

HALIFAX

Case 19627 – Edible Matters
MPS and LUB Amendments

Public Hearing
April 26, 2016

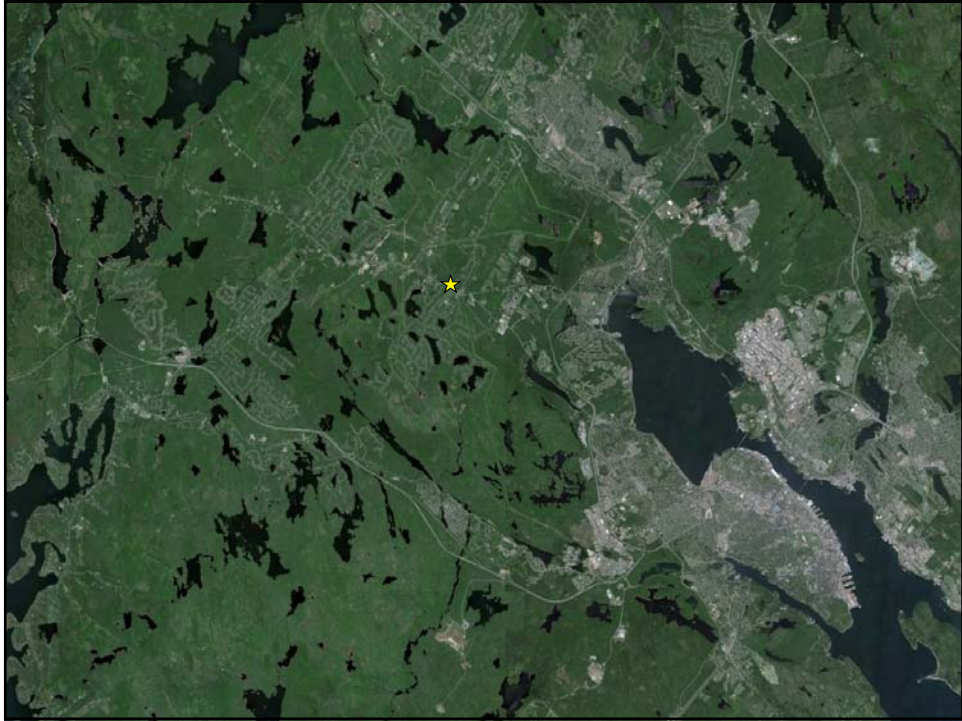
Proposal

To allow a pub in association with an existing restaurant (Edible Matters), located at 1345 & 1355 Hammonds Plains Road

Applicant

KWR Approvals Inc. on behalf of Vistacare Financial Services Inc.

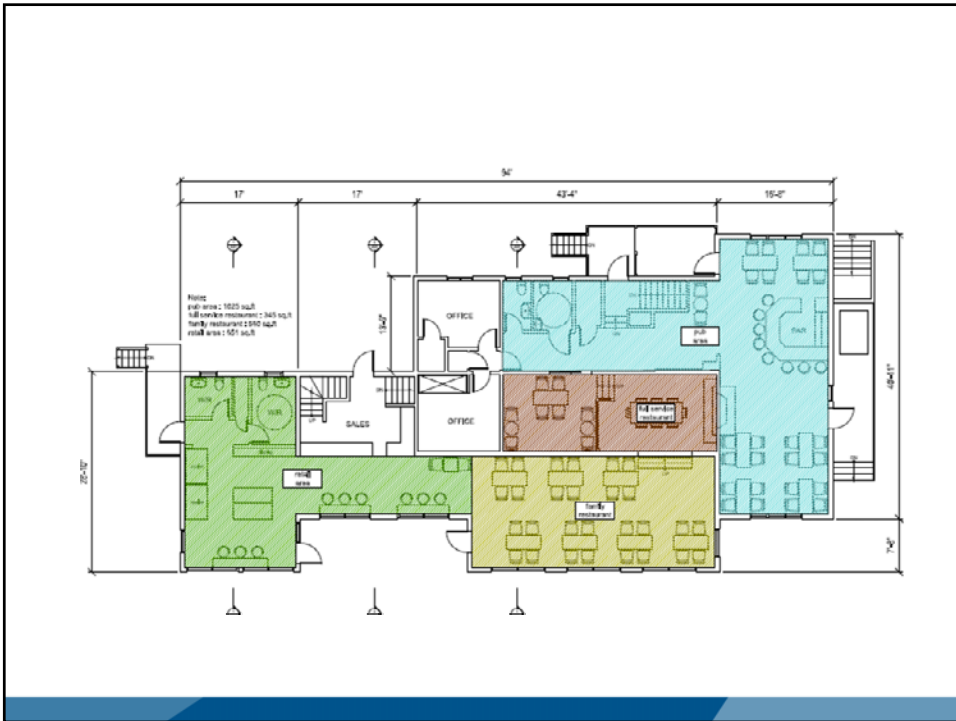




1345 & 1355 Hammonds Plains Road



1345 & 1355 Hammonds Plains Road



Background

- Established restaurant and bakery wishes to develop an associated pub
- Regional Council initiation on May 26, 2015
- Positive NW PAC recommendation, with consideration to parking and traffic concerns.
- Positive NWCC recommendation

Issue

- MPS specifically prohibits “*Commercial Entertainment Uses*” (lounges, taverns, cabarets etc.) in the Mixed Use A & B designations and C-2 Zone

“The public has identified, through community surveys and public meetings, that they are not in keeping with the character of their communities. They are felt to be more appropriately located in more urban areas closer to their major market.”

Review


- Evolution of Commercial Entertainment uses
- Changing Community
- Parking meets LUB requirements and no significant impacts raised by the Traffic Impact Statement (TIS)

Proposed Amendments

Enable the consideration of small scale commercial entertainment uses in the Mixed Use A and B designation:

- only in association with full service restaurants;
- limited to 139 square metres (1,500 square feet) of floor area devoted to public use;
- specifically only permitted on the subject site in the existing C-2 Zone; and
- enable future requests to be considered by North West Community Council.

Process

- ✓ Complete application received
- ✓ Preliminary review of proposal
- ✓ Initiation report
- ✓ **Decision by Regional Council to initiate MPS amendment process**
- ✓ Public information meeting
- ✓ Recommendation from Planning Advisory Committee
- ✓ Detailed review of proposal & staff report
- ✓ Recommendation from Community Council
- ✓ First reading at Regional Council
-  Public hearing at Regional Council
- Decision by Regional Council on MPS amendment** – no appeal process
- Provincial Review – Service Nova Scotia and Municipal Affairs

Recommendation

That Halifax Regional Council adopt the amendments to the Sackville Municipal Planning Strategy (MPS) and Land Use By-Law (LUB), as contained in Attachments A and B of the staff report dated January 15, 2016, to permit commercial entertainment uses in conjunction with full service restaurants at 1345 & 1355 Hammonds Plains Road, as contained in Attachments A and B of the staff report dated January 15, 2016.