

**PLANNING ADVISORY COMMITTEE MINUTES
01 APRIL 2026 @ 7:00 PM
MUNICIPAL OFFICES – COUNCIL CHAMBERS**

1. CALL TO ORDER

The Co-Chair called the meeting to order at 7:00 pm. The Co-Chair then welcomed the new committee members in attendance.

2.

In Attendance	Regrets	Absent	Others
Jeff Guthrie	Jonathan Cogger	Chris McMorrow	Edward Teale
Anton Topilnyckyj			
Councillor R Carr			
Dallas Gillis, Director			
Linda Patterson			
James Grattan			
DM S Mawhinney			
Gillian Mersereau, RS			

3. ACCEPTANCE OR BUILDING OF AGENDA

Moved by R Carr, seconded by A Topilnyckyj, that the agenda for 01 April 2026 be accepted as presented.

4. DISCLOSURE OF CONFLICT OF INTEREST - Nil

5. CORRECTION AND ADOPTION OF MINUTES

Moved by Ryan Carr seconded by Anton Topilnyckyj, that the minutes of 12 January 2025 be accepted as presented.

6. UNFINISHED BUSINESS

Nil

7. NEW BUSINESS

a) Application for Temporary Use Variance for 992 Onondaga Street

The Town of Oromocto issued a Request for Proposals (RFP) inviting submissions for the lease of the former Small Craft Aquatic Centre located at 992 Onondaga Street. The Town, in collaboration with the Department of Recreation and Tourism, sought to repurpose the asset in a manner that would enhance vibrancy and encourage public gathering along the riverfront.

An agreement has been reached with York County Cider (c/o Edward Teale). In the short term, the proposed use includes the sale of alcoholic beverages for both on-site and off-site consumption, the provision of snack foods, and the hosting of activities and entertainment. Over the longer term, there is potential to incorporate small-scale processing to support on-site production.

While the proposal aligns with the policies of the current Municipal Plan and the general intent of the zoning objectives, the existing list of permitted uses within the "Park Zone" does not include liquor-licensed establishments, retail sales, or on-site food service and consumption.

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A temporary use variance is therefore required to permit these uses at this location. Approval of the variance would enable necessary alterations to proceed and allow operations to commence during the current year.

As the Town is presently undertaking a review of its Municipal Plan and Zoning By-law, it is anticipated that future amendments will support uses that promote gathering and vibrancy along the riverfront. The temporary use variance is intended to facilitate operations through the spring and summer season, pending adoption of the updated zoning by-law.

The subject property, as shown on the attached schedule, comprises an approximately 3,500 m² portion of Town-owned land (PID 60003464) and includes a portion of Department of Natural Resources (DNR) land (PID 60148418) along the trail right-of-way. This area is intended to be used for parking and access in support of the proposed use, consistent with its function during operation of the former Small Craft Aquatic Centre.

Due to its riverside location, the property is subject to flooding. However, the existing building, situated at an approximate geodetic elevation of 7.0 metres, has not historically been impacted. For any new construction or future additions, the Town would require that the minimum elevation of habitable space be at least 1.0 metre above the flood of record (i.e., a minimum elevation of 8.4 metres). The current elevation does not restrict the continued use of the existing building.

As the site is located on the river side of the trail, access will be provided via existing connections from the Hazen Centre parking area, consistent with the previous use of the facility.

The property is situated at the periphery of the Town Centre/Hazen Park District and is in proximity to residential uses, including multi-unit dwellings near the Hazen Centre and single-detached homes on Rankine Court. York County Cider has indicated plans for on-site entertainment, which, if conducted outdoors, may impact nearby residents. Potential impacts could be mitigated through conditions requiring that any outdoor seating or entertainment areas be located on the riverfront side of the building, thereby increasing separation from residential properties along Onondaga Street and Rankine Court.

While the limits of the Hazen Park District are not clearly defined, Staff feel the proposal is in line with the intent of the municipal plan to enliven the area and attract citizens and visitors to the riverfront.

The purpose statement of the Park Zone in the Town Zoning By-law notes the following, *“the P Zone accommodates parks, open spaces and compatible recreational uses that meet the needs of the community. The P Zone allows major, regional sports and recreational spaces to permit a broad range and intensity of leisure, recreational, cultural and related uses.”*

It refers to a broad range of leisure, recreational uses, and Staff believes the proposal will enhance the appeal of the area for leisure and recreation.

The applicant will be required to submit a detailed site plan outlining any proposed alterations and clearly identifying access points. This will enable Town departments to ensure adequate access for emergency vehicles and to minimize potential conflicts with trail users.

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The proposed use is expected to enhance vibrancy and provide residents and visitors with an additional opportunity to access and enjoy the riverfront and surrounding natural areas. While the use is not currently permitted within the "Park Zone," staff are of the opinion that it is consistent with the overall intent of the Municipal Plan for this area.

Previously, Grimross Brewing Co. operated a seasonal beer garden on the riverfront that was well received. As this use will not be returning, the current proposal offers an alternative that supports similar community engagement.

Looking ahead, it is anticipated that updates to the Municipal Plan and Zoning By-law will permit a broader range of uses that highlight and attract people to the riverfront area.

Staff recommend approval of the application, subject to terms and conditions.

Moved by L Patterson, seconded by A Topilnyckyj.

RESOLVED: THAT the Planning Advisory Committee approve a temporary use variance to permit the sale of alcoholic beverages and snack foods for both on-site and off-site consumption within the "Park Zone" at 992 Onondaga Street, for a period of 12 months, expiring June 1, 2027, subject to the following terms and conditions:

- a) A detailed site plan shall be submitted, to the satisfaction of the Director of Engineering Services and the Oromocto Fire Department, clearly identifying parking areas and site access.
- b) Any outdoor seating areas shall be located on the north side of the building.
- c) No buildings or permanent structures shall be permitted within the right-of-way or on Department of Natural Resources (DNR) lands. **CARRIED**

8. OTHER BUSINESS

9. NEXT MEETING – 06 May 2026

10. ADJOURNMENT – the meeting was adjourned at 7:15 PM, moved by Ryan Carr.



Committee Co-Chair



Director, Planning & Compliance