
ATTENDING

- Chair Deputy Mayor Jodi MacKay
- Mayor Jeff Cantwell
- Councillor Wendy Donovan
- Councillor Oonagh Proudfoot
- Melinda Norris
- Mary Costello
- Isabel Madeira-Voss
- Omar Bhimji,
- Steve Mattson, and
- Recording Secretary Jean-Luc Prevost

ALSO ATTENDING

- Chief Administrative Officer, Erin Beaudin,
- Director of Planning Devin Lake,
- Town Planner Jeremy Banks, and
- Interested members of the public

CALL TO ORDER

Chair Deputy Mayor Jodi MacKay, called the meeting to order at 1:00 pm.

Agenda Item

1. Presentation of Amendment Proposal.

Discussion and Decisions

Council has directed Staff to “Amend the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to establish clear parameters for the craft beverage industry in the Town”. This was after considering options (including enforcement) related to a recent court decision that places limitations on off-site sales for accessory uses.

Staff are recommending a clear policy intent in the MPS amendment, an alteration to the definition of “Accessory Use” to allow off-site sales, a framework to consider new applications, buffering provisions, as well as control abilities for development officers to require more information, studies or reports on potential nuisances. Director Lake advised that this public meeting is about the whole proposed Amendment and not specifically about 329 Main Street development

2. Public Input / Question Period

Karen MacWilliam of Seaview Avenue expressed her concern with the whole process and feels that residents in the area have not been considered in this process. She provided the Committee with her views, suggestions and quotes from previous Council Meetings in support of her opposition of the development at 329 Main Street to date. She also advised that Public Meetings held during the working day that are meant to engage the public are very inconvenient for working people.

Agenda Item

Discussion and Decisions

Glen Howe of Seaview Avenue expressed that he is opposed to the MPS amendment regarding the craft beverage industry and that the Town hasn't properly studied the effects 329 Main Street would have on water, sewer, noise, odour, traffic or parking.

Alex Embree, a Halifax area lawyer representing Terry and Stephen Drahos of Seaview Avenue quantified how much the maximum 1.5 million liters of beer would look in 24's and over the course of a year and what size of truck would be needed to carry that. He exclaimed that his clients shouldn't have to live next to this.

George Townsend of Seaview Avenue handed the Committee a letter on behalf of David Daniels who was unable to attend the meeting. He exclaimed that the Town has made mistakes which have cost tax payer money through the courts as it pertained to 329 Main.

Steve Haysom, Co-owner of the Church Brewery explained the positive impact they are having on the town, from hiring 50 locals as staff, saving a historic building that had fallen into disrepair, to bringing another patio for residents to enjoy attracting more tourism to the Town.

Patrick from Wolfville said he walks by the Church every day on his way to work and is very happy to see something positive happen with the building. He also wanted to clarify that for every gallon of beer made, it requires 9 more in water just for cleaning. 1.5 million liters of water will not be close to 1.5 million liters of beer.

Kevin Gildart of Main Street thinks a path to resolution could be achieved between residents and the owners of 329 Main with the installation of proper street signage in place, setting rules for timing of any traffic and proper discussion and planning.

Joe Raffi of Willow Avenue asked why there was no development agreement for the building immediately behind the Church. It was answered that they replaced the existing footprint, and as such, a development agreement was not needed however the architectural guidelines still applied.

3. Adjournment of meeting

The meeting was adjourned at 2:05 pm.

**Approved at the January 16, 2019 Planning Advisory Committee Meeting
As recorded by Jean-Luc Prevost, Administrative Assistant, Corporate Services**



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ALSO ATTENDING

- Chief Administrative Officer, Erin Beaudin,
- Director of Planning Devin Lake,
- Town Planner Jeremy Banks, and
- Interested members of the public

CALL TO ORDER

Chair Deputy Mayor Jodi MacKay, called the meeting to order at 2:11 pm

Agenda Item	Discussion and Decisions
1. Approval of Agenda	IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED Amendment: Add item 3; Appointment of a Vice Chair. CARRIED
2. Approval of Minutes a. November 28, 2018	IT WAS REGULARLY MOVED AND SECONDED THAT THE NOVEMBER 28, 2018 MINUTES OF THE PLANNING ADVISORY COMMITTEE WERE APPROVED AS CIRCULATED CARRIED
3. Appointment of Vice Chair.	Omar Bhimji accepted a nomination from Mayor Cantwell as Vice Chair. IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE APPOINT OMAR BHIMJI AS VICE CHAIR OF THE COMMITTEE CARRIED
4. Public Input / Question Period	There were no questions.



Agenda Item

**5. Plan Amendments:
Craft Beverage
Industry in
Wolfville**

Discussion and Decisions

Conversation surrounded the Amendment proposals to the Municipal Planning Strategy and Land Use By-law to establish clear parameters for the craft beverage industry. Staff would like to remove the wording of “exclusively devoted” in the existing definition of Accessory Use to allow off-site sales and allow prospective and future operators to have clarity on selling products to licensed establishments, at farm markets, to the NSLC, etc.

The Planning Advisory Committee could not come to agreement on the proposed amendments without having more information about; the amount of and type of traffic which would come with the potential production levels allowed off-site and what could be done to mitigate the scent of the brewery. It was also mentioned that even if the brewery was not meeting their own production capacity, breweries often sub-contract their equipment to other breweries to make use of their space and equipment.

MOTION: THAT THE PLANNING ADVISORY COMMITTEE PROVIDES A POSITIVE RECOMMENDATION TO COUNCIL REGARDING THE AMENDMENTS ATTACHED TO THE DECEMBER 12, 2018 PAC STAFF REPORT RELATED TO THE OPERATION OF THE CRAFT BEVERAGE INDUSTRY IN THE TOWN

POSTPONED

MOTION: THAT THE PLANNING ADVISORY COMMITTEE RECOMMEND THAT COUNCIL REQUEST MORE INFORMATION FROM STAFF RELATED TO TRAFFIC, ODOUR AND NOISE MANAGEMENT, SUB-CONTRACTING OF EQUIPMENT ON PREMISES AND IMPLICATIONS TO WATER AND SEWER USAGE AT THE LEVEL OF PRODUCTION WITHIN THE NSLC'S DEFINITION OF A MICRO-BREWERY AND NANO-BREWERY.

CARRIED

**6. Development
Agreement:
Gaspereau
Avenue**

There is currently a Development Agreement application for the construction of six multi-unit residential buildings with a total of 48 dwelling units included in a mix of 16 three-bedroom units, 14 two-bedroom units, and 18 one-bedroom units which is to be located between 209 and 225 Gaspereau. The proposal also features 79 vehicle parking spaces, 20 bicycle parking spaces, a small woodland trail, a water feature and detention pond, children’s natural playground, raised garden beds, and the opportunity for residential chickens.

MOTION: THAT THE PLANNING ADVISORY COMMITTEE PROVIDE A POSITIVE RECOMMENDATION TO COUNCIL FOR THE DRAFT

Agenda Item	Discussion and Decisions	
	DEVELOPMENT AGREEMENT FOR PID 55274591 AND THAT IT BE FORWARDED TO COUNCIL FOR INITIAL CONSIDERATION	CARRIED
7. Public Input / Question Period	<p>Audrey Conroy of Bishop Avenue expressed enthusiasm toward the project.</p> <p>Joe Raffi asked if the driveway would be maintained by the Town or the Property Developer, to which it was answered that the property developer would have the responsibility to maintain their driveway.</p> <p>Conrad Bayer asked why the plan was shifted slightly east since the Public Information Meeting, to which Travis Mills answered that it would reduce excavation costs.</p>	
8. Adjournment of Meeting	IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 4:16 PM	

**Approved at the January 16, 2019 Planning Advisory Committee Meeting
As recorded by Jean-Luc Prevost, Administrative Assistant, Corporate Services**