

HALIFAX REGIONAL MUNICIPALITY

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PUBLIC HEARING

MAY 13, 1996

PRESENT:

Deputy Mayor Greenough
Councillors: Bill Dooks
Gordon R. Snow
David Hendsbee
Ron Cooper
Bruce Hetherington
Clint Schofield
John Cunningham
Jerry Blumenthal
Graham L. Downey
Larry Uteck
Howard Epstein
Russell Walker
Bill Stone
Ron Hanson
Stephen Adams
Barry Barnet
Robert P. Harvey
Peter Kelly
Reg Rankin
Jack Mitchell

ABSENT:

Mayor Walter Fitzgerald
Councillors: Harry McInroy
Condo Sarto

STAFF MEMBERS:

Mr. Peter Dickson, Director of Community Planning and Development
Ms. Mary Ellen Donovan, Municipal Solicitor
Mr. Bill B. Campbell, Community Planning and Development
Ms. Jacqueline Hamilton, Community Planning and Development
Ms. Vi Carmichael, Municipal Clerk

Julia Horncastle, Assistant Municipal Clerk

TABLE OF CONTENTS
MAY 13, 1996

<u>INVOCATION</u>	03
1. <u>PUBLIC HEARINGS</u>		
1.1 Amendments to the Halifax MPS and LUB - regulations of inns in certain residential - commercial zones	03

INVOCATION

Deputy Mayor Greenough called the meeting to order at 6:00 p.m. with an invocation.

1. **PUBLIC HEARING**

1.1 **AMENDMENTS TO THE HALIFAX MPS AND LUB - REGULATIONS OF INNS
IN CERTAIN RESIDENTIAL - COMMERCIAL ZONES**

Ms. Jacqueline Hamilton, Planner, with the aid of overheads, provided an overview of the staff report providing background, origin of the issue, the process followed to date, the existing policy and regulatory framework and, a summary of the proposal being considered.

In response to a question from Councillor Blumenthal, she replied that the North of North Street component was not being considered and due to location, specific parking requirements are not set out.

In response to Councillor Epstein regarding liquor licenses, Ms. Hamilton replied that the Provincial standards would have to be met. She informed Council that the issue originated with amendments to allow Bed and Breakfast as a home occupation.

In response to a request for clarification from Councillor Hendsbee on the definition of "Inn", the solicitor replied that this was set out on page 11 of the December 19, 1995 staff report.

Councillor Uteck arrived.

Councillor Downey informed Council that the Liquor License Board has the responsibility for the approval and issuance of liquor licences.

Councillor Epstein asked what type of license would be allowable. In response, Mr. Campbell said the intention was for a licensed restaurant.

Councillor Cooper referenced Appendix 1 and asked for clarification of the definition

special controls. Ms. Hamilton informed Council the residential commercial mix zones support minor commercial uses, but in this case it would not be a minor commercial use but a special kind of use with different controls such as no parking requirements nor increases in volume as a result of additions.

Deputy Mayor Greenough asked for speakers in favour of the application. No speakers came forward.

Deputy Mayor Greenough asked for speakers in opposition to the application.

Ms. Pat Sarratt, 2166 Windsor Street, speaking in opposition, expressed concern with regards to the sale of liquor in a residential area and the potential for piggy backing on Bed and Breakfast operations. She felt there should have been more opportunities for public input. Mr. Campbell, in response, informed Council that public meetings had been held, adjacent property owners had been notified, tourism and heritage associations had been consulted and advertisements had run in the local newspapers on two separate occasions.

In response to a question from Councillor Hendsbee, Ms. Sarratt said she was suggesting limiting the number of rooms to under ten.

MOVED by Councillor Cunningham and Hetherington that the public hearing cease. MOTION PUT AND PASSED.

DECISION BY COUNCIL

MOVED by Councillor Downey and Blumenthal that Halifax Regional Municipality adopt amendments to the City of Halifax Municipal Development Plan and Land Use By-law as set out in Appendices I and II of the staff report which would allow inns in certain residential-commercial zones.

In response to a question from Councillor Hendsbee with respect to putting a limitation on the number of rooms, Ms. Hamilton informed Council, given the limited room for expansion in this area, it was felt there were adequate controls.

Councillor Epstein stated concern that Heritage Groups had not had an opportunity to address this issue.

MOVED by Councillor Epstein and Downey that Council defer decision to May 20, 1996. MOTION PUT AND DEFEATED.

MAIN MOTION PUT AND CARRIED UNANIMOUSLY.

ADJOURNMENT

MOVED by Councillor Hetherington and Blumenthal that the meeting be adjourned. MOTION PUT AND PASSED.

Meeting adjourned at 7:00 p.m.

**Vi Carmichael
Municipal clerk**