

HALIFAX

Public Hearing for Case 21439

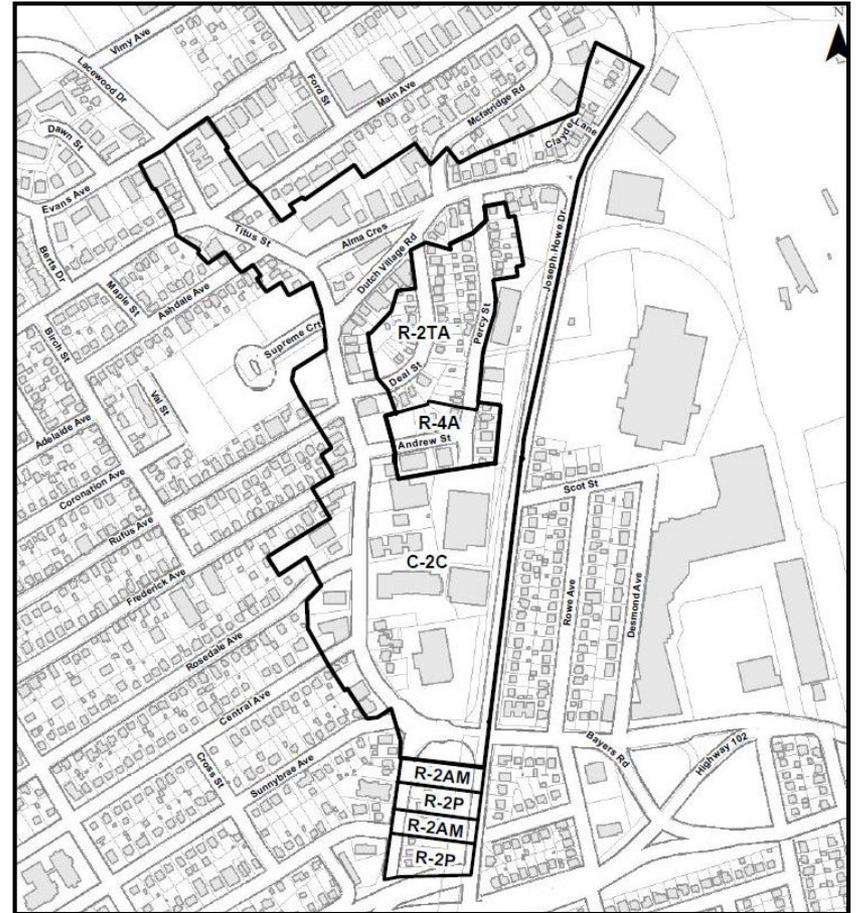
Land Use By-law Amendment Halifax
Mainland

Halifax and West
Community Council,
July 30, 2018

Applicant Proposal

Applicant: Troy Arsenault

Proposal: Request to add lounges to the list of permitted uses in the C-2C Zone in the Halifax Mainland Land Use By-Law



Study Area



Planning Policy

Halifax Municipal Planning Strategy

- Fairview Area Secondary Planning Strategy, Plan Dutch Village Road Area
- Policy 2A.2.1 establishes C-2C Zone
 - Only applied on Dutch Village Road, Joseph Howe Dr, Alma Crescent and Titus Street
 - Allows for related commercial uses that service the local community

Proposed By-law Amendments

- Add definition of lounge that aligns with *Liquor Control Act*; and
- Add lounges to the list of permitted uses in the C-2C Zone

Land Use By-law

Halifax Mainland LUB

Current Permitted Uses - C-2C Zone

all R-2 and R-2TA uses;	a restaurant, excluding drive-throughs;
retail and rental stores excluding: motor vehicle dealers; motor vehicle repair shops which such shop; and adult entertainment uses	community facilities;
health clinic;	commercial recreation uses;
appliance and small scale repair shops;	day care facility;
personal service uses	apartment house;
bowling alley;	micro breweries;
a theatre;	coffee roasteries;
a service station;	ferment-on-premises facility,
offices;	brew pub;
a bank and other financial institutions, excluding drive-throughs;	institutional uses; and
existing R-1 uses;	government or public buildings.
accessory uses;	

Summary: Provincial Regulations– *Liquor Control Act*

Regulations

- A business must have a license for an eating establishment (restaurant) to be eligible for a lounge license;
- Minimum of 25% of the customer area must be for a restaurant;
- Establishment must function as an eating establishment for a minimum of 5 hours a day;
- Live entertainment is permitted in both restaurants and lounges; and
- Maximum hours lounges and restaurants are permitted to sell alcohol is between 10 am to 2 am.

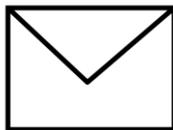
Public Process

- Public consultation is required for consideration of the application of a lounge application;
- Province may impose conditions on license to ensure the quiet enjoyment of neighbouring properties; and
- Complaints received regarding the quiet enjoyment of property– conditions may be imposed on a license, or the license may be revoked.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public workshop on February 22, 2018
- Feedback from the community generally included the following:
 - Concerns about noise associated with loading;
 - Concerns over noise late at night;
 - Bringing people and businesses to the area; and
 - Providing new opportunities for people to stay in the area.

**Notifications
Mailed**



778

**Meeting
Attendees**



11

**Letters/Emails
Received**



5

Staff Recommendation

Staff recommend that Halifax and West Community Council:

- Adopt the amendment to the C-2C (Dutch Village Road Mixed Use) Zone of the Halifax Mainland Land Use By-law, as set out in Attachment A.

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Thank You