AND PASSING OF BY-LAWS AND MOTIONS

Hearing of Objections to By-Law No. Z18-01, A By-Law to Amend By-Law No. 10-04, Being Zoning By-Law for the Town of Saint Andrews

Town staff noted they have not received any written *Letters of Concern* regarding the proposed Zoning By-Law amendment #Z18-01 to include Microbreweries under the *Central Commercial Zone "Conditional Uses" Sect. 5.2.2(1)*.

For the Town to be in compliance with *Section 111* of the *Community Planning Act* of the Province of New Brunswick the Town published two advertisements in the *St. Croix Courier* on May 11, 2018 and May 25, 2018, as well as notices on the Town's website announcing the Hearing of Objections to the public.

There was three residents in attendance whom expressed concerns on having a microbrewery in the Historical Business District. The concerns expressed were:

- A large scale microbrewery production if the By-Law allows up to 500,000 liters to be brewed on site. Requesting for that number to be lowered.
- Concerns on noise, dust, and property being unsightly.
- Concerns with the PRAC/PAC making the final decisions and not Council. PRAC/PAC would make final decision but Council would still be able to sit the terms and be part of the consultation process.
- Suggestions that a "Light Industrial Park" be created so that it can be brewed outside of the business district with maybe a restaurant/pub on Water Street and bring the product to the restaurant from the "Light Industrial Park".
- Concerns about limitations.
- Concerns that the definition includes wines and spirits. Can it not be limited to just ale, beer and porter only?

QUESTION PERIOD

None

COUNCILLORS' AND DEPUTY MAYOR'S COMMENTS

None

MAYOR'S COMMENTS

None

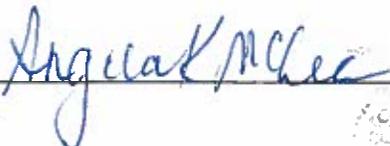
ADJOURNMENT

At 6:51 PM, it was moved by Councillor Groulx, seconded by Councillor Bishop and carried that the meeting be adjourned.

Carried



Doug Naish, Mayor



Angela McLean, Clerk

