



**TOWN OF SAINT ANDREWS**  
**W. C. O'NEILL ARENA COMPLEX DINING ROOM**  
**SPECIAL COUNCIL MEETING**  
**October 1, 2018 at 6:00 PM**

**MINUTES**

**RECORDING OF ATTENDANCE**

A Special Meeting of the Town of Saint Andrews Council was held on October 1, 2018 at 6:03 PM at the W. C. O'Neill Arena Complex in the Dining Room with the following members present: Mayor Doug Naish, Councillors Edie Bishop, Guy Groulx, Kurt Gumushel, and Andrew Harrison. Also present were: Angela McLean, Clerk and Chris Spear, Treasurer, Terry Acton, Asset Manager, Alex Henderson, Planning Superintendent (Acting Director), and Nikki Mott, Administrative Assistant.

Deputy Mayor Brad Henderson arrived at 6:28 PM.

**APPROVAL OF AGENDA**

**Motion 232 - 10/18**

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

**Carried**

**DISCLOSURE OF CONFLICT OF INTEREST**

None

**PRESENTATIONS**

None

**COMMUNICATIONS**

None

**INTRODUCTION, CONSIDERATION AND PASSING OF BY-LAWS AND MOTIONS**

**Hear Objections to By-Law No. Z18-03, A By-Law to Amend By-Law No. 10-04, Being Zoning By-Law for the Town of Saint Andrews – to allow for Nanobreweries in Central Commercial Zone.**

Mayor Naish noted that there have been no letters of objection received by Town Hall or the Service Commission to date.

Alex Henderson, Planning Superintendent for the Regional Service Commission provided a brief presentation highlighting the amendment being proposed.

In June of 2018 Council tabled a motion to amend the Zoning By-Law 10-04 to allow for "microbreweries" with 500,000 liters of annual production. Council and public feedback following the Hearing of Objections resulted in concerns with the annual production limit amount. The Service Commission has drafted a new by-law for "nanobreweries", which is a more scaled down version of a microbrewery. The facility will be defined as 3,500 square feet as opposed to a production limit. This modification is more appropriate for Saint Andrews and will not draw away from the cultural and beauty of the Town.

The amendment would be defined under the Central Commercial Zone and would be subject to Terms and Conditions by the PRAC. As per the *Community Planning Act* the PRAC would be required to seek neighbourhood input by polling properties within 100m radius of the proposed brewery site.

It should be noted that the Town has been approached by interested parties, but no actual business proposal has been submitted and no building has been identified.

The following are the proposed amendments:

**Amendment #1** – Amend the Saint Andrews Zoning By-Law 10-04 by adding to the list of CC Zone Uses Subject to Terms and Conditions (Conditional Uses) in Section 5.2.2(1) the following:

(xvi) a *nanobrewery*;

**Amendment #2** – Amend the Saint Andrews Zoning By-Law 10-04 to add a definition for a nanobrewery:

**“NANO BREWERY”**

Means the small-scale manufacturing of beer, wine, spirits or other alcoholic beverages. The maximum total floorspace allowed for this use is 3,500 square feet. This use may include the sale of alcoholic beverages to the public for consumption within the premises. Accessory activities may include the preparation and sale of food, and storage, packaging, bottling, canning and shipping of products manufactured within the premises. This use does not include outdoor manufacturing activities, or unenclosed outdoor storage of material or equipment associated with the business. This use does not generate odour, sound, dust, waste or delivery traffic in excess of that which is characteristic of the Zone in which it is located.

**Amendment #3** – Amend the Saint Andrews Zoning By-Law 10-04 by repealing paragraph (c) in Section 5.2.1 and substituting the following:

(c) A *licensed premises* as a *secondary use* within a *restaurant* or a *nanobrewery*,  
and

## QUESTION PERIOD

There were six people in attendance. The following questions and comments were made:

- A resident stated they had no objection and thought the amendment was a great idea. They inquired on if the Town’s water-wastewater system would be able to handle the consumption. The CAO noted that there might be a case where a main would require an upgrade, but that our system is capable of the consumption and that the business would be metered and charged accordingly.
- A resident requested clarification on the definition amendment regarding the *“licensed premises as a secondary use within a restaurant or a nanobrewery”*. It will remove the current prohibition on new licensed premises which involve *“lounges”* or those that *“require live entertainment”*.
- An inquiry was made as to whether the Town has been approached by a potential entrepreneur.
- One couple stressed their support for the amendment. They felt the definition was very appropriate, and that there is a misconception of a nanobrewery being a bar, but it is more like a winery. The focus is on the handcrafted, locally made and produced product that brings a type of culture and sophistication to it. It is an excellent draw for tourists and will not change the special character of Saint Andrews.
- Another resident spoke in favour and felt that keeping the size of the production on a small scale will be easier to manage.

## COUNCILLORS' AND DEPUTY MAYOR'S COMMENTS

Councillor Bishop expressed concerns regarding the addition of drinking establishments in Town.

## MAYOR'S COMMENTS

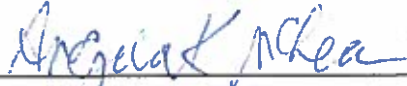
**ADJOURNMENT**

**Motion 233 - 10/18**

At 6:34 PM, it was moved by Councillor Groulx, seconded by Councillor Harrison and carried that the meeting be adjourned.



Doug Naish, Mayor



Angela McLean, Clerk

