

To: **Antigonish County Planning Advisory Committee  
Antigonish County Council**

From: **Planning Staff (EDPC)**

Date: **June 3, 2024**

Reference: **Proposed Amendment to the Eastern Antigonish Land Use By-law Rural (R-1) Zone to allow “Brewpubs, taproom breweries and micro-distilleries” and “licensed establishments” to Restaurants as permitted uses within the zone.**

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**Recommendation:**

That the Municipality of Antigonish County Council **approve** the proposed amendments to the *Eastern Antigonish Land Use By-law* to allow “Brewpubs, taproom breweries and micro-distilleries” and “licensed establishments” to restaurants as permitted uses within the Rural (R-1) Zone.

**Background**

Staff received an application from Mr. Gregg Colp owner of “Below the Salt Distillery” 13605 Highway 4 in Aulds Cove on May 16, 2024, to amend the zoning by-law to allow them to receive a special occasion permit from the provincial liquor licensing authority. Specifically, they would like to sell local beers and wines as alternatives to their spirits distilled in Waverley. They are also proposing to operate a micro-distillery from the site. Presently the existing use is permitted under the Rural (R-1) Zone as a retail use only. The zone permits retail stores which are defined as: “...a building or part thereof in which goods, wares, merchandise, or products are sold to the general public for monetary gain.” The expansion, however, to sell other products and to distill on site required a revised license from the province and therefore a change in the zoning. Originally this was not a concern to the owner since the new zoning by-law would eventually address this proposed use. Recently, however, the applicant has had to move from his Waverly site and would like to re-establish the micro-distillery in Aulds Cove which has meant that he requires a zone amendment sooner than when the new document will be approved.

Under the revised zoning bylaw this property will be zoned with the new Rural General (RG-1) Zone which is proposed to allow “Brewpubs, taproom breweries and micro-distilleries” as well as “Restaurants and licensed establishments”. This proposed list of permitted uses in the new Rural General (RG-1) zone has been reviewed at length by the Area Advisory Committee and presented at a number of Open Houses held as part of the larger plan review process.

**Conclusion**

Staff are therefore recommending that “Brewpubs, taproom breweries and micro-distilleries” as well as “licensed establishments” to Restaurants, be added as permitted uses within the existing Rural (R-1) Zone to reflect what is proposed in the new Rural General (RG-1) Zone, as per the amending pages attached to this report.

Appendix A: Amending Pages

**A BY-LAW TO AMEND THE EASTERN ANTIGONISH PLAN AREA  
LAND USE BY-LAW**

1. Part 8: "Rural (R-1) Zone" is hereby amended by adding in Section 1 "Commercial Uses" immediately following "Bed and Breakfast Establishments" the following text:

**Brewpubs, taproom breweries and micro-distilleries**

2. Part 8: "Rural (R-1) Zone" is hereby amended by adding in Section 1 "Commercial Uses" immediately following "Restaurants" the following text:

**and licensed establishments**

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Glenn Horne  
CAO