



**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING MINUTES
September 29, 2015**

PRESENT: Ms. Ann Merritt, Chair
Mr. Ross Evans
Mr. Brian Murray
Mr. Evan MacDonald
Mr. Kevin Copley
Councillor Matt Whitman
Councillor Tim Outhit

REGRETS: Mr. Paul Russell, Vice Chair

STAFF: Mr. Ben Sivac, Major Projects Planner
Mr. Andrew Reid, Legislative Assistant

OTHERS:

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to the North West Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/NWPAC/150929nwpac-agenda.php>.

The meeting was called to order at 7:12 p.m. and was adjourned at 7:54 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:12 p.m. She described the role of the PAC in hosting the public meeting, reviewing Case 19627 and she outlined the process for the public meeting.

2. PUBLIC PARTICIPATION

2.1 Case 19627 - Application by KWR Approvals Limited to consider a site specific amendment to the Municipal Planning Strategy (MPS) for Beaver Bank, Hammonds Plains and Upper Sackville to permit a pub at 1345 and 1355 Hammonds Plains Road (Edible Matters).

Mr. Ben Sivak, Major Projects Planner, presented regarding Case 19627. He described the purpose of the meeting as preliminary and stated that no decisions would be made this evening. He stated that the proposal was to allow commercial entertainment uses on the site. He displayed the site plan, indicating the interior area of the pub. Mr. Sivak described the proposal in terms of the Municipal Planning Strategy, which prohibits commercial entertainment uses in the site's MU-1 zone. He stated that the permitted uses of the zone date back to feedback received from the public in 1999. Mr. Sivak described the remaining steps in the application process, which would include additional opportunities for feedback such as a public hearing.

On behalf of the applicant, Mr. Will Robinson-Mushkat, KWR Approvals, introduced the application. He described the history of the business and its current operations as a fully licensed restaurant, where alcohol is permitted to be served with meals. He described the context of the site specific amendment and also described the site in terms of a nearby commercial node, zoned C-5, where pub uses are permitted. Mr. Robinson-Mushkat outlined the Edible Matters site plan, highlighting the abundance of parking. He also outlined a traffic impact statement performed for the site, stating that the minimum stopping site distance would meet safety standards and that there would be no potential impacts to the existing road network due to the pub.

Mr. Ed Webber, applicant, stated that if there were any questions regarding how he planned to operate the pub he would be happy to answer them. Mr. Webber indicated that the space would be family oriented and not include video lottery terminals or any sort of tavern style games.

Mr. Paul Cooley, of Halifax, questioned the age of the Municipal Planning Strategy (MPS). Mr. Sivak responded that the plan dates back to 1999. Mr. Cooley stated the difficulty of applying for the amendments. He stated that the pub seemed to fit into the social fabric of the community and was much different than a tavern. He stated support for the application, indicating that it would benefit the community.

Mr. Bob Shea, of Hammonds Plains, stated support for the application. He indicated that it would add to the community and provide a convenient alternative to commuting to the city.

Mr. Matthew Webber, applicant, highlighted the pub as an extension of the success of the Edible Matters restaurant.

Mr. Greg FitzGerald, of Bedford, stated that the current operation was of quality. He voiced support for the application and also stated that the MPS was out of date, given the growth in Hammonds Plains.

Ms. Holly Boutilier, resident of Hammonds Plains, stated that she was a neighbor to the site. She questioned if the applicant sought to use the exterior deck as part of the pub. Ms. Boutilier requested clarification why the pub's address was at 1345, but the application also listed 1355 and questioned if the applicant desire to expand. Mr. Robinson-Mushkat stated that the pub would be self-contained within the

space and would not connect to the existing patio. He stated that the 1355 address is owned by Edible Matters and used for storage and offices and would not be affected by the amendment.

Mr. Sheldon Boutilier, resident of Hammonds Plains, questioned if the site was commercial or residential. Mr. Boutilier questioned if it could be used as a commercial parking lot. Mr. Boutilier stated that traffic complaints were common for newcomers to Hammonds Plains Road. He questioned why the pub could not be located in the C-5 zone where traffic lights were in place. Mr. Boutilier stated he was not opposed to the property being opened all day long; however, he voiced concern for the increased traffic and noise. Mr. Robinson-Mushkat responded that the site was zoned MU-1, which allowed for a variety of uses. He responded that the nearby C-5 zone gave evidence that this type of use was desired in the area, and given the proximity, it would be appropriate to extend the pub use to the site.

Mr. Grant MacIsaac, commented that if the operation was well managed any problems would be mitigated. He stated support for the owner and commented that the application was a great addition to the community.

Ms. Pamela Lovelace, of Maplewood, described the history of the restaurant and positive impacts created by the owners of Edible Matters. She stated support for the application and indicated it was time to update the MPS.

Mr. Ian McVicar, of Kingswood, stated support for the application and described Edible Matters as an anchor for the community. He highlighted that there were not many nodes to bring adults together in the community and that the application presented a great opportunity.

The Chair called three times for any additional speakers to come forward. There were none.

3.0 ADJOURNMENT

The Chair adjourned the meeting at 7:54 p.m.

Andrew Reid
Legislative Assistant