

Attachment B-1:

Proposed Amendments to the Secondary Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Secondary Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville is hereby amended as follows:

1. Amending Policy P-125(a) for “Registered Heritage Properties”, under SECTION III Implementation Chapter, as shown below in **bold** and ~~strikeout~~ by:
 - a. adding the text “, in accordance with Policy CH-7A of the “Halifax Regional Municipal Planning Strategy” after the words “which are not otherwise permitted in the existing zone by development agreement”;
 - b. deleting the text “In conjunction with such development agreements Council may also consider modifying the requirements of the Land Use By-Law. This policy shall be the primary policy for the review of redevelopment of heritage properties in the plan area where the proposed development is not permitted by the zone. In considering any requests for such land uses, the following criteria shall be addressed:” after the text “which are not otherwise permitted in the existing zone by development agreement”; and
 - c. Repealing Clauses P-125(a)a) to P-125(a)h) inclusive.
- P-125(a) Council should encourage the reuse, restoration and retention of municipally registered heritage properties. One means through which this will be encouraged is by allowing for an increase in development rights for municipally registered heritage properties. For municipally registered heritage properties Council may consider land uses which are not otherwise permitted in the existing zone by development agreement, **in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.** ~~In conjunction with such development agreements Council may also consider modifying the requirements of the Land Use By Law. This policy shall be the primary policy for the review of redevelopment of heritage properties in the plan area where the proposed development is not permitted by the zone. In considering any requests for such land uses, the following criteria shall be addressed:~~
- ~~a) that the building is suitable for conversion, in terms of building size and the nature of the proposed use;~~
 - ~~b) that adequate measures are proposed to ensure the continued protection of the building as a municipally registered heritage property, and that renovations and additions to the building are consistent with the intent of HRM’s “Heritage Building Conservation Standards” as revised from time to time;~~
 - ~~c) that the proposed use(s) of the property are compatible with other uses on the property and surrounding land uses.~~
 - ~~d) that all additions including wheelchair ramps, fire escapes and emergency exits shall be designed to be as compatible as possible with the exterior of the building;~~
 - ~~e) that adequate measures are proposed to minimize impacts on abutting properties and the streetscape as a whole as a result of traffic generation, noise, hours of operation, parking requirements, and such other land use impacts as may be generated as part of a development;~~
 - ~~f) that the placement and design of parking areas, lighting and signs, and landscaping is in keeping with the heritage character of the building;~~

~~g) where applicable, the proposal should include an assessment and strategy to protect significant on-site archeological resources which may be impacted by the proposed development.~~
~~h) the provisions of Policy P-137.~~

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the ____ day of _____, A.D., 20____.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of _____, A.D., 20____.

Municipal Clerk

Attachment B-2:

**Proposed Amendments to the
Secondary Municipal Planning Strategy for Cole Harbour/ Westphal**

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Secondary Municipal Planning Strategy for Cole Harbour/ Westphal is hereby amended as follows:

1. Amending the Transportation Section within the chapter Morris-Russell Lake Secondary Planning Strategy, as shown below in **bold**, by inserting new preamble and new policies immediately below Policy ML-8.

In 2022, during a review of the Regional Municipal Planning Strategy (Regional Plan), the Municipality identified the need for additional housing to support recent population growth. Remaining vacant lands within the Morris-Russell Lake secondary plan area are within the Regional Plan's Urban Settlement designation and within the Urban Service Area where municipal water and wastewater services are available. Therefore, these lands provide an opportunity to accommodate new housing for the region's growing population.

The Integrated Mobility Plan (IMP), adopted by Regional Council in December 2017, provides a region-wide vision for mobility, directing future investment in transportation demand management, transit, active transportation, and the roadway network. The IMP represents a meaningful shift in the Municipality's approach to transportation and focuses on moving people and goods instead of vehicles. Planning for improved mobility in suburban areas requires that consideration is given to active transportation and access to transit, rather than just movement of private vehicles. Neighbourhoods should be designed with walking, bicycling and transit in mind to provide mobility for people of all ages and abilities.

ML-8A Notwithstanding Policy ML-8, Council may consider development on Parcels MLE2 and 18 in accordance with the Future Land Use and Transportation Plan (as shown on Map 5) by development agreement. In considering any such agreement, in addition to the policies of this plan and the Regional Plan, Council shall consider the following:

- a) That the development's transportation network prioritizes walking, the easy use of mobility devices, cycling and transit and allows for connections to surrounding neighbourhoods; and**
- b) Requiring off-site improvements that are necessary to support the development or accepting the payment of money in lieu of such improvements, respecting transit service and active transportation connections to nearby transit facilities such as the Portland Hills Terminal and Woodside Ferry Terminal.**

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GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of _____, A.D., 20____.

Municipal Clerk

Attachment B-3:

**Proposed Amendments to the
Secondary Municipal Planning Strategy for Dartmouth**

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Secondary Municipal Planning Strategy for Dartmouth is hereby amended as follows:

1. Amending Map 10 Dartmouth Generalized Future Land Use to re-designate the lands from Reserve (RSV) to Comprehensive Development District (CDD), as shown on Schedule B-1 attached hereto.
2. Amending Map 10 Dartmouth Generalized Future Land Use to re-designate the lands from Reserve (RSV) to Industrial (I), as shown on Schedule B-2 attached hereto.
3. Repealing Policy H-3(AA), as shown below, in ~~strikeout~~:

~~Policy H 3(AA) It shall be the intention of Council to establish a Public Participation Committee upon the Municipality receiving an application to develop lands within a CDD. The composition of the Committee should include local residents, other interested citizens, affected land owners, the proponent and municipal staff. The general purpose of the Committee is to collaborate to produce the conceptual plans and detailed plans for the area to be developed, as described by Policies H 3A, H 3B and H 3C. Council shall also establish a Committee to deal with substantial amendments to CDD Agreements.~~

4. Amending Policy H-3B, as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “and” in Clause (n) after the text “text and policies of this Plan;”; and
 - b. Inserting the new Clause (o), immediately following Clause (n).

(n) any and all other matters applicable to the subdivision and servicing of the lands, the provision of parkland and the effects of the development on community services as set out in policy IP- 11 and, for specific uses which are otherwise subject to development agreements, the specific considerations required by the text and policies of this Plan; ~~and~~

(o) for lands located in the Lake Loon Golf Centre CDD, identified as PIDs 40396152, 00602474, 41053299, 00261933, 00261925, 00261958, 41053281, 40173395, 40285397, and 00261917, bounded on the south by Halifax Regional Water Commission Topsail Lake watershed lands, to the west by the Forest Hills Connector, to the east by Golf View Drive and Main Street (Highway #7) and to the north by privately held lands, considerations shall be given to:

- ~~i.~~ **Requirements for fencing or and/or landscaping to protect the Lake Lemont Watershed Area;**
- ii. Requirements for planting or retention of trees or vegetation for the purposes of buffering, sedimentation or erosion control to protect the Emergency Water Supply Area;**
- iii. Requirements for controlling erosion and sedimentation during the construction of the development;**
- iv. Requiring a significant setback from the Emergency Water Supply Area;**
- v. The transportation network which prioritizes walking, the easy use of mobility devices, cycling and transit use, and supports connections to the surrounding community; and**

vi. **Any future functional plan approved by Regional Council for the Main Street corridor.**

5. Amending Policy H-3F, as shown below in ~~strikeout~~, by deleting the text “H-3(AA),” after the text “H-3(AA)” and before the text “H-3A”.

Notwithstanding the provisions of Policies H-3, ~~H-3(AA)~~, H-3A, H-3B, H-3C, H-3D, and H-3E,

6. Amending Policy H-3G, as shown below in ~~strikeout~~, by deleting the text “H-3(AA),” after the text “H-3” and before the text “H-3A”.

Housing policies H-3, ~~H-3(AA)~~, H-3A, H-3B, and H-3C of this Plan shall not apply to these CDD lands.

7. Amending Section 18, Future Development Within the Morris-Russell Lake Area, within the chapter Housing, under the heading Transportation, as shown below in **bold**, by adding new preamble and new policy, immediately below Policy ML-8.

In 2022, during a review of the Regional Municipal Planning Strategy (Regional Plan), the Municipality identified the need for additional housing to support recent population growth. Remaining vacant lands within the Morris-Russell Lake secondary plan area are within the Regional Plan’s Urban Settlement designation and within the Urban Service Area where municipal water and wastewater services are available. Therefore, these lands provide an opportunity to accommodate new housing for the region’s growing population.

The Integrated Mobility Plan (IMP), adopted by Regional Council in December 2017, provides a region-wide vision for mobility, directing future investment in transportation demand management, transit, active transportation, and the roadway network. The IMP represents a meaningful shift in the Municipality’s approach to transportation and focuses on moving people and goods instead of private vehicles. Planning for improved mobility in suburban areas requires that consideration is given to active transportation and access to transit, rather than just movement of vehicles. Neighbourhoods should be designed with walking, bicycling and transit in mind to provide mobility for people of all ages and abilities.

ML-8A Notwithstanding Policy ML-8, Council may consider development on Parcels MLE2 and 18 in accordance with the Future Land Use and Transportation Plan (as shown on Map 9N) by development agreement. In considering any such agreement, in addition to the policies of this plan and the Regional Plan, Council shall consider the following:

- a) **That the development’s transportation network prioritizes walking, the easy use of mobility devices, cycling and transit and where possible strengthens connections to surrounding neighbourhoods; and**
- b) **Requiring off-site improvements that are necessary to support the development or accepting the payment of money in lieu of such improvements, respecting transit service and active transportation connections to nearby transit facilities such as the Portland Hills Terminal and Woodside Ferry Terminal.**

8. Amending Policy WC-2, as shown below in **bold** and ~~strikeout~~, by deleting the text “policies H 3(AA) to” and replacing the text “policy” after the words “requirements of” and before the text “H-3C”.

Any development agreement application shall adhere to the requirements of ~~policies H-3(AA) to~~ **policy H-3C** of this planning strategy.

9. Amending Policy IP-15 under "Registered Heritage Properties" under the Implementation Chapter, as shown below in **bold** and ~~strikeout~~ by:

- a. Deleting the text "the development agreement provisions of the Municipal Government Act. In considering such an agreement, Council shall have regard to the following:" and replacing it with the text "Policy CH-7A of the Halifax Regional Municipal Planning Strategy" after the text "in accordance with"; and
- b. Repealing Clauses (a) through (h) inclusive;

IP-15 Council shall consider uses other than those which are permitted by the land use by-law for registered heritage properties, in accordance with **Policy CH-7A of the Halifax Regional Municipal Planning Strategy**. ~~the development agreement provisions of the Municipal Government Act. In considering such an agreement, Council shall have regard to the following:~~

- (a) ~~the present use is an impediment to the building's retention, revitalization, rehabilitation or ongoing use of the property;~~
- (b) ~~that the building is suitable for conversion, in terms of building size, the nature of the proposed use and/or the size of proposed individual residential units;~~
- (c) ~~that adequate measures are proposed to minimize impacts on abutting properties and the streetscape as a whole as a result of traffic generation, noise, hours of operation, parking requirements, lighting and signage and such other land use impacts as may be generated as part of a development;~~
- (d) ~~that the placement and design of parking areas, lighting and signs, and landscaping is in keeping with the heritage character of the building;~~
- (e) ~~where applicable, the proposal should include an assessment and strategy to protect significant on-site archeological resources which may be impacted by the proposed development;~~
- (f) ~~the provisions of Policy CH 1 in the Regional Municipal Planning Strategy;~~
- (g) ~~general maintenance of the development; and~~
- (h) ~~the provisions of Policy IP 1(c). (RC Nov 21/08; E Jan 10/09)~~

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GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of _____, A.D., 20____.

Municipal Clerk

Attachment B-4:

**Proposed Amendments to the
Secondary Municipal Planning Strategy for Eastern Passage/ Cow Bay**

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Secondary Municipal Planning Strategy for Eastern Passage/ Cow Bay is hereby amended as follows:

1. Amending the Transportation Section within the chapter MORRIS-RUSSELL LAKE SECONDARY PLANNING STRATEGY, as shown below in **bold**, by inserting the new preamble and the new policy below policy ML-6.

In 2022, during a review of the Regional Municipal Planning Strategy (Regional Plan), the Municipality identified the need for additional housing to support recent population growth. Remaining vacant lands within the Morris-Russell Lake secondary plan area are within the Regional Plan's Urban Settlement designation and within the Urban Service Area where municipal water and wastewater services are available. Therefore, these lands provide an opportunity to accommodate new housing for the region's growing population.

The Integrated Mobility Plan (IMP), adopted by Regional Council in December 2017, provides a region-wide vision for mobility, directing future investment in transportation demand management, transit, active transportation, and the roadway network. The IMP represents a meaningful shift in the Municipality's approach to transportation and focuses on moving people and goods instead of private vehicles. Planning for improved mobility in suburban areas requires that consideration is given to active transportation and access to transit, rather than just movement of vehicles. Neighbourhoods should be designed with walking, bicycling and transit in mind to provide mobility for people of all ages and abilities.

ML-6A Notwithstanding Policy ML-6, Council may consider development on Parcels MLE2 and 18 in accordance with the Future Land Use and Transportation Plan (as shown on Map 5) by development agreement. In considering any such agreement, in addition to the policies of this plan and the Regional Plan, Council shall consider the following:

- a) That the development's transportation network prioritizes walking, the easy use of mobility devices, cycling and transit and where possible strengthens connections to surrounding neighbourhoods; and**
- b) Requiring off-site improvements that are necessary to support the development or accepting the payment of money in lieu of such improvements, respecting transit service and active transportation connections to nearby transit facilities such as the Portland Hills Terminal and Woodside Ferry Terminal.**

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GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of _____, A.D., 20____.

Municipal Clerk

Attachment B-5

Proposed Amendments to the Secondary Municipal Planning Strategy for Halifax

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Secondary Municipal Planning Strategy for Halifax is hereby amended as follows:

1. Amending Section 6.8, as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “subject to the following considerations:” and replacing with the text “in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.” after the text “otherwise not permitted by the land use designation and zone”; and
 - b. Repealing subclauses (i) through (iv) inclusive.
- 6.8 In any building, part of a building, or on any lot on which a registered heritage building is situated, the owner may apply to the City for a development agreement for any development or change in use not otherwise permitted by the land use designation and zone **in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.** ~~subject to the following considerations:~~
 - ~~(i) that any registered heritage building covered by the agreement shall not be altered in any way to diminish its heritage value;~~
 - ~~(ii) that any development must maintain the integrity of any registered heritage property, streetscape or conservation area of which it is part;~~
 - ~~(iii) that any adjacent uses, particularly residential use are not unduly disrupted as a result of traffic generation, noise, hours of operation, parking requirements and such other land use impacts as may be required as part of a development;~~
 - ~~(iv) that any development substantially complies with the policies of this plan and in particular the objectives and policies as they relate to heritage resources.~~
2. Amending Subsection 27 of Policy BW-21K, as shown below in **bold** and ~~strikeout~~, by deleting the text “BW-21V and BW-21W” and replacing with the text “BW-21J(1) and BW-21J(2)” after the text “BW-12” .
 27. The proposal conforms with all other relevant policies of the Bedford West Secondary Planning Strategy, including but not limited to: Policies BW-1, BW12, **BW-21J(1), and BW-21J(2)** ~~BW-21V and BW-21W.~~

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GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of _____, A.D., 20____.

Municipal Clerk

Attachment B-6:

**Proposed Amendment to the Municipal Planning Strategy for Planning Districts 14/17
(Shubenacadie Lakes)**

1. Amending Map 1B – Generalized Future Land Use for Planning Districts 14 and 17 (Shubenacadie Lakes) to re-designate the lands from Reserve (RSV) to Industrial (I), as shown on Schedule B-4 attached hereto.
2. Amending Section III, Residential Designation, as shown below ~~strikeout~~, by repealing the preamble to Policy P-72 and Policy P-72.

~~There are a number of mobile homes located on individual lots outside of mobile home parks. Given the growing suburban character of the communities within the Residential Designation, and the perceived incompatibility between mobile homes and conventional single unit dwellings, additional mobile homes on individual lots will not be permitted. Existing mobile homes and replacement units will, however, be permitted.~~

~~P 72 — In consideration of the growing suburban residential environment within the Residential Designation and the perceived incompatibility between mobile homes and conventional single unit dwellings, it shall be the intention of Council not to permit the location of additional mobile homes on individual lots in any residential zone except the rural residential zone (Policy P 67). Existing mobile home units will be permitted within the land use by law.~~

3. Amending Policy RL-14, as shown below in **bold** and ~~strikeout~~, by replacing the text “Policy S-17” with the text “policies S-16A and S-17A” after the text “pursuant to” and before the text “of the Regional Plan”.

RL-14 A Residential Comprehensive Development District Zone shall be created under the Land Use By-law and applied to Site C. The Zone will permit low scale multiple-unit dwellings, townhouses, single unit dwellings or two unit dwellings or local commercial use. The Zone will also permit a self storage facility. The development shall be designed as a Classic Conservation (RC-Jun 25/14;E-Oct 18/14) Development pursuant to **policies S-16A and S-17A** ~~Policy S-17~~ (RC-Jun 25/14;E-Oct 18/14) of the Regional Plan. In considering such an agreement, Council shall have regard to the provisions of **policies S-16A and S-17A** ~~Policy S-17~~ (RC-Jun 25/14;E-Oct 18/14) of the Regional Plan and the following:

4. Amending the preamble under Site D – Charleswood Residential Opportunity Site, under the River-Lakes Secondary Planning Strategy, as shown below in **bold** and ~~strikeout~~, by replacing the text “Policy S-17” with “policies S-16A and S-17A” after the text “Conservation Design” and before the text “and the provisions”.

Site D – Charleswood Residential Opportunity Site

Site D is a 42 acre piece of land in a 153 acre parcel which Miller Developments is proposing to develop a Classic Conservation (RC-Jun 25/14;E-Oct 18/14) Design Subdivision. This development is an extension of the Charleswood Subdivision and Site D forms Phase 4 of this proposed development. The subdivision is proposed to be developed with a mix of single unit dwellings and townhouses with the townhouse component proposed for Site D. This Secondary

Planning Strategy will allow consideration of the development of townhouses on a maximum of 42 acres on Site D at a maximum density of 2 units per acre through the provisions of the Conservation (RC-Jun 25/14;E-Oct 18/14) Design **policies S-16A and S-17A** ~~Policy S-17~~ (RC-Jun 25/14;E-Oct 18/14) and the provisions of Policy RL-16 below.

5. Amending Policy RL-15, as shown below in **bold** and ~~strikeout~~, by:
 - a. Replacing the text "S-17" with the text "S-16A" after the text "pursuant to" and before the text "under the Regional Plan"; and
 - b. Replacing the text "Policy S-17" with the text "policies "S-16A and S-17A" after the text "provisions of" and before the text "of the Regional Plan".

RL-15 In addition to the uses that may be considered pursuant to Policy **S-16** ~~S-17~~ (RC-Jun 25/14;E-Oct 18/14) under the Regional Plan, HRM shall consider permitting townhouses on Site D as a component of a proposed Classic Conservation (RC-Jun 25/14;E-Oct 18/14) Design Subdivision for the Charleswood Subdivision through the provisions of a development agreement. In considering such an agreement, Council shall have regard to the provisions of **policies S-16A and S-17A** ~~Policy S-17~~ (RC-Jun 25/14;E-Oct 18/14) of the Regional Plan and the following:

6. Amending Policy RL-22, as shown below in **bold** and ~~strikeout~~, by replacing the text "S-15 and S-16" with the text "S-14A and S-15A" after the text "pursuant to policies" and before the text "of the Regional Plan".

RL-22 The River-lakes Secondary Planning Strategy shall establish a no net increase in phosphorus as the performance standard for all large scale developments considered through the provisions of policy RL-13 and development agreement (RC-Mar 5/19;E-Apr 6/19) policies RL-4, RL-5, RL-11, RL-12, RL-14 and RL-15 of this Secondary Plan. This Policy shall also apply to proposed developments pursuant to policies **S-14A and S-15A** ~~S-15 and S-16~~ of the Regional Municipal Planning Strategy.

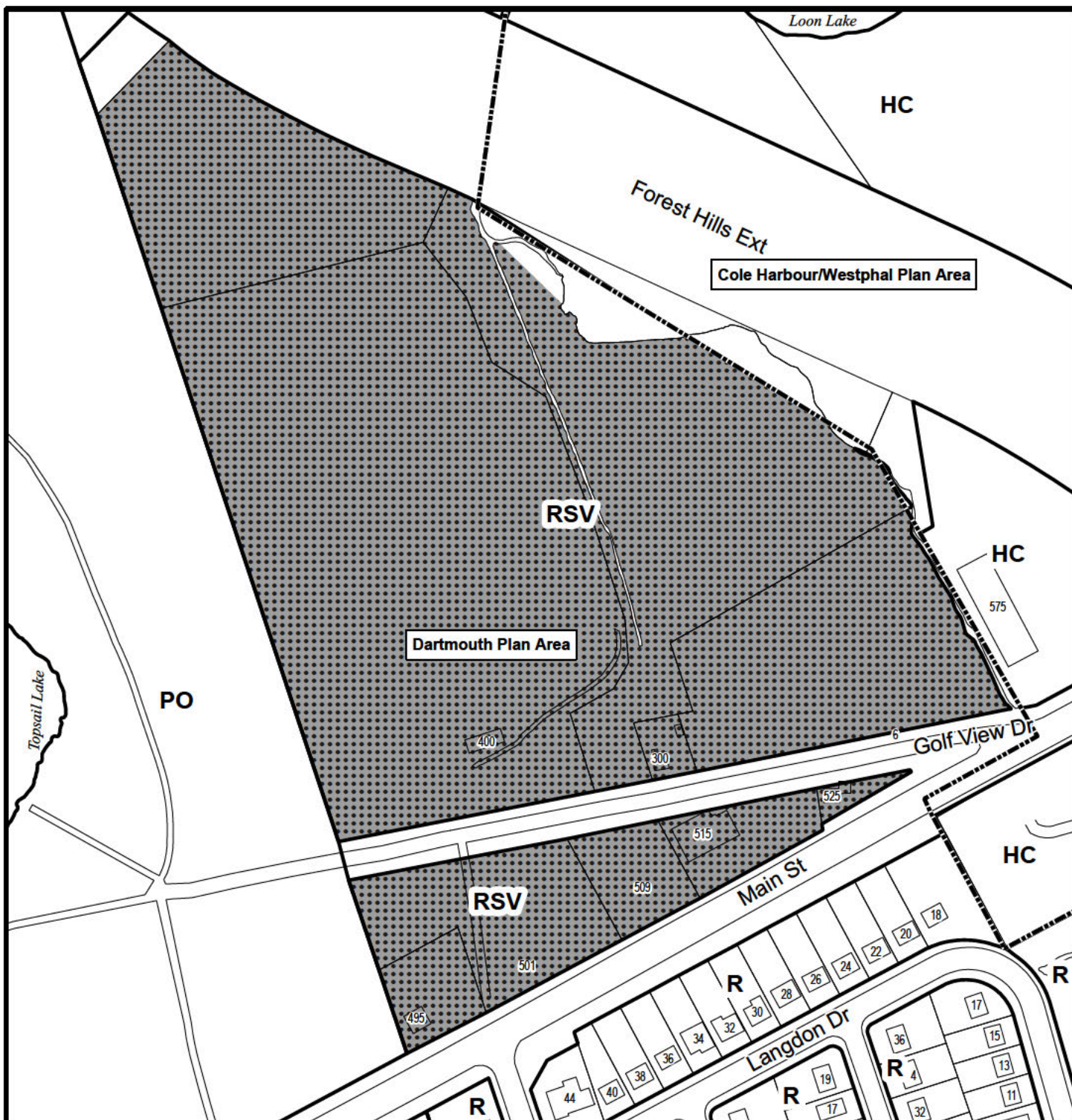
7. Amending Policy RL-25, as shown below in **bold** and ~~strikeout~~, by replacing the text "S-15 and S-16" with the text "S-14A and S-15A" after the text "Strategy and policies" and before the text "of the Regional".

RL-25 As an interim measure, HRM shall require the proponents for any large scale residential developments considered through the provisions of Policies RL-11, RL-12, RL-13, RL-14 and RL-15 of this Secondary Planning Strategy or commercial development considered pursuant to policies RL-4 and RL-5 or Policy P-68 of the Planning Districts 14/17 Municipal Planning Strategy and policies **S-14A and S-15A** ~~S-15 and S-16~~ of the Regional Municipal Planning Strategy

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GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this _____ day of _____, A.D., 20____.

Municipal Clerk



Schedule B-1

C003 - Lake Loon Golf Centre lands,
on Main Street and Golf View Drive, Dartmouth



Area redesignated from
RSV (Reserve) to CDD (Comprehensive
Development District)

DART

CHW

Designation

PO Park & Open Space
R Residential
RSV Reserve
HC Highway Commercial



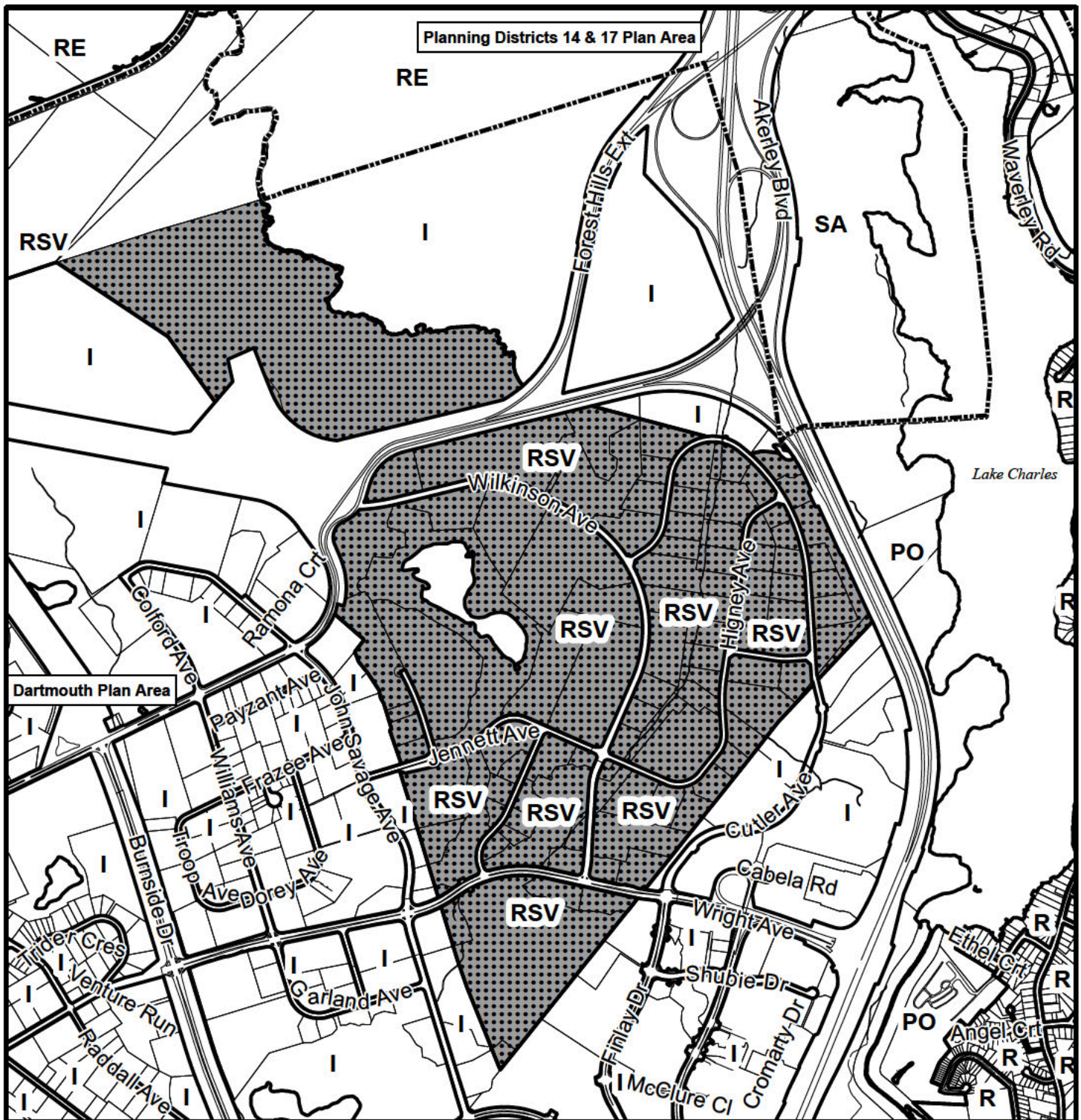
HALIFAX

0 40 80 m

This map is an unofficial reproduction of
a portion of the Generalized Future Land
Use Map for the plan area indicated.

The accuracy of any representation on
this plan is not guaranteed.

Dartmouth & Cole Harbour / Westphal
Community Plan Areas



Schedule B-2

Burnside Lands, Dartmouth

 Area redesignated from RSV (Reserve) to I (Industrial)

Dartmouth & Planning Districts 14 & 17
Community Plan Areas

Designation

DART	R	Residential
	I	Industrial
	RSV	Reserve
	PO	Park & Open Space
SHUB	RE	Resource
(14 & 17)	SA	Special Area



HALIFAX

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This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.