

Edible Matters

Proposed Neighbourhood Pub



Application for Land-Use Bylaw Amendment
1345 and 1355 Hammonds Plains Road
Hammonds Plains, HRM, Nova Scotia
Case#: 19627

KWR Approvals Inc.



Edible Matters – Evolution & Current Operations

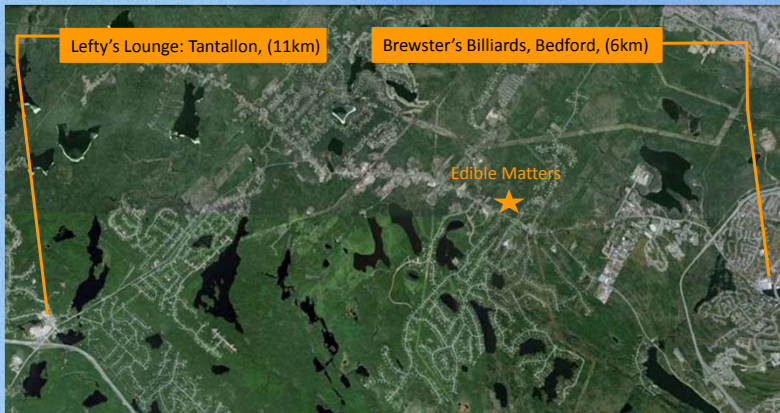
- Originally established over 25 years ago in Hammonds Plains as M&S Bakery
- Purchased in 2011 by current ownership, expansion of business, and renamed *Edible Matters*
- Currently includes a fully-licensed restaurant, take-out, catering services, and bakery
- Alcohol is permitted to be served alongside meals, but not as a 'stand-alone' product – ownership identified community need for pub



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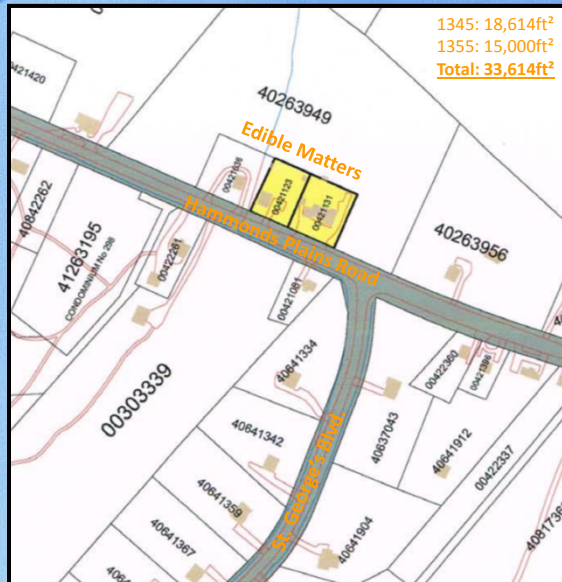


Context to Land-Use Bylaw Amendment Application



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- The MPS and LUB (enacted in 1999) allows for licenced restaurants, but not pubs, in areas designated as *Mixed-Use B* and zoned *C-2 (General Business)*
- Pubs are defined as “commercial entertainment facilities” which are not permitted in areas designated *Mixed-Use B* in the MPS
- Hammonds Plains has experienced significant population growth in the past 25 years and a significant shift towards a residential community
- Communal feelings towards allowing neighbourhood pubs, operated in conjunction with an existing restaurant have shifted – as indicated by strong support at September 2015 PIM and through petition

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Project Development Team

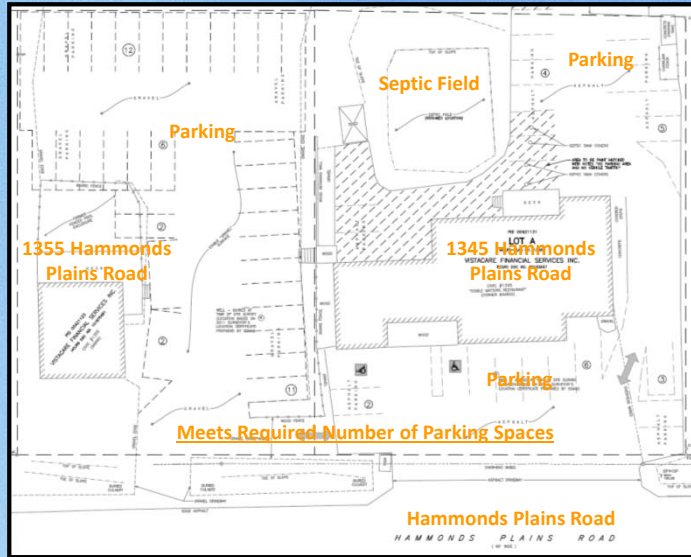
Project Team Member	Project Responsibility	Principle Contact
Edible Matters	Property Owners & Business Operators	Ed Webber
		Matt Webber
KWR Approvals Inc.	Project Manager, Urban Planning & Owners' Representative	Kevin W. Riles, President & CEO
		Will Robinson-Mushkat, Senior Planner & Project Manager
		(Main Contact)
JRL Consulting Inc.	Traffic Impact Statement	Jeff LeBlanc P.Eng
SDMM Ltd.	Site Plan & Civil Engineering	Geoff MacLean P.Eng
Geoff Keddy Architects	Architectural Drawings/Colour Coordinated Floor Plans	Geoff Keddy

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Edible Matters – Site Plan

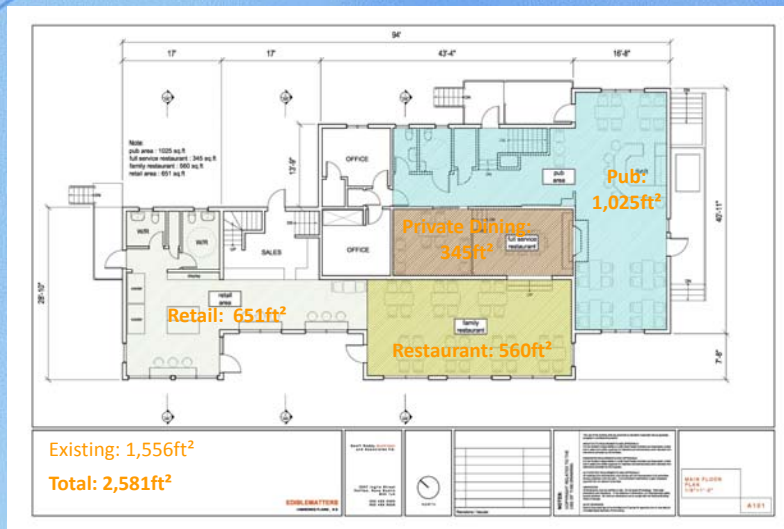


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Building Plan Highlighting Different Uses



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Traffic Impact Statement (TIS)

- Hammonds Plains Road posted speed limit of 70km/hour
- Two driveway entrances are found on site – the driveway for 1355 Hammonds Plains Road was widened in Autumn 2014
- TIS states *“The minimum stopping site distance meets safety standards.”*
- TIS estimates that *Edible Matters* generates 55 vehicular trips during morning peak traffic period and 50 trips during evening peak period
- HRM traffic Engineering staff reviewed the TIS and stated they did not see any related issues with proposed pub
- The TIS does not identify any potential significant impacts with Pub

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Summary of Pub Operations

- Pub would seat 35, offer local drink selections and excellent, friendly service
- A pub menu would offer many of the favourite dishes currently served at Restaurant
- No VLTs, pub games (e.g. billiards), or amplified music would be found at the Pub
- The Pub would typically operate from 4pm to midnight on weekdays and 12noon to midnight on weekends



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Strengths and Benefits of Current Application

1. Offers the benefit of stipulating regulations and conditions under which the pub operates
2. Enables the establishment of the only strictly “neighbourhood” pub in the Hammonds Plains area
3. Significantly reduces the amount of distance required for residents to travel to closest licensed establishment
4. *Edible Matters* has sought input from a variety of members of the Hammonds Plains community in developing the proposed expansion of the business
5. Typical closing time of 12 midnight was selected with the ‘family-oriented’ and residential character of Hammonds Plains in mind
6. LUB Amendment would allow the Municipality to ensure that the conditions under which the pub will operate under are met

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Thank-you

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