

A meeting of the Planning Advisory Committee was held in Town Council Chambers on Tuesday, March 7, 2017 at 7:00 pm.

**Present:** Councillor John Bain (Acting Chair)  
Councillor Richard Nowe  
Councillor Penny Carver  
John Biebesheimer  
Kristen Martell

**Staff:** Garth Sturtevant, Planning Assistant  
James A. Wentzell, CAO  
Maureen Hughes, Deputy Clerk

**Regrets:** Deputy Mayor Karl Nauss  
Douglas Langley

**Gallery:** Patrick Jardine

**Minutes**

A motion by Biebesheimer, seconded by Carver, **“TO approve the minutes of the February 7, 2016 meeting as presented.”** **Motion carried.**

**New Business**

**363 Main Street – Request to amend existing Development Agreement**

Garth Sturtevant, Planning Assistant, reviewed the staff report which was prepared in response a request received from the Saltbox Brewing Company for an amendment to their existing Development Agreement for the property at 363 Main Street. The requested amendment is to amend the hours of the tap room portion of the business. The taproom is currently open from noon until 10 pm on Monday to Friday and closed on Sunday; the requested amendment is to permit the taproom to open from 10am until 10pm on Monday to Friday and Noon until 10pm on Sunday.

Mr. Sturtevant compared the requested amendment with applicable sections of the Municipal Planning Strategy and noted that the requested amended hours are in keeping with other businesses in Mahone Bay that operate under the Liquor Control Act.

In addition to the requested amendments, Planning staff have identified other amendments that could be made to improve the clarity of the existing development agreement. These amendments include wording that would allow future requests to amend the parking plan to require Council approval as a non-substantial agreement; this would replace the current potentially confusing wording which states the a request for a parking plan amendment would require approval of the Development Officer and Council.

Other changes include wording that additional fixed seating beyond the originally approved 32 seats would necessitate review by Council and an additional reference to the period of construction to clarify that the landscaping and parking plan are to be completed within 36 months of construction. Clarification that any items not included in the development agreement would be subject to the Land Use Bylaw and Municipal Planning Strategy.

Mr. Sturtevant stated that the amendments proposed by staff have been agreed to by the developers and that staff believe that the amendment to hours of operation are reasonable and that the additional amendments would strengthen the development agreement; staff are therefore recommending that the Planning Advisory Committee recommend the amended development agreement to Council for consideration.

Members of the Planning Advisory Committee had several questions about parking at the Saltbox Brewing Company operation and traffic in and out of the property. Concerns were raised regarding traffic backing into Clearway Street, across the sidewalk, and particularly in light of walking traffic to Bayview Community School. The developer, Mr. Jardine, discussed ongoing plans to complete the parking lot and delineate parking spaces. Mr. Wentzell advised members of the Committee which parking regulations are under the jurisdiction of the development agreement, the Town and the RCMP.

A motion by Mr. Biebesheimer, seconded by Councillor Nowe, **“THAT the Planning Advisory Committee recommend to Council to give consideration to a request to amend the existing Development Agreement by expanding the permitted hours of operation for the Tap Room and other minor amendments as detailed in the draft Amending Development Agreement as proposed by the Mahone Bay Brewing Company Ltd.”** **Motion carried.**

**The meeting adjourned upon motion at 8:02pm.**

---

Councillor John Bain, Vice-Chairperson

---

J. Wentzell, C.A.O.