

| CURRENT CHAPTER 2 (ENERGY AND ENVIRONMENT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DRAFT PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <p>E-1 HRM shall establish an Open Space and Natural Resource Designation, shown on the Generalized Future Land Use Map (Map 2), as the area encompassing a natural network of open space in the interior of HRM. The Open Space and Natural Resource Designation shall apply to government-owned and private resource sector lands and generally include the following:</p> <ul style="list-style-type: none"> <li>(a) federal parks;</li> <li>(b) habitat protected by federal and provincial legislation;</li> <li>(c) regional parks;</li> <li>(d) trail and greenway networks;</li> <li>(e) provincially designated parks;</li> <li>(f) provincial parks reserves;</li> <li>(g) provincially designated wilderness areas and nature reserves;</li> <li>(h) provincial Crown lands classified C1(resource) and C2 (resource and recreation) under the Integrated Resource Management Plan by the Province 7;</li> <li>(i) private conservation areas;</li> <li>(j) all municipal conservation areas;</li> <li>(k) wetlands;</li> <li>(l) salt marshes;</li> <li>(m) beaches;</li> <li>(n) commercial forestry, agriculture and fishery lands;</li> <li>(o) environmentally sensitive areas;</li> <li>(p) natural corridors; and</li> <li>(q) cultural landscapes.</li> </ul> | <p><b>Chapter 2</b><br/><b>Policy RP-21 (modified)</b></p> <p>RP-21 The Open Space and Natural Resource Designation shall be established on the Regional Land Use Structure Map (Map 2), as the area encompassing a natural network of open space in the interior of the Municipality. The Open Space and Natural Resource Designation shall apply to public and private lands identified for their role in the open space network, and shall generally include: parks (federal, provincial and municipal); trails and greenways; wilderness areas and nature reserves, including private conservation lands; areas of protected habitat; resource lands (including Crown lands, and commercial forestry, agriculture and fishery lands); coastal lands (including salt marshes, beaches and estuaries); areas of environmental sensitivity; natural and wildlife corridors; and cultural landscapes.</p> |
| <p>E-2 To preserve the interconnected system of open space and minimize fragmentation within the Open Space and Natural Resource Designation, HRM shall, through the Subdivision By-law, prohibit residential development on new roads.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Chapter 6</b><br/><b>Policy EC-3 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>E-3 HRM shall, through the Subdivision By-law, provide for the creation of one additional lot from any area of land that is within the Open Space and Natural Resources Designation provided that:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>Chapter 6</b><br/><b>Policy EC-4 (Modified)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| <p>(a) the area of land was in existence prior to April 29, 2006; and</p> <p>(b) the one additional lot does not meet minimum road frontage requirements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>EC-4 The Municipality shall, through the Subdivision By-law, provide for the creation of one additional lot from any area of land that is within the Open Space and Natural Resources Designation and does not meet the minimum road frontage requirements provided that the area of land was in existence prior to April 29, 2006.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>E-4 Within all designations, HRM shall establish a Regional Park Zone under the land use by-law. This Zone shall generally be applied to all existing Federal Parks, Provincial Parks, Provincial Park reserves, non-designated Provincial Parks and Regional Park lands owned by HRM. This Zone shall permit recreation uses, park uses and other uses as provided by the existing secondary planning strategies for these areas. The Zone shall be applied to future lands acquired by HRM, the Province or the Federal Government for a Regional Park, upon delineation of the park boundaries.</p> | <p><b>Deleted.</b> Park Zones will be established in Secondary Plans and Land Use By-laws.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>E-5 The Western Common Master Plan, endorsed by HRM on June 15, 2010, shall provide guidance for the development and management of the Western Common.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>Deleted.</b> The Western Common Area Plan, Section XIII of the Halifax Municipal Planning Strategy, should be updated to reference the Master Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>E-6 HRM shall, through the Subdivision By-law, establish a requirement for a minimum of 10% park dedication for new subdivisions except that the dedication shall be reduced to 5% for:</p> <p>(a) existing residential subdivisions outside of the Interim Growth Management Area;</p> <p>(b) Classic Conservation Design Developments as provided for under Section 3.4.1.A (RC-Oct 11/22;E-Nov 16/22) of this Plan; and</p> <p>(c) the first three lots subdivided from any parcel of land in existence on June 16, 2007.</p>                                                                       | <p><b>Chapter 10</b><br/><b>I-43 &amp; I-44 (modified)</b></p> <p>I-43 Subject to Policy EP-41, the Municipality shall, through the Regional Subdivision By-law, establish a requirement for a minimum of 10% park dedication for new subdivisions.</p> <p>I-44 Further to Policy I-43, the required parkland dedication amount shall be reduced to 5% where a development meets the following conditions:</p> <p>a) Classic Conservation Design Developments as provided for under Section 10.3.4 of this Plan; or</p> <p>b) development is on a parcel of land that:</p> <ol style="list-style-type: none"> <li>was in existence on June 16, 2007;</li> <li>the parcel of land is wholly designated Rural Resource, Agricultural, or Open Space and Natural Resources; and</li> <li>the subdivision results in a maximum of two lots, no remainder lots, and cannot be further subdivided.</li> </ol> |

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| <p>E-7 HRM shall, through the applicable land use by-law, establish a Protected Area Zone. This Zone shall be applied to wilderness areas which have been designated under the Wilderness Areas Protection Act, nature reserves designated under the Special Places Protection Act, and conservation-related properties owned by government or private conservation organizations. The Zone shall only permit scientific study and education, trails and similar public, conservation and recreational uses.</p> | <p><b>Chapter 6</b><br/><b>EC-5 (modified)</b></p> <p>EC-5 The Municipality shall, through the applicable land use by-law, establish a Protected Area Zone. This Zone shall be applied to protect environmentally sensitive areas including wilderness areas which have been designated under the Wilderness Areas Protection Act, nature reserves designated under the Special Places Protection Act, and conservation related properties owned by government, non-profit conservation organizations, private conservation organizations. The Zone shall only permit scientific study and education, trails and similar public, conservation and recreational uses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>E-8 Further to Policy E-7, HRM shall encourage the Province of Nova Scotia to evaluate the potential for the designation of additional lands for protection under the Wilderness Areas Protection Act.</p>                                                                                                                                                                                                                                                                                                    | <p><b>Deleted.</b> The intent of this policy is captured in the Halifax Green Network Plan and draft Chapter 6.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>E-9 Where HRM is considering approval of new secondary planning strategies or amendments to existing secondary planning strategies to allow new developments, natural corridors shall first be delineated, consistent with the Greenbelting and Public Open Space Priorities Plan approach, to identify areas to be retained for natural areas and natural corridors.</p>                                                                                                                                     | <p><b>Chapter 10 (replaced with I-7)</b></p> <p>I-7 Given the strategic importance of regional objectives in mitigating climate change and protecting the future health of the municipality, new secondary planning strategies or amendments to existing secondary planning strategies, shall organize land use or management of land in a manner, including the scale, location, density and form of development, so that: a) the protection of environmental or cultural features of significance on the lands is considered, including wildlife corridors, the urban forest, wet areas, wetlands and watercourses; b) the integrity of regional parks or federal and provincial wilderness areas adjacent to the lands are maintained, including the functioning of shared environmental, recreational or cultural features; c) the movements of pedestrians and transit service are prioritized over car-oriented design, including the connections to surrounding community; d) the future rapid transit corridors are considered as key locations or residential and mixed-use intensification, particularly within 500m of the corridor; and e) the design includes community-scale or site-level green infrastructure, renewable energy and other climate mitigation design elements.</p> |

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| <p>E-10 The recommendations of the Urban Forest Master Plan, adopted in principle by HRM in September 2012, shall be considered in planning, programming and regulatory activities related to managing and enhancing the urban forest cover in HRM.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>Chapter 6 (modified)</b></p> <p>EC-17 The recommendations of the Urban Forest Management Plan, adopted in principle by the Municipality in September 2012 as amended or readopted, shall be considered in planning, programming and regulatory activities related to managing and enhancing the urban forest cover in the Municipality.</p> |
| <p>E-11 A Greenbelting and Public Open Space Priorities Plan may consider:</p> <ul style="list-style-type: none"> <li>(a) coordinating and managing a program to research, identify and designate potential natural areas, systems and distinct landscapes, natural corridors and critical ecosystem linkages, and significant natural habitats to guide future development (see Map 5, Significant Habitats and Endangered Species and Appendix C: Species at Risk in HRM 2013);</li> <li>(b) coordinating and managing a program to research and identify potential public open space parks and corridors for the provision of quality open space for recreational and social development, restoration of natural corridor and urban ecosystem function, greenway networks to connect communities and provide mobility options and significant natural habitats to guide considerations of future development;</li> <li>(c) establishing selection criteria, investment and management guidelines for public open space lands, infrastructure and sustainable natural open space management strategies;</li> <li>(d) examining criteria for classifying and developing HRM parks including comprehensive criteria for designating regional parks;</li> <li>(e) assessing opportunities to further the development and establishment of management plans for the 1975 Regional Park System, the new Regional Parks proposed under this Plan, and other areas identified for their potential as regional parks;</li> <li>(f) developing an evaluation methodology and criteria for determining land capability and functionality in meeting standards for the delivery of public open space services, open space conservation, community development and growth management;</li> </ul> | <p><b>Deleted</b> (GNP has been adopted)</p>                                                                                                                                                                                                                                                                                                      |

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| <p>(g) developing a system of interconnected public and natural undisturbed open spaces throughout HRM to include HRM parks, coastal areas and watercourse shorelines, water route and land-based greenways as illustrated on the Trails and Natural Network Map (Map 3), multi-functional streets, environmental and cultural conservation areas, schools, natural corridors, habitats as well as other public and community facilities;</p> <p>(h) establishing a green-way network that includes a variety of corridors such as linear parks, hiking trails, nature trails and scenic loops;</p> <p>(i) including a comprehensive planning approach for the retention of coastal and freshwater lake access and incentives for the protection of watercourse buffers;</p> <p>(j) developing an operational framework to include community partners, federal and provincial departments, non-profit groups and private sector companies; and</p> <p>(k) identifying, in cooperation with the Federal and Provincial government, species-at-risk habitats and annually review the Significant Habitats and Endangered Species Map (Map 5) and Appendix C: Species at Risk in HRM, 2013 contained in this Plan.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>E-12 HRM shall prepare a Greenbelting and Public Open Space Priorities Plan to protect and preserve connectivity between natural areas and open space lands, to enable their integration into sustainable community design, to help define communities, to benefit the Municipality's economy and the physical health of its people, and to reflect and support the overall purposes of this Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Chapter 2</b><br/> <b>Policy CI-2 (modified)</b></p> <p>CI-2 To ensure that the Municipality's park and open space infrastructure is sufficient to support growing and healthy communities, the Municipality shall develop a Regional Parks Priority Plan that supports the objectives of this Plan and the Halifax Green Network Plan and considers:</p> <p>a) Planning the park system from a region-wide perspective, recognizing the needs of ecosystems and communities, areas identified for intensification, and new planned communities, the various settlement patterns, and their respective unique character, configuration, and need;</p> <p>b) Coordinating and managing a program to research and identify potential public open space parks and corridors for the provision of</p> |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>quality open space for recreational and social development, restoration of natural corridor and urban ecosystem function, greenway networks to connect communities and provide mobility options and significant natural habitats to guide considerations of future development;</p> <p>c) Establishing criteria for classifying and developing HRM parks including designating new park areas, and the upgrades to existing parks required to support existing and future population growth;</p> <p>d) Developing level of service standards, policies and equitable access to a variety of park types, amenities, facilities and experiences, and an associated park and public land acquisition strategy as outlined in Policy CI-7 and C1-8;</p> <p>e) Establishing investment and management guidelines for public open space lands, infrastructure and sustainable natural open space management strategies;</p> <p>f) Incorporating ecosystem and climate values, cultural and heritage values, naturalization and year-round recreation when planning across the park spectrum;</p> <p>g) Prioritizing the connections between parks and open spaces, freshwater bodies and the Atlantic Ocean for open space protection; and,</p> <p>h) Prioritizing protection of public access to significant wilderness and coastal areas.</p> |
| <p>E-13 HRM shall, through the applicable land use by-law, establish a Protected Water Supply Zone which shall be applied to all publicly owned lands which serve as a water supply watershed, including emergency water supply watersheds and well head protection areas. This Zone may also be applied to private lands within these watersheds deemed necessary to protect the public water supply. The Zone shall permit water distribution and purification facilities, passive parks and trails, conservation related uses, and other uses as provided by the existing secondary planning strategies for these areas. The zone shall establish a minimum 30.5 metre riparian buffer around water supply sources.</p> | <p><b>Chapter 10</b><br/><b>I-53 (Modified)</b></p> <p>I-53 The Municipality shall, through the applicable land use by-law, establish a Protected Water Supply Zone which:</p> <p>a) shall be applied to all publicly owned lands which serve as a water supply watershed, including emergency water supply watersheds and well head protection areas;</p> <p>b) may be applied to private lands within these watersheds deemed necessary to protect the public water supply;</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>c) shall permit water distribution and purification facilities, passive parks and trails, conservation related uses, and other uses as provided by the existing community planning strategies for these areas; and</p> <p>d) shall establish a minimum 100 metre riparian buffer around primary water supply sources, including Bennery Lake, Pockwock Lake, and Lake Major, which may be relaxed for privately owned properties adjacent to these lakes through the land use bylaw.</p>    |
| <p>E-14 For any lands within a watershed or ground water supply area where a public water supply system has been established or is proposed, Council shall consider amendments to land use by-laws deemed necessary to:</p> <p>(a) protect the water supply;</p> <p>(b) ensure that a consistent regulatory approach within each watershed;</p> <p>or</p> <p>(c) conform with any Statement of Provincial Interest Regarding Drinking Water.</p>                                                                                                                                                                                                                                | <p><b>Chapter 10</b><br/><b>I-54 (No change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>E-15 HRM shall, through the applicable land use by-law, establish a Wetlands Schedule to be used as a reference in determining the presence of wetlands 2000 m<sup>2</sup> or greater in area. On all applications for development approval, the by-law shall require the proponent to verify the existence and extent of any wetland shown on the schedule. The by-law shall prohibit development within any such wetland except as required to allow for public infrastructure. HRM may consider amending the restrictions made under the land use by-laws from time to time to conform to any guidelines or Statement of Provincial Interest adopted by the Province.</p> | <p><b>Chapter 10</b><br/><b>Deleted</b></p> <p><i>Replaced with Policies EC-32 through EC-35</i></p>                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>E-16 HRM shall, through the applicable land use by-law, require the retention of a minimum 20 metre wide riparian buffer along all watercourses throughout HRM to protect the chemical, physical and biological functions of marine and freshwater resources. Through a secondary planning process, the width of the riparian buffer may be increased. Lands designated Halifax Harbour on the Generalized Future Land Use Map (Map 2), industrial lands within the port of Sheet Harbour and lands within the Waterfront Residential (R-1C) Zone under the Shubenacadie Lakes Secondary Planning Strategy shall be exempted from the buffer requirement.</p>                | <p><b>Chapter 6</b><br/><b>EC-24 (Modified)</b></p> <p>EC-24 The Municipality shall, through the applicable land use by-law, require the retention of a minimum 30-metre-wide riparian buffer along all watercourses as well as wetlands contiguous with watercourses throughout the Municipality to protect the chemical, physical and biological functions of marine and freshwater resources. No alteration of land levels or the removal of vegetation in relation to development will</p> |

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| <p>Development within the riparian buffer shall generally be prohibited but provisions may be made to permit water control structures, boardwalks, walkways and trails of limited width, fences, public road crossings, driveway crossings, wastewater, storm and water infrastructure, marine dependent uses, fisheries uses, boat ramps, wharfs, small-scale accessory buildings or structures and attached decks, conservation uses, parks on public lands and historical sites and monuments within the buffer. In addition, no alteration of land levels or the removal of vegetation in relation to development will be permitted.</p> | <p>be permitted within the buffer. Lands within the Halifax Harbour Sub-Designation on the Regional Land Use Structure Map (Map 2), industrial lands within the port of Sheet Harbour and lands within the Waterfront Residential (R-1C) Zone under the Shubenacadie Lakes Secondary Planning Strategy shall be exempted from the buffer requirement.</p> <p>EC-25 Further to Policy EC-24, provisions may be made to permit certain features within the buffer including public (municipal) water control structures, boardwalks, walkways and trails of limited width and made of a permeable surface, fences, public road crossings, driveway crossings, public (municipal) wastewater, storm and water infrastructure, marine dependent uses, fisheries uses, boat ramps, wharves, small-scale accessory buildings, conservation uses, parks on public lands and historical sites and monuments within the buffer. <b>In addition, no alteration of land levels or the removal of vegetation in relation to development will be permitted.</b></p> |
| <p>E-17 Further to policy E-16, where a development may be considered by development agreement, HRM shall consider the acquisition of riparian buffers as public open space.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>Chapter 4</b><br/><b>CI-9 (Modified)</b></p> <p>CI-9 Where a proposed development is considered by development agreement, the Municipality may consider the acquisition of riparian buffers, wetlands, and islands as public open space to protect public interest and facilitate public access.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>E-18 Subject to E-18A, HRM shall, through the applicable land use by-law, relax the riparian buffer requirement for lots in existence on August 26, 2006, where otherwise development would be prohibitive. No relaxation to the buffer shall be permitted for lots created after August 26, 2006.</p>                                                                                                                                                                                                                                                                                                                                    | <p><b>Chapter 6</b><br/><b>EC-27 (no change)</b></p> <p><b>Addition:</b><br/><b>EC-28</b> Subject to E-29, the Municipality shall, through the applicable land use by-law, relax the riparian buffer requirement for lots created or approved after August 26, 2006 and before <i>[date of adoption, 2023]</i>, where otherwise development would be prohibitive but shall be no less than as shown on an approved plan of subdivision that was approved prior to <i>[date of adoption]</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| E-18A HRM shall, through the Eastern Passage/ Cow Bay Land Use By-Law, relax the riparian buffer requirement for Cow Bay Lake for lots created or approved after August 26, 2006 and before August 12th, 2022. (RC-Oct 11/22;E-Nov 16/22)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Chapter 6</b><br><b>EC-29 (no change)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| E-19 HRM shall consider a by-law to protect existing trees and to manage the retention and the removal of existing trees within riparian buffer zones.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Chapter 6</b><br><b>EC-30 (no change)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| E-20 HRM may, through secondary planning strategies and land use by-laws, consider measures to regulate development of water lots that have been infilled, including establishing setbacks of buildings and structures from the water.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Chapter 6</b><br><b>EC-31 (no change)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| E-21 HRM shall restrict development and prohibit the placement of fill or alteration of grades in association with development that restricts the capacity of flow or increases flood levels within the 1 in 100 year and 1 in 20 year floodplains for designated watercourses, under secondary planning strategies and land use by-laws. Water control structures, boardwalks and walkways, conservation uses, historic sites and monuments and wastewater, stormwater and water infrastructure shall be permitted within floodplains. Within the 1 in 20 year floodplain, treatment facilities for wastewater, storm water and water shall be limited to facilities that were in existence on or before June 25, 2014. Within the 1 in 100 year floodplain, HRM may, through secondary planning strategies and land use by-laws, permit development which has been adequately flood-proofed. | <b>Chapter 6</b><br>Replaced with Policies EC-48 to EC-51, content the same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| E-22 HRM shall, through the applicable land use by-law, prohibit all residential development on the coast within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28). Provisions shall be made within the by-law to permit residential accessory structures, marine dependant uses, open space uses, parking lots and temporary uses within the 3.8 metre elevation. Consideration may be given to amending the by-law requirements where an updated system of measurement has been adopted or studies have been undertaken which recommend that such amendments are deemed prudent to provide a reasonable level of safety or to conform with guidelines or statements of interest adopted by the Province.                                                                                                                                                                | <b>Chapter 6</b><br><b>EC-57 (modified for conversion to new standard)</b><br><br>EC-57 Where a lot abuts the coast of the Atlantic Ocean, including its inlets, bays, and harbours, the Municipality shall, through the applicable land use-by-law, prohibit issuing permits for any portion of a main building or a backyard suite use, including their basements, that are proposed to be erected, constructed, altered, reconstructed, or located at an elevation less than 3.2 metres above the Canadian Geodetic Vertical Datum 2013 (CGVD2013) standard. Provisions shall be made within the by-law to permit residential accessory structures, marine dependant uses, open space uses, parking lots and temporary uses |

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| <p>E-23 HRM shall undertake watershed or sub-watershed studies concerning natural watercourses prior to undertaking secondary planning strategies in areas where new or additional development could adversely affect watercourses within the watershed. The studies, where appropriate, shall be designed to:</p> <ul style="list-style-type: none"> <li>(a) recommend measures to protect and manage quantity and quality of groundwater resources;</li> <li>(b) recommend water quality objectives for key receiving watercourses in the study area;</li> <li>(c) determine the amount of development and maximum inputs that receiving lakes and rivers can assimilate without exceeding the water quality objectives recommended for the lakes and rivers within the watershed;</li> <li>(d) determine the parameters to be attained or retained to achieve marine water quality objectives;</li> <li>(e) identify sources of contamination within the watershed;</li> <li>(f) identify remedial measures to improve fresh and marine water quality;</li> <li>(g) identify any areas around watercourses where increased flow from development could cause flood damage to properties or environmental damage and estimate the maximum increase in flow from the area to be developed that would not cause damage to the areas identified;</li> <li>(h) recommend strategies to adapt HRM's stormwater management guidelines to achieve the water quality objectives set out under the watershed study;</li> <li>(i) recommend methods to reduce and mitigate loss of permeable surfaces, native plants and native soils, groundwater recharge areas, and other important environmental functions within the watershed<sup>11</sup></li> </ul> | <p><b>Chapter 6</b><br/><b>EC-19 (modified)</b></p> <p>EC-19 When considering requests to develop future serviced communities as outlined in Policy HC-7, the Municipality shall require watershed or sub-watershed studies concerning natural watercourses where new or additional development could adversely affect watercourses within the watershed. The studies shall be designed to:</p> <ul style="list-style-type: none"> <li>a) establish a reliable and accurate baseline of existing water quality;</li> <li>b) Recommend water quality objectives for key receiving watercourses in the study area;</li> <li>c) evaluate the capacity of any existing control structures in the watershed;</li> <li>d) model potential impacts to water quality as a result of development, and determine the amount of development and maximum inputs that receiving water bodies can assimilate without adversely affecting water quality;</li> <li>e) determine the parameters to be attained or retained to achieve water quality objectives;</li> <li>f) identify sources of contamination within the watershed;</li> <li>g) identify remedial measures to improve water quality;</li> <li>h) identify areas within the watershed where changes in flow patterns from development could result in flood damage to properties or environment;</li> <li>i) evaluate and identify the potential for increased flooding hazards as a result of</li> </ul> |

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| <p>and create methods to reduce cut and fill and overall grading of development sites;</p> <ul style="list-style-type: none"> <li>(j) identify and recommend measures to protect and manage natural corridors and critical habitats for terrestrial and aquatic species, including species at risk;</li> <li>(k) identify appropriate riparian buffers for the watershed;</li> <li>(l) identify areas that are suitable and not suitable for development within the watershed;</li> <li>(m) recommend potential regulatory controls and management strategies to achieve the desired objectives; and</li> <li>(n) recommend a monitoring plan to assess if the specific water quality objectives for the watershed are being met.</li> </ul> | <p>development, taking into consideration the effects of climate change;</p> <ul style="list-style-type: none"> <li>j) recommend strategies to achieve the water quality objectives set out under the watershed study;</li> <li>k) recommend methods to reduce and mitigate loss of natural infrastructure, permeable surfaces, native plants and native soils, groundwater recharge areas, and other important environmental functions within the watershed;</li> <li>l) identify appropriate riparian buffer widths for the watershed;</li> <li>m) recommend potential regulatory controls and management strategies to achieve the desired objectives;</li> <li>n) recommend an approach for a successful watershed monitoring program; and</li> <li>o) in areas served by ground water supply, recommend measures to protect and manage quantity and quality of groundwater resources and nutrient inputs.</li> </ul> |
| <p>E-24 HRM may consider preparing a water quality monitoring protocol to provide guidance for water quality monitoring plans accepted by HRM under clause (n) of policy E-23 and any other monitoring programs to be undertaken for HRM by landowners.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>Chapter 6</b><br/><b>EC-21 (modified)</b></p> <p>EC-21 The Municipality may consider preparing a water quality monitoring protocol to provide guidance for water quality monitoring plans accepted by the Municipality under policies of this Plan and any other monitoring programs to be undertaken for the Municipality by landowners.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>E-25 The recommendations of the Climate Risk Management Strategy for Halifax Regional Municipality, approved in principle by HRM in 2008, shall provide guidance for corporate priority actions to manage the risks associated with climate change.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p><b>Chapter 6</b><br/><b>Deleted and replaced with EC-36 to EC-38</b></p> <p>EC-36 HalifACT, approved in 2020 and as updated from time to time, shall provide guidance to the Municipality for actions and programs related to improving energy security and energy conservation; supporting renewable energy sources; reducing energy consumption;</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | mitigating climate change; and adapting to climate hazards. To further the goals of HalifACT, the Municipality shall consider adopting or amending by-laws.                                                                                                                                                                                                                                                                                                                                                    |
| E-26 The Community Energy Plan (CEP), approved by HRM in 2007 and as updated, shall provide guidance to HRM actions and programs with the goal of embedding considerations of energy security, energy conservation, energy distribution and energy consumption into all aspects of HRM activities. Updates to the CEP will seek proven, integrated and systematic approaches to energy planning in collaboration with community stakeholders with the goal of reducing corporate and community energy consumption with particular emphasis on using renewable energy (geothermal, solar, wind) and district energy. | <b>Deleted</b><br><br><b>See Chapter 6, Section 6.5.7 (Renewable Energy) and related policies (EC-67 through EC-74)</b>                                                                                                                                                                                                                                                                                                                                                                                        |
| E-27 Where deemed advisable to implement or further an action or program of the Community Energy Plan or the Economic Strategy under Section 5.2, HRM shall consider amendments to Secondary Planning Strategies and Land Use By-laws or any other by-laws of the Municipality.                                                                                                                                                                                                                                                                                                                                     | <b>Chapter 6</b><br><b>EC-37 (modified)</b><br><br>EC-37 The recommendations of HalifACT provide guidance for corporate priority actions to manage the risks associated with climate change and actions to achieve municipal and community targets for reducing greenhouse gas emissions. To implement or further an action or program of HalifACT, the Municipality may consider amendments to this Plan, secondary municipal planning strategies, land use by-laws or any other by-laws of the Municipality. |
| E-28 The Halifax Regional Municipality Corporate Plan to Reduce Greenhouse Emissions: 2012 – 2020, approved by HRM in 2012, shall provide guidance on what actions should be taken to achieve municipal targets for reducing corporate greenhouse gas emissions. Progress reports shall be prepared to measure the progress made in achieving this target.                                                                                                                                                                                                                                                          | <b>Deleted.</b> HalifACT has superseded this document.<br><br><b>See EC-37</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| E-29 HRM shall co-operate with Nova Scotia Environment and other government agencies in developing policies and programs to protect air                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Chapter 6</b><br><b>EC-38 (modified)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| quality and reduce greenhouse gas emissions and, where deemed advisable by HRM, shall consider adopting or amending by-laws to achieve these objectives.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | EC-38 The Municipality shall co-operate with external stakeholders and various levels of government in developing policies and programs to reduce greenhouse gas emissions and, where deemed advisable by the Municipality, shall consider adopting or amending by-laws to achieve these objectives. |
| E-30 Within all Regional Plan Designations, HRM shall establish three overlay zones including an Urban Wind (UW-1) Zone, a Rural Wind (RW-2) Zone and a Restricted (R) Zone within the Land Use By-law to regulate wind energy facilities. These regulations will be implemented through the community land use by-laws. The Urban Wind (UW-1) Zone and the Rural Wind (RW-2) Zone shall be applied to those areas where various categories of wind energy facilities shall be permitted in urban and rural areas. The Restricted (R) Wind Zone shall be applied to the those areas where wind energy faculties shall be prohibited including Regional Parks, Conservation Areas, Protected Areas and the Western Commons and areas within Urban HRM not suitable for wind energy facilities. | <b>Chapter 6</b><br><b>EC-75 (no change)</b>                                                                                                                                                                                                                                                         |
| E-31 HRM shall establish requirements within the applicable Land Use By-laws that include wind energy performance standards and regulations to control height, scale, access, setback and separation distances of such facilities in order to adequately address operational needs, safety concerns and the mitigation of impacts to adjacent properties.                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Chapter 6</b><br><b>EC-76 (no change)</b>                                                                                                                                                                                                                                                         |
| E-32 HRM seeks to encourage the development of large scale wind energy facilities in rural areas by permitting the expansion of wind farms in suitable locations. Accordingly, where a large scale wind turbine is proposed to connect to a wind energy facility on an adjacent lot, the setback requirement from the property boundary may be waived where the adjoining property forms part of the same wind farm.                                                                                                                                                                                                                                                                                                                                                                          | <b>Chapter 6</b><br><b>EC-77 (no change)</b>                                                                                                                                                                                                                                                         |
| E-33 HRM shall seek to ensure that Federal and Provincial processes comply with municipal requirements for large scale wind energy facility development. Where Federal and Provincial regulations have been amended, HRM may also amend municipal land use by-law regulations to remain consistent with these changes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Chapter 6</b><br><b>EC-78 (no change)</b>                                                                                                                                                                                                                                                         |

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| E-34 HRM shall seek to recognize advances in wind energy technology and wind energy standards and may amend wind turbine municipal land use by-law regulations to reflect these changes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Chapter 6</b><br><b>EC-79 (no change)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>CURRENT CHAPTER 3 (SETTLEMENT AND HOUSING)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>NEW PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>S-1 The Urban Settlement Designation, shown on the Generalized Future Land Use Map (Map 2), encompasses those areas where HRM approval for serviced development has been granted and to undeveloped lands to be considered for serviced development over the life of this Plan. Amendments to this Boundary may be considered:</p> <p>(a) where reviews of regional population and housing forecasts have been undertaken and the proposed amendments may assist in achieving the growth targets established by this Plan; and</p> <p>(b) the lands are within or adjacent to a growth centre.</p>                                                                                                                                                                                 | <p><b>Chapter 2</b><br/><b>RP-22; RP-25 (modified)</b></p> <p>RP-22 The Urban Settlement Designation shall be established on the Regional Land Use Structure Map (Map 2). The Urban Settlement Designation shall apply to those areas where existing municipal services (including piped water, wastewater and stormwater, and conventional transit services) are located and to undeveloped lands that have been identified for future serviced development.</p> <p>RP-25 Amendments to the Regional Land Use Structure Map (Map 2) to change the Urban Reserve designation to Urban Settlement shall only be considered once the Strategic Growth and Infrastructure Priority Plan as identified under RP-19 and RP-20 is completed and shall be guided by long-term scenarios for future growth and the criteria set out by that process.</p> |
| <p>S-2 Where requests are received to initiate secondary planning for any of the areas identified above as potential growth areas, consideration shall be given to:</p> <p>(a) the need for additional lands and the fiscal implications to HRM and Halifax Water and their capacity to meet additional financial commitments;</p> <p>(b) the implications for achieving the HRM growth targets; and (RC-Oct 11/22;E-Nov 16/22)</p> <p>(c) the future organization of land use and management of land, including the scale, location, density and form of development, so that:</p> <p>(i) the protection of environmental or cultural features of significance on the lands is considered, including wildlife corridors, the urban forest, wet areas, wetlands and watercourses;</p> | <p><b>Chapter 3</b><br/><b>Policy HC-7 (modified)</b></p> <p>HC-7 Where requests are received to initiate a planning process for any of the areas identified in Table 3-3 as future serviced communities, consideration shall be given to:</p> <p>a) the need for additional lands to support expected population or employment growth, with regard to achieving the target set out in Policy RP-13;</p> <p>b) the results of comprehensive studies completed for the area providing background information needed to inform decisions about the potential development of the lands,</p>                                                                                                                                                                                                                                                         |

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| <p>(ii) the integrity of regional parks or federal and provincial wilderness areas adjacent to the lands are maintained, including the functioning of shared environmental, recreational or cultural features;</p> <p>(iii) the movements of pedestrians and transit service are prioritized over car-oriented design, including the connections to surrounding community; and</p> <p>(iv) the design includes community-scale or site-level green infrastructure, renewable energy and other climate mitigation design elements.</p> <p>(RC-Oct 11/22;E-Nov 16/22)</p> | <p>including:</p> <p>(i) Land Suitability Analysis – This study shall include the mapping and analysis of the area’s ecological features to identify lands that are constrained, partially constrained or not constrained for development. Required considerations include:</p> <ul style="list-style-type: none"> <li>i. Watercourse and Wetland Habitat</li> <li>ii. Forest Habitat</li> <li>iii. Species at Risk Habitat</li> <li>iv. Landscape Connectivity</li> <li>v. Surficial and Bedrock Geology</li> <li>vi. Steep Slopes</li> <li>vii. Contaminated Sites</li> <li>viii. Areas of Cultural Significance;</li> </ul> <p>(ii) Watershed Study – This study shall identify potential impacts of development on any watersheds located in the area. The study shall comply with Policy EC-19;</p> <p>(iii) Transportation Study – This study shall identify how the area can connect to the rest of the municipality and how internal mobility will be handled. The study shall include:</p> <ul style="list-style-type: none"> <li>i. Reviewing existing transportation infrastructure, demand and policy to establish an understanding of existing mobility conditions;</li> <li>ii. Applying the Municipality’s regional travel demand forecasting model to determine potential impacts to regional mobility as a result of development;</li> <li>iii. Recommending land use and network scenarios that support the mobility goals outlined in Chapter 7 of this Plan; and</li> <li>iv. Water and Wastewater Services Study – This study shall establish existing water and wastewater infrastructure conditions and develop a macro-level servicing strategy that will establish water, wastewater and stormwater servicing infrastructure requirements for development, including cost estimates and allocation assessment; and</li> </ul> <p>c) Any applicable direction contained within this Plan and Council approved Priority Plans.</p> |
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| <p>S-3 The Urban Reserve Designation shall be established on the Generalized Future Land Use Map (Map 2) to identify those lands situated outside the Urban Settlement Designation where serviced development may be provided after the life of this Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Chapter 2</b><br/><b>RP-23 (modified)</b></p> <p>RP-23 The Urban Reserve Designation shall be established on the Regional Land Use Structure Map (Map 2) to identify lands that may be required for future serviced development after lands in the Urban Settlement Designation have been developed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>S-4 HRM shall, through the applicable land use by-law, establish an Urban Reserve Zone to regulate development of lands within the Urban Reserve Designation. This Zone shall permit open space uses and limit residential development to existing lots and to one lot subdivided from an existing lot under lot frontage exemption provisions of the Subdivision By-law on a property identified by PID No. 00270934.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>Chapter 2</b><br/><b>RP-24 (modified)</b></p> <p>RP-24 The Municipality shall, through the applicable land use by-law, establish an Urban Reserve Zone to regulate development of lands within the Urban Reserve Designation. This Zone shall permit open space uses and limit residential development to existing lots.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>S-5 The Rural Commuter Designation shall be established on the Generalized Future Land Use Map (Map 2) to encompass those areas within commuting distance of the Regional Centre that are heavily influenced by low-density residential development. The intent for this designation is to:</p> <ul style="list-style-type: none"> <li>• to protect the character of rural communities and conserve open space and natural resources by focussing growth within a series of centres, as shown on Settlement and Transportation Map (Map 1);</li> <li>• support the delivery of convenience services to the surrounding settlement area;</li> <li>• control the amount and form of development between centres; and</li> <li>• protect the natural resource base and preserve the natural features that foster the traditional rural community character.</li> </ul> | <p><b>Chapter 2</b><br/><b>RP-28 (modified)</b></p> <p>RP-28 The Rural Commuter Designation shall be established on the Regional Land Use Structure Map (Map 2) to encompass those areas within commuting distance of the Regional Centre that are heavily influenced by low-density residential development. The intent of this designation is to:</p> <ol style="list-style-type: none"> <li>a) protect the character of rural communities and conserve open space and natural resources by focusing growth within a series of centres, as shown on the Rural Centres Map (Map 4);</li> <li>b) support the delivery of convenience services to the surrounding settlement area;</li> <li>c) control the amount and form of development between centres;</li> <li>d) support compatible resource-based uses such as agriculture, forestry and renewable energy; and</li> <li>e) protect the natural resource base and preserve the natural features that foster the traditional rural community character.</li> </ol> |

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| <p>S-6 The Rural Resource Designation shall be established on the Generalized Future Land Use Map (Map 2) to encompass lands and communities along the Eastern Shore. The intent for this designation is to:</p> <ul style="list-style-type: none"> <li>• protect the natural resource base and the ability to sustain these resources in the future;</li> <li>• protect natural and heritage features which define the rural character and support tourism;</li> <li>• establish a series of centres on the Settlement and Transportation Map (Map 1) where growth is to be supported while controlling the amount and form of development between centres; and</li> <li>• support the delivery of commercial and community services to the surrounding settlement areas.</li> </ul>                                 | <p><b>Chapter 2</b><br/><b>RP-29 (modified)</b></p> <p>RP-29 The Rural Resource Designation shall be established on the Regional Land Use Structure Map (Map 2) to encompass lands and communities along the Eastern Shore. The intent of this designation is to:</p> <ul style="list-style-type: none"> <li>a) protect the natural resource base and the ability to sustain these resources in the future;</li> <li>b) protect natural and heritage features which define the rural character and support tourism;</li> <li>c) establish a series of centres, as shown on the Rural Centres Map (Map 4) where growth is to be supported while controlling the amount and form of development between centres; and</li> <li>d) support the delivery of commercial and community services to the surrounding settlement areas.</li> </ul>                                        |
| <p>S-7 The Agricultural Designation shall be established on the Generalized Future Land Use Map (Map 2) to encompass a significant portion of the Musquodoboit Valley. The intent for this designation is to:</p> <ul style="list-style-type: none"> <li>• encourage the use of this area for natural resource-based activities and industries such as farming, forestry and mining and to protect these uses from the intrusion of incompatible non-resource related uses; and</li> <li>• support services for the surrounding agricultural communities by establishing a series of centres within which continuing development will be supported, as shown on the Settlement and Transportation Map (Map 1), and by limiting the amount of residential development which may occur beyond these centres.</li> </ul> | <p><b>Chapter 2</b><br/><b>RP-30 (modified)</b></p> <p>RP-30 The Agricultural Designation shall be established on the Regional Land Use Structure Map (Map 2) to encompass a significant portion of the Musquodoboit Valley. The intent of this designation is to:</p> <ul style="list-style-type: none"> <li>a) encourage the use of this area for natural resource-based activities and industries such as farming, forestry, mining and renewable energy, and to protect these uses from the intrusion of incompatible non-resource related uses; and</li> <li>b) support services for the surrounding agricultural communities by establishing a series of centres within which continuing development will be supported, as shown on the Rural Centres Map (Map 4), and by limiting the amount of residential development which may occur beyond these centres.</li> </ul> |

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| <p>S-8 The Mixed Use Zone, established under the Musquodoboit Valley-Dutch Settlement Land Use By-law, shall permit resource uses, small businesses related to resource uses, limited commercial and industrial uses and residential uses. Following completion of the secondary planning process and the establishment of centre boundaries, the extent of the Mixed Use Zone may be adjusted.</p>                                                                                                                                                                                                                                                                                                                                                                                                                   | <p><b>Deleted.</b> (This zone is established in the community plan (Musquodoboit Valley-Dutch Settlement Municipal Planning Strategy) and land use by-law and does not need to be duplicated in the Regional Plan.)</p>                                                                                                                                                                                                                |
| <p>S-9 HRM shall prepare secondary planning strategies for the centres outlined in Tables 3-1 and 3-2 and generally illustrated on Map 1 with consideration given to:</p> <ul style="list-style-type: none"> <li>a) the objectives presented in section 3.1 and the general characteristics presented in Tables 3-1 and 3-2;</li> <li>b) the specific boundaries, population targets and detailed design policies related to the layout of the centres, range of permitted uses and criteria for conversion of uses, allowable development densities and mechanisms for implementation;</li> <li>c) the recommendations of any plans and studies identified by this Plan that have been accepted or endorsed by Regional Council; and</li> <li>d) any other relevant objectives and policies of this Plan.</li> </ul> | <p><b>Chapter 3</b><br/><b>HC-14 (Modified)</b></p> <p>HC-14 The Municipality shall use the general categories of Rural Centres as set out on Map 4 and Table 3-5 to guide community planning and service provision. The communities, boundaries and characteristics of the Rural Centres identified in Table 3.5 may be further refined through the Rural Community Planning process and updated through amendments to this Plan.</p> |
| <p>S-10 In the event that provision of a centralized water distribution and wastewater collection system is not feasible for the Porters Lake Rural Growth Centre, consideration may be given to expanding the boundary of this growth centre, as presented on Map 13E, under a secondary planning strategy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Deleted.</b> (Boundaries of rural growth centres will be further refined through the Rural Community Planning program. See Chapter 3, Section 3.5)</p>                                                                                                                                                                                                                                                                           |
| <p>S-11 HRM shall, through the applicable land use by-law, establish a Comprehensive Development District (CDD) Zone to apply to certain lands within the following Rural Growth Centres: Hubbards, Lake Echo, Musquodoboit Harbour, Porters Lake and Upper Tantallon. This zone is intended to protect these lands as focal points for development within these centres by requiring development to proceed by development agreement</p>                                                                                                                                                                                                                                                                                                                                                                             | <p><b>Chapter 10</b><br/><b>I-23 (modified)</b></p> <p>I-23 The Municipality shall, through the applicable land use by-law, establish a Comprehensive Development District (CDD) Zone to apply to certain lands within the following Rural Growth Centres: Hubbards, Musquodoboit Harbour, Porters Lake and Upper Tantallon. This zone is</p>                                                                                          |

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| <p>except for the continuation and expansion of existing uses. In considering approval of such development agreements, HRM shall consider the following:</p> <ul style="list-style-type: none"> <li>(a) whether the development is designed as part of a focal point for the distribution of services to the outlying area;</li> <li>(b) the types of land uses to be included in the development which may include a mix of medium-density residential uses, ground floor commercial, institutional uses, recreation uses and parking facilities;</li> <li>(c) where necessary, locations for pedestrian sidewalks;</li> <li>(d) architectural details marking the entrance to buildings;</li> <li>(e) controls on signage;</li> <li>(f) controls on heights, massing, scale and type of development;</li> <li>(g) details of the exterior architectural design of new buildings which should be complementary to the traditional building style within the surrounding community;</li> <li>(h) where necessary, details concerning preferred traditional building materials;</li> <li>(i) appropriate locations of parking for park-and-ride facilities and retail outlets; and</li> <li>(j) any applicable matter as set out in policy G-15 (RC-Oct 11/22;E-Nov 16/22) of this Plan.</li> </ul> | <p>intended to protect these lands as focal points for development within these centres by requiring development to proceed by development agreement except for the continuation and expansion of existing uses. In considering approval of such development agreements, HRM shall consider the following:</p> <ul style="list-style-type: none"> <li>a) whether the development is designed as part of a focal point for the distribution of services to the outlying area;</li> <li>b) the types of land uses to be included in the development which may include a mix of medium-density residential uses, secondary suites and backyard suites, ground floor commercial, institutional uses, recreation uses and parking facilities;</li> <li>c) where necessary, locations for pedestrian sidewalks;</li> <li>d) architectural details marking the entrance to buildings;</li> <li>e) controls on signage;</li> <li>f) controls on heights, massing, scale and type of development;</li> <li>g) details of the exterior architectural design of new buildings which should be complementary to the traditional building style within the surrounding community;</li> <li>h) where necessary, details concerning preferred traditional building materials;</li> <li>i) appropriate locations of parking for park-and-ride facilities and retail outlets; and</li> <li>j) any applicable matter as set out in policy I-9 of this Plan.</li> </ul> |
| <p>S-12 HRM shall encourage the Province and the Halifax Regional School Board to take into consideration the objectives of this Plan and secondary planning strategies when deciding where to locate schools and other public facilities to integrate complementary developments.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>Chapter 4</b><br/><b>CI-17 &amp; CI-18</b></p> <p>CI-17 Further to Policy RP-20, the Municipality shall consider the capacity, location and distribution of schools as part of the Strategic Growth and Infrastructure Priority Plan, and work with the Halifax Regional Centre for Education and Conseil Scholaire Acadien Provincial to ensure that services are available or planned to accommodate long-term population growth.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>CI-18 The Municipality shall encourage the Province and the Halifax Regional Centre for Education to consider the Municipality's projected population and planned settlement pattern as outlined in this Plan and secondary municipal planning strategies when deciding where to locate schools and other public facilities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>S-13 When undertaking reviews of secondary planning strategies for rural areas, HRM shall consider limiting the scale of retail developments allowed for outside of growth centres identified in Tables 3-2 and 3-3.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>Chapter 8</b><br/><b>EP-31</b></p> <p>EP-31 Through the Rural Community Planning program, the Municipality shall consider amendments to applicable secondary municipal planning strategies and land use by-laws to allow for increased small-scale commercial opportunities and home based businesses in rural areas that support and enhance tourism. These amendments may remove restrictions on small-scale accommodations, tour operations, commercial recreation, and retail, and introduce design guidelines to ensure operations complement the landscape.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>S-13A Notwithstanding the provisions of the Planning District 4 Secondary Municipal Planning Strategy, HRM may undertake a neighbourhood planning process for the Halifax Exhibition Centre Plans (PIDs 40600728, 41457987, and 41432642). When considering this planning process, Council shall consider the following:</p> <p>(a) that the proposal envisions a mixed-use neighbourhood that will provide a range of housing types and dwelling unit types, places of employment, and services where daily needs of residents can be met;</p> <p>(b) that a public participation program provides diverse and inclusive opportunities for public engagement during the planning process;</p> <p>(c) opportunities to coordinate with the ongoing planning for the expansion of the Ragged Lake Industrial Park, with particular regard to the transportation network and water and wastewater servicing infrastructure;</p> <p>(d) the relationship of the site to surrounding uses and neighbourhoods, including the Prospect Road area, Long Lake Provincial Park, Western Common Wilderness area, and the Ragged Lake Industrial Park;</p> | <p><b>Chapter 10</b><br/><b>I-21 (Modified)</b></p> <p>I-21 Notwithstanding the provisions of the Planning District 4 Secondary Municipal Planning Strategy, the Municipality may undertake a neighbourhood planning process for the Halifax Exhibition Centre lands (PIDs 40600728, 41457987, and 41432642). When considering this planning process, Council shall consider the following:</p> <p>a) applicable direction contained in this Plan and Council approved Priority Plans;</p> <p>b) that the proposal envisions a mixed-use neighbourhood that will provide a range of housing types and dwelling unit types, places of employment, and services where daily needs of residents can be met;</p> <p>c) that a public participation program provides diverse and inclusive opportunities for public engagement during the planning process;</p> <p>d) opportunities to coordinate with the ongoing planning for the expansion of the Ragged Lake Industrial Park, with particular regard to</p> |

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| <p>(e) if required, a land suitability assessment that identifies vulnerable landforms, sensitive ecological features and climate hazards, including any wetlands, watercourses, flood prone areas, steep slopes, forest cover, contaminated sites, and wildlife habitats and corridors;</p> <p>(f) if required, a culture and heritage assessment that identifies and evaluates culture and heritage resources located on or adjacent to the opportunity site;</p> <p>(g) if required, a baseline infrastructure study that assesses existing transportation infrastructure assets and constraints (using a multi-modal level of service analysis), and existing wastewater and water services infrastructure capacity and constraints;</p> <p>(h) overall development densities and building massing;</p> <p>(i) the classes of land uses permitted;</p> <p>(j) phasing of development ensuring a variety of uses are provided within the first buildings constructed on the site;</p> <p>(k) the use and conservation of energy;</p> <p>(l) the adequacy of proposed and existing public parks, open spaces and community recreation facilities that meet the objectives of this Plan and the Halifax Green Network Plan;</p> <p>(m) the development's transportation network prioritizes walking, the easy use of mobility devices, cycling and transit and allows for connections to surrounding neighbourhoods; and</p> <p>(n) applicable direction contained in this Plan and Council approved Priority Plans.</p> | <p>the transportation network and water and wastewater servicing infrastructure;</p> <p>e) the relationship of the site to surrounding uses and neighbourhoods, including the Prospect Road area, Long Lake Provincial Park, Western Common Wilderness area, and the Ragged Lake Industrial Park;</p> <p>f) if required, a land suitability assessment that identifies vulnerable landforms, sensitive ecological features and climate hazards, including any wetlands, watercourses, flood prone areas, steep slopes, forest cover, contaminated sites, and wildlife habitats and corridors;</p> <p>g) if required, a culture and heritage assessment that identifies and evaluates culture and heritage resources located on or adjacent to the opportunity site;</p> <p>h) if required, a baseline infrastructure study that assesses existing transportation infrastructure assets and constraints (using a multi-modal level of service analysis), and existing wastewater and water services infrastructure capacity and constraints;</p> <p>i) overall site design, development densities and building massing consider all background studies and the Suburban Design Guidelines contained in Appendix C;</p> <p>j) the classes of land uses permitted;</p> <p>k) phasing of development ensuring a variety of uses are provided within the first buildings constructed on the site;</p> <p>l) the use and conservation of energy;</p> <p>m) the adequacy of proposed and existing public parks, open spaces and community recreation facilities that meet the objectives of this Plan and the Halifax Green Network Plan;</p> <p>n) the development's transportation network prioritizes walking, the easy use of mobility devices, cycling and transit and allows for connections to surrounding neighbourhoods;</p> <p>o) provisions for incentive or bonus zoning; and</p> <p>p) off-site improvements necessary to integrate the development in the neighbourhood.</p> |
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| <p>S-13B HRM may permit mixed-use development in the Bedford Commons area (PIDs 00416222, 41214404, 41214370, 41240276, 00428458). When considering this planning process, Council shall consider the following:</p> <ul style="list-style-type: none"> <li>(a) that the proposal envisions a mixed-use neighbourhood that will provide a range of housing types and dwelling unit types, places of employment, and services where daily needs of residents can be met;</li> <li>(b) the relationship of the site to surrounding uses and neighbourhoods, including the existing commercial and industrial development in the area;</li> <li>(c) overall development densities and building massing;</li> <li>(d) the classes of land uses permitted;</li> <li>(e) phasing of development;</li> <li>(f) the use and conservation of energy;</li> <li>(g) the adequacy of public parks, open spaces and community recreation facilities that meet the objectives of this Plan and the Halifax Green Network Plan;</li> <li>(h) the development's transportation network prioritizes walking, the easy use of mobility devices, cycling and transit and allows for connections to surrounding neighbourhoods; and</li> <li>(i) applicable direction contained in this Plan and Council approved Priority Plans.</li> </ul> | <p><b>Chapter 10</b><br/><b>I-22 (modified)</b></p> <p>I-22 The Municipality may permit mixed-use development in the Bedford Commons area (PIDs 00416222, 41214404, 41214370, 41240276, 00428458). When considering this planning process, Council shall consider the following:</p> <ul style="list-style-type: none"> <li>a) applicable direction contained in this Plan and Council approved Priority Plans;</li> <li>b) that the proposal envisions a mixed-use neighbourhood that will provide a range of housing types and dwelling unit types, places of employment, and services where daily needs of residents can be met;</li> <li>c) the relationship of the site to surrounding uses and neighbourhoods, including the existing commercial and industrial development in the area;</li> <li>d) overall site design, development densities and building massing consider all background studies and the Suburban Design Guidelines contained in Appendix C;</li> <li>e) the classes of land uses permitted;</li> <li>f) phasing of development;</li> <li>g) the use and conservation of energy;</li> <li>h) the adequacy of public parks, open spaces and community recreation facilities that meet the objectives of this Plan and the Halifax Green Network Plan;</li> <li>i) the development's transportation network prioritizes walking, the easy use of mobility devices, cycling and transit and allows for connections to surrounding neighbourhoods;</li> <li>j) provisions for incentive or bonus zoning; and</li> <li>k) off-site improvements necessary to integrate the development in the neighbourhood.</li> </ul> |
| <p>S-14A Subject to Policy S-14B, HRM shall consider the following types of Conservation Design Development by development agreement where one-third or more of an area of land is within a Rural Growth Centre as shown on Maps 13A to 13G:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Chapter 10</b><br/><b>I-13 (No change except policy references)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| <ul style="list-style-type: none"> <li>(a) Lower Density Classic Conservation Design Development;</li> <li>(b) Higher Density Classic Conservation Design Development; or</li> <li>(c) Hybrid Conservation Design Development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                |
| <p>S-14B Lands entirely within the Lake Echo Sub-watershed, as generally illustrated on Map 13D shall not be eligible for Conservation Design Development, unless a proponent submits a survey prepared by a Nova Scotia Land Surveyor demonstrating that the subject area of land or a portion of the area of land is outside the Lake Echo Sub-watershed. Where any portion of a subject area of land is within the sub-watershed, the area of land within the watershed may be included for density and the net area calculation.</p>                                                                                                                                                                                                         | <p><b>Chapter 10</b><br/> <b>I-14</b> (No change except policy references)</p> |
| <p>S-15A Subject to Policy S-15B, HRM shall consider the following types of Conservation Design Development by development agreement where more than two thirds of the area of land is outside the boundaries of a Rural Growth Centre shown on Maps 13A to 13G:</p> <ul style="list-style-type: none"> <li>(a) Lower Density Classic Conservation Design Development to a maximum of 100 dwelling units; or</li> <li>(b) Hybrid Conservation Design Development to a maximum of 30 dwelling units.</li> </ul>                                                                                                                                                                                                                                   | <p><b>Chapter 10</b><br/> <b>I-15</b> (No change except policy references)</p> |
| <p>S-15B A development agreement under Policy 15-A shall only be considered subject to the following location criteria:</p> <ul style="list-style-type: none"> <li>(a) On an area of land within the <ul style="list-style-type: none"> <li>(i) Rural Commuter Designation;</li> <li>(ii) Rural Resource Designation;</li> <li>(iii) Agricultural Designation; or</li> <li>(iv) Harbour Designation outside the Urban Settlement Area as shown on Schedule B of the Regional Subdivision By-Law; and</li> </ul> </li> <li>(b) On an area of land outside the: <ul style="list-style-type: none"> <li>(i) Beaver Bank / Hammonds Plains Growth Control Areas as shown on Schedule J of the Regional Subdivision By-Law, or</li> </ul> </li> </ul> | <p><b>Chapter 10</b><br/> <b>I-16</b> (No change except policy references)</p> |

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| <p>(ii) the Rural Area Designation under the Eastern Passage/Cow Bay Plan Area; and</p> <p>(iii) NEF 30 Contour as shown on Map 3 of the Planning Districts 14 &amp; 17 (Shubenacadie Lakes) Municipal Planning Strategy; and</p> <p>(c) On an area of land which was in existence as of April 29, 2006 that has a minimum of 20 metres of continuous frontage on a publicly owned and maintained street/road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                  |
| <p>S-16A Any Conservation Design Development application made pursuant to policies S-14A and S-15A shall be in accordance with Table 3-4A and the following:</p> <p>Site Studies and Assessments</p> <p>(a) Where the proposed development is to be serviced by a groundwater supply, a hydrogeological assessment conducted by a qualified professional has determined that there is an adequate supply of groundwater to service the development without adversely affecting groundwater supply in adjacent developments;</p> <p>(b) The development shall not rely on cisterns for potable water supply, except in special circumstances as may be authorized under an approved secondary planning strategy;</p> <p>Site Development, Connectivity and Open Space Design</p> <p>(c) Primary Conservation Areas or Features as defined in Table 3-4A are protected and retained as Open Space;</p> <p>(d) Where an area of land is subject to Policy S-14B, proposed streets and building sites shall be located outside the Lake Echo Sub-Watershed.</p> <p>(e) A private driveway for Low Density Classic Conservation Design Development and High Density Classic Conservation Design Development shall only provide access to a public street for up to 20 dwelling units; and,</p> <p>Separation Distances</p> | <p><b>Chapter 10</b></p> <p><b>I-17 (No change except policy references)</b></p> |

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| <p>(f) Residential dwellings shall maintain a minimum separation of 800 metres from any permanent extractive facility.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                             |
| <p>S-17A For any Conservation Design Development application made pursuant to policies S-14A and S-15A, HRM shall consider the following criteria:</p> <p>Site Development, Connectivity and Open Space Design</p> <p>(a) Secondary Conservation Areas are incorporated as part of the overall Open Space Requirements;</p> <p>(b) The proposed streets and buildings sites are designed to avoid, where possible, Conservation Areas and Features;</p> <p>(c) Connectivity of natural networks, including trails, is maintained with any open space on adjacent parcels, as generally illustrated by the Important and Essential Corridors shown on Map 5, Green Network Ecology Map, contained in the Halifax Green Network Plan, as amended from time to time;</p> <p>(d) Where a development pursuant to Policy S-14A is proposed for lands that extend beyond a Rural Growth Centre as illustrated on Maps 13A to 13G, preference shall be given to siting the development within the boundary of the Growth Centre.</p> <p>Parkland Dedication and Additional Considerations</p> <p>(e) Parkland dedication may be relaxed to a minimum of 5% for the Lower Density and Higher Density Classic Conservation Design Developments; and</p> <p>(f) Any applicable matter as set out in Policy G-15 of this Plan.</p> | <p><b>Chapter 10</b><br/><b>I-18</b></p>                                                                                                    |
| <p>Table 3-4A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>Chapter 10</b><br/><b>Table I-1</b> (Modified to include secondary and backyard suites as permitted uses, subject to Policy I-19)</p> |
| <p>S-18 HRM shall consider all residential development on islands within the Rural Commuter and Rural Resource Designations of this plan by development agreement subject to the following criteria:</p> <p>(a) where parking, access or other supporting infrastructure is to be located on privately owned lands not subject to the agreement, the required</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>Deleted</b></p>                                                                                                                       |

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| <p>easements have been obtained from the property owners in favour of the lot to be developed and the supporting infrastructure is permitted by the Land Use By-law on the lands on which it will be located;</p> <p>(b) only single unit dwellings, aids to marine navigation and existing uses shall be permitted;</p> <p>(c) the density of residential units on the site does not exceed 1 unit per 1.5 hectares;</p> <p>(d) the proposed development does not significantly impact on natural features and that sufficient buffering between any natural features and the proposed development is provided;</p> <p>(e) the retention or provision of public access points, boat landing areas and waterfront parkland;</p> <p>(f) no public roads are constructed on the island and no bridge, causeway or other permanent vehicular access with the mainland shall be constructed; and</p> <p>(g) any applicable matter as set out in policy G-15 (RC-Oct 11/22;E-Nov 16/22) of this Plan.</p> |                                                                                                                                                                                                                                                                                                                                         |
| <p>S-19 Within the Rural Commuter, Rural Resource, Agricultural, Open Space and Natural Resource designations and the Harbour designation outside of the Urban Service Area, HRM shall, through the Regional Subdivision By-law, permit the subdivision of lots fronting existing local roads, including existing private roads, to the extent currently provided for under existing Secondary Planning Strategies, and for those roads shown on completed tentative and final subdivision applications submitted on or before August 26, 2006. Within these designations but outside of Water Service Areas, lots fronting on existing non-local roads shall be permitted with wider frontages.</p>                                                                                                                                                                                                                                                                                                 | <p><b>Chapter 10</b><br/><b>I-28 (no change)</b></p>                                                                                                                                                                                                                                                                                    |
| <p>S-20 HRM shall, through the Regional Subdivision By-law, establish restrictions on future development resulting from concept applications which were approved pursuant to the Interim Growth Management Controls. Subdivision pursuant to any completed concept application on file prior to January 22, 2004 may be considered for approval subject to the following:</p> <p>(a) a maximum of 25 lots per year where a completed tentative or final subdivision application, for the initial phase of subdivision construction,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>Chapter 10</b><br/><b>I-37 (modified)</b></p> <p>I-37 The Municipality shall, through the Regional Subdivision By-law, establish restrictions on future development resulting from concept applications which were approved pursuant to the Interim Growth Management Controls. Subdivision pursuant to any completed concept</p> |

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| <p>pursuant to the completed concept plan application has been filed prior to April 29, 2006; and</p> <p>(b) where a tentative or final subdivision application, for the initial phase of subdivision construction has not been filed prior to April 29, 2006, subdivision may only be granted in accordance with the provisions of this Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>application on file prior to January 22, 2004 may be considered for approval subject to the following:</p> <p>a) where a tentative or final subdivision application for the initial phase of subdivision construction has not been filed prior to April 29, 2006, subdivision may only be granted in accordance with the provisions of this Plan; and</p> <p>b) where a final subdivision application for the final phase of subdivision has not been filed prior to April 29, 2031, subdivision may only be granted in accordance with the provisions of this Plan.</p>                                                                                                                                                                                           |
| <p>S-21 HRM shall replace all existing growth management mechanisms contained in secondary planning strategies with the growth management provisions contained in this Plan except that:</p> <p>(a) the provisions adopted under the Eastern Passage/Cow Bay Secondary Planning Strategy shall continue to apply; and</p> <p>(b) provision shall be made within the Beaver Bank, Hammonds Plains and Upper Sackville Planning Strategy to allow for the development of large scale subdivisions on lands zoned or under application for rezoning to a Comprehensive Development District prior to April 29, 2006.</p>                                                                                                                                                     | <p><b>Chapter 10</b><br/><b>I-37 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>S-22 HRM shall, through the Regional Subdivision B-law, establish special provisions to allow for consideration of approval of Lands of J. E. F. Hallett in Fall River (PID No's. 00506857 and 00506840), Lands of Atlantic East Properties Ltd. (Abbecombec Village) in Clam Bay (PID No. 41054024) and Lands of Kellswater Holdings Limited in Lake Echo (PID No's. 40168478 and 40881484) provided that:</p> <p>(a) approval of a maximum of 25 lots per year may be granted; and</p> <p>(b) where a completed tentative or final subdivision application, for the initial phase of subdivision construction, pursuant to a completed concept application has not been filed by April 29, 2007, no subdivision approvals shall be granted under this exemption.</p> | <p><b>Chapter 10</b><br/><b>I-39 (modified)</b></p> <p>I-39 The Municipality shall, through the Regional Subdivision By-law, establish special provisions to allow for consideration of approval of Lands of J. E. F. Hallett in Fall River (PID No's. 00506857 and 00506840), Lands of Atlantic East Properties Ltd. (Abbecombec Village) in Clam Bay (PID No. 41054024) and Lands of Kellswater Holdings Limited in Lake Echo (PID No's. 40168478 and 40881484) provided that:</p> <p>a) where a completed tentative or final subdivision application, for the initial phase of subdivision construction, pursuant to a completed concept application has not been filed by April 29, 2007, no subdivision approvals shall be granted under this exemption; and</p> |

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| <p>S-23 HRM shall, through the Regional Subdivision By-law establish provisions to allow the approval of a maximum of eight lots on new public streets, per area of land with public street frontage in existence on August 26, 2006:</p> <p>(a) within the Rural Commuter Designation, where the proposed road intersects with a local road; and</p> <p>(b) within the Rural Resource Designation, where the proposed road intersects with a local road or non-local road.</p>                                                                                                                                                                                                                 | <p><b>Chapter 10</b><br/><b>I-29 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>S-24 HRM shall, through the Regional Subdivision By-law, establish special provisions to:</p> <p>(a) limit development within portions of the Hammonds Plains and Beaver Bank communities;</p> <p>(b) prohibit the creation of new roads to generate residential development except where new roads can be demonstrated to improve traffic safety or achieve better regional network connectivity;</p> <p>(c) permit approval of one additional lot from any area of land in existence prior to April 29, 2006, which does not meet minimum road frontage requirements; and</p> <p>(d) permit residential development on new roads identified as Future Subdivision Connectors on Map 1.</p> | <p><b>Chapter 10</b><br/><b>I-33 (modified)</b></p> <p>I-33 Until transportation infrastructure capacity is increased within the Hammonds Plains and Beaver Bank areas, residential subdivision activity shall be limited. The Municipality shall, through the Regional Subdivision By-law, establish special provisions in the Hammonds Plains and Beaver Bank communities to:</p> <p>a) limit development within portions of the Hammonds Plains and Beaver Bank communities;</p> <p>b) prohibit the creation of new roads to generate residential development except where new roads can be demonstrated to improve traffic safety or achieve better regional network connectivity; and</p> <p>c) permit approval of one additional lot from any area of land in existence prior to April 29, 2006, which does not meet minimum road frontage requirements.</p> |

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| <p>S-25 HRM shall, through the Subdivision By-law, allow subdivision approvals from concept applications which were filed prior to April 29, 2006 on lands outside of the portions of the Hammonds Plains and Beaverbank communities identified pursuant to Policy S-24 and within the Beaver Bank, Hammonds Plains and Upper Sackville Secondary Planning Strategy subject to the following restrictions:</p> <p>(a) a maximum of 25 lots per year shall be permitted; and</p> <p>(b) where a completed tentative or final subdivision application, for the initial phase of subdivision construction has not been filed by April 29, 2007, no subdivision approvals shall be granted under this exemption.</p> | <p><b>Chapter 10</b><br/><b>I-34 (modified)</b></p> <p>I-34 The Municipality shall, through the Regional Subdivision By-law, allow subdivision approvals from concept applications which were filed prior to April 29, 2006 on lands outside of the portions of the Hammonds Plains and Beaver Bank communities identified pursuant to Policy I-33 and within the Beaver Bank, Hammonds Plains and Upper Sackville Secondary Planning Strategy subject to the restriction that where a completed tentative or final subdivision application, for the initial phase of subdivision construction has not been filed by April 29, 2007, no subdivision approvals shall be granted under this exemption.</p> |
| <p>S-25A Notwithstanding S-25, the area identified as the Indigo Shores Special Planning Area in accordance with the Housing for Halifax Regional Municipality Act and as shown as Schedule I of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law, shall be exempt from the restrictions identified in S-25. Further, the development of this area shall proceed by way of applied R-1 (Single Unit Dwelling) Zoning and by way of a development agreement to allow the development of more than 25 lots per year. (Special Planning Area Task Force—May 11/22;E-May 20/22)</p>                                                                                                              | <p><b>Chapter 10</b><br/><b>I-34 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>S-26 HRM shall, through the Subdivision By-law, prohibit approval of new private roads throughout HRM.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>Chapter 10</b><br/><b>I-30 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>S-27 HRM shall, through the Subdivision By-law, regulate the design of flag lots in new subdivisions such that no more than three flag lots are contiguous to each other except that flag lots shown on preliminary, tentative or final subdivision applications on file prior to March 13, 2004 are exempted from these requirements.</p>                                                                                                                                                                                                                                                                                                                                                                    | <p><b>Chapter 10</b><br/><b>I-31 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>S-28 Where a secondary planning strategy so provides, the Subdivision By-law may permit the creation of additional lots from an area of land which does not meet the minimum lot frontage requirements, providing the lots have access to a road. These provisions may also include the ability to retain lot frontage exemptions for areas of land which have undergone minor alterations that do not increase development potential.</p>                                                                                                                                                                                                                                                                    | <p><b>Chapter 10</b><br/><b>I-32 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| <p>S-28A HRM shall, through the applicable land use by-laws, permit residential uses located on lots that do not meet road frontage requirements and were issued development permits on or before April 1, 2016. (RC-Jan 10/17;E-Feb 25/17)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Chapter 10</b><br/><b>I-40 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>S-28B HRM shall, through the applicable land use by-laws, permit development on lots that existed on or before April 1, 2016, and do not meet road frontage requirements within identified subdivisions that received development permits for some, but not all, lots located with the same subdivision. (RC-Jan 10/17;E-Feb 25/17)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Chapter 10</b><br/><b>I-41 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>S-28C HRM shall, through the applicable land use by-law, permit development on ten (10) lots do not meet road frontage requirements and that existed on or before April 1, 2016 on the east side of Scots Lake in Musquodoboit Harbour. (RC-Apr 24/18;E-Jun 2/18)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>Chapter 10</b><br/><b>I-42 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>S-29 The Community Facilities Master Plan shall provide guidance for needs assessment, planning, management and financing of community facilities in HRM.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>Chapter 4</b><br/><b>CI-14 (modified)</b></p> <p>CI-14 The recommendations of the Community Facilities Master Plan 2, as updated from time to time, shall provide guidance for needs assessment, planning, management and financing of community facilities in the municipality.</p>                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>S-30 When preparing new secondary planning strategies or amendments to existing secondary planning strategies to allow new developments, means of furthering housing affordability and social inclusion shall be considered including:</p> <ul style="list-style-type: none"> <li>a) creating opportunities for a mix of housing types within designated growth centres and encouraging growth in locations where transit is or will be available;</li> <li>b) reducing lot frontage, lot size and parking requirements;</li> <li>c) permitting secondary and backyard suites in all residential areas; (RC-Sep 1/20;E-Nov 7/20)</li> <li>d) permitting shared housing uses of a scale compatible with the surrounding neighbourhood in all areas where residential uses are permitted</li> </ul> | <p><b>Chapter 5</b><br/><b>H-1, H-7, H-8, H-18 to H-24</b></p> <p>H-1 When preparing new secondary municipal planning strategies or amendments to existing secondary municipal planning strategies to allow new developments, means of furthering housing choice and social inclusion shall be considered including:</p> <ul style="list-style-type: none"> <li>a) creating opportunities for a mix of housing types that serve all residents based on social, economic, physical, and cultural needs;</li> <li>b) encouraging growth in locations where transit is or will be available;</li> <li>c) reducing lot frontage, lot size, and parking requirements;</li> </ul> |

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| <p>and minimizing additional requirements beyond those for residential uses; (RC-Aug 9/22;E-Sep 15/22)</p> <p>e) Deleted (RC-Aug 9/22;E-Sep 15/22);</p> <p>f) introducing incentive or bonus zoning in the Regional Centre;</p> <p>g) allowing infill development and housing densification in areas <del>seeking revitalization</del>; and,</p> <p>h) identifying existing affordable housing and development of measures to protect it.</p> | <p>d) allowing infill development and additional housing in areas in the Regional Centre, Suburban and Rural centres consistent with policies in Chapters 2 and 3 of this Plan;</p> <p>e) identifying existing affordable housing and development of measures to protect it;</p> <p>f) enabling the adaptive reuse of obsolete, underused, or abandoned structures.</p> <p><b>Also See 5.3.2 Incentive of Bonus Zoning (H-18 to H-24)</b><br/> <b>Also see Policy H-7, H-8 for Shared Housing</b></p> |
| <p>S-31 Where Provincial strategies or programs are made in support of affordable housing, HRM may consider means to further or complement such strategies or programs through its programs, policies or regulations.</p>                                                                                                                                                                                                                     | <p><b>Chapter 5</b><br/> <b>H-26 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>S-32 HRM may consider partnerships or financial support for housing organizations</p>                                                                                                                                                                                                                                                                                                                                                      | <p><b>Chapter 5</b><br/> <b>H-27 (Modified)</b></p> <p>H-27 The Municipality may consider partnerships or financial support for housing organizations and shall continue to participate in funding affordable housing projects through municipal programs and supporting programs offered by other levels of government.</p>                                                                                                                                                                          |
| <p>S-33 HRM shall monitor housing and demographic trends to assist in determining future housing needs.</p>                                                                                                                                                                                                                                                                                                                                   | <p><b>Chapter 5</b><br/> <b>H-13 (modified)</b></p> <p>H-13 The Municipality shall monitor housing and demographic trends to assist in determining future housing needs through annual updates to the Housing Needs Assessment and evaluating data from the federal and provincial governments, By Name List and Point In Time Count.</p>                                                                                                                                                             |
| <p>S-34 HRM shall investigate other means of supporting affordable housing including reducing or waiving of fees.</p>                                                                                                                                                                                                                                                                                                                         | <p><b>Chapter 5</b><br/> <b>Deleted.</b> The Municipality approved the waiver of the majority of municipal-related construction fees for residential development by registered non-profits or charitable housing organizations in <a href="#">November 2020</a>.</p>                                                                                                                                                                                                                                  |

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| <p>S-35 HRM shall, through the applicable land use by-laws, permit secondary suites and backyard suites in all zones that permit low density residential uses, including single unit, two-unit, and townhouse dwellings. Land use by-law requirements shall ensure that the secondary suite and backyard suite remain accessory to the main dwelling. (RC-Sep 1/20;E-Nov 7/20)</p>                                                                                                                                     | <p><b>Chapter 5</b><br/><b>Deleted. Replaced with H-9.</b></p> <p>H-9 To provide more housing choice across the municipality, the Municipality shall amend existing low-density residential zones to allow any form of low-density housing to a minimum of three units per lot. Built form regulations within land use by-laws shall ensure that the building scale respects the scale of the surrounding neighbourhood</p>        |
| <p>S-36 Existing policies and land use provisions for secondary dwellings established under Secondary Planning Strategies will continue to exist in addition to those land use provisions created under policies S-35 and S-36, subject to a maximum of one secondary dwelling permitted on a lot. (RC-Sep 1/20;E-Nov 7/20)</p>                                                                                                                                                                                        | <p><b>Housing Chapter</b><br/><b>Deleted. Replaced with H-9.</b></p> <p>H-9 To provide more housing choice across the municipality, the Municipality shall amend existing low-density residential zones to allow any form of low-density housing to a minimum of three units per lot. Built form regulations within land use by-laws shall ensure that the building scale respects the scale of the surrounding neighbourhood.</p> |
| <p>S-37 HRM shall, through the applicable land use by-law, permit emergency shelter uses, shared housing uses, multi-unit dwellings uses and community facility uses on 5853 College Street, Halifax, (PID 00125427) to support the development of affordable housing through the Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative. Land use by-law requirements shall ensure that the building scale respects the historic character of the Carlton Street area. (RC-Feb 9/21/E-Mar 20/21)</p> | <p><b>Chapter 10</b><br/><b>I-24 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                               |
| <p>S-38 HRM shall, through the applicable land use by-law, permit a shared housing use and multi-unit dwelling use at PID 40302507 to support the development of affordable housing through the Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative. Land use by-law requirements shall ensure that the building scale respects the character of the surrounding community. (RC-Dec 14/21/E-Feb 5/22)</p>                                                                                          | <p><b>Chapter 10</b><br/><b>I-25 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                               |
| <p>S-39 HRM supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. While community plans and land use by-laws have traditionally used</p>                                                                                                                                                                                                                                                                                         | <p><b>Chapter 5</b><br/><b>H-7 (modified)</b></p>                                                                                                                                                                                                                                                                                                                                                                                  |

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| <p>varying terms to describe different household forms such as special care facilities, transitional housing or single room occupancies, HRM has adopted the term shared housing to describe such uses. Shared housing use is a broad term that describes a variety of household forms where housing is shared by a group of individuals living under separate leases or agreements where support services may or may not be provided. In supporting the provision of shared housing uses HRM</p> <p>(a) shall, through the applicable land use by-laws, permit shared housing forms in all zones that permit residential uses at a scale and density that is compatible with the intent of the applicable zones. Additional controls beyond those for dwelling units shall be minimized to reduce regulatory barriers for shared housing developments;</p> <p>(b) through the applicable land use by-laws, may permit shared housing in institutional zones at a scale and density that is compatible with surrounding uses; and</p> <p>(c) may, through the applicable land use by-laws and secondary planning strategies, permit shared housing uses through a development agreement at a larger scale than would be permitted by the zone or in zones that do not permit residential uses.</p> | <p>H-7 Shared housing use is a broad term that describes a variety of household forms where housing is shared by a group of individuals living under separate leases or agreements where support services may or may not be provided. In supporting the provision of shared housing uses, the Municipality:</p> <p>a) shall, through the applicable land use by-laws, permit shared housing forms in all zones that permit residential uses at a scale and density that is compatible with the intent of the applicable zones. Additional controls beyond those for dwelling units shall be minimized to reduce regulatory barriers for shared housing developments;</p> <p>b) may, through the applicable land use by-laws, permit shared housing in institutional zones at a scale and density that is compatible with surrounding uses; and</p> <p>c) may, through the applicable land use by-laws and secondary municipal planning strategies, permit shared housing uses through a development agreement at a larger scale than would be permitted by the zone or in zones that do not permit residential uses.</p> |
| <p>S-40 Shared housing with special care is a form of shared housing use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations. It shall be the intention of Council to replace, within existing secondary planning strategies, references to residential care facilities, nursing homes, long term care, assisted care or housing targeted towards seniors housing with the term shared housing with special care. (RC-Aug 9/22;E-Sep 15/22)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Chapter 5</b><br/><b>H-8 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>S-41 HRM shall, through the applicable land use by-laws, permit tiny homes, inclusive of mobile dwellings, as a form of residential use. (RC-Oct 11/22;E-Nov 16/22)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Chapter 5</b><br/><b>H-4 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>S-42 HRM shall, through the applicable land use by-laws, permit the keeping of adult hens as an accessory use to all residential uses for personal use and household food supply.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Chapter 4</b><br/><b>CI-25 (modified)</b></p> <p>CI-25 The Municipality shall, through the applicable land use bylaws, permit market gardens to facilitate the production, processing, and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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|                                                                                                                                                                                                                                               | <p>distribution of food at a scale appropriate to the surrounding context in all zones, except for zones created with the intent to limit development near environmentally sensitive watercourses, infilled water lots, and coastal shorelines. Permitted uses and structures shall include:</p> <ul style="list-style-type: none"> <li>a) Private gardens, community gardens, green roofs, and accessory food processing and distribution;</li> <li>b) Accessory keeping of bees and egg-laying chickens;</li> <li>c) Farmer's markets, except that farmer's market's shall not be permitted in low-density residential zones</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>CURRENT CHAPTER 4 (MOBILITY)</b>                                                                                                                                                                                                           | <b>NEW PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>T-1 The Halifax Transportation Demand Management (TDM) Functional Plan (June 2010) shall provide guidance for future strategies and programs to further the transportation objectives of this Plan.</p>                                    | <p><b>Chapter 7</b><br/> <b>Deleted.</b> Replaced with M-23 and M-24. The Integrated Mobility Plan provides updated direction.</p> <p>M-23 The Municipality shall continue to identify and deliver Transportation Demand Management initiatives that discourage single occupant automobile travel during peak hours and encourage and support the use of sustainable modes of travel, including but not limited to measures outlined in the Integrated Mobility Plan.</p> <p>M-24 In considering development agreements or amendments to development agreements, or any proposed amendments to this Plan, secondary municipal planning strategies, or land use by-laws, the Municipality shall consider requirements and incentives for Transportation Demand Management (TDM), such as:</p> <ul style="list-style-type: none"> <li>a) reducing parking requirements where proposals include shared parking, car-sharing, secure bicycle parking and amenities, or other on-site TDM measures; and</li> <li>b) Dedicated parking spots for vanpools, carpools and carshare.</li> </ul> |
| <p>T-2 The Active Transportation Plan, approved by HRM in November 2006, shall provide guidance for the objectives, policies, plans and standards for an active transportation network. Consideration shall be given to revisions to this</p> | <p><b>Chapter 7</b><br/> <b>Deleted.</b> Replaced with M-25 and M-26.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| <p>Plan to further advance the goals of, supporting healthy lifestyles, enhancing mobility and public safety, improving environmental quality and reducing auto dependency.</p>                                                                                                                                                                                                                                                                                                                                         | <p>M-25 The 2014-2019 Active Transportation Priorities Plan, as may be amended from time to time, together with the Integrated Mobility Plan and subsequent updates, shall provide guidance for the objectives, policies, plans and standards of an Active Transportation (AT) network.</p> <p>M-26 When considering proposed AT projects or updating the Active Transportation Priorities Plan and Integrated Mobility Plan, the Municipality shall consider the following criteria:</p> <ul style="list-style-type: none"> <li>a) strategic corridors as shown on Map 7;</li> <li>b) connectivity to transit;</li> <li>c) equitable access for traditionally underserved communities;</li> <li>d) links across geographic/topographic barriers; and</li> <li>e) synergy with the provincial Blue Route.</li> </ul> |
| <p>T-3 When preparing secondary planning strategies or negotiating development agreements, HRM shall consider:</p> <ul style="list-style-type: none"> <li>(a) protecting greenways from development that would disrupt the continuity of planned greenways;</li> <li>(b) requiring planned greenways to be built by developers to HRM standards when the land abutting them is developed; and</li> <li>(c) requiring new development be connected to, and provide access to, existing and planned greenways.</li> </ul> | <p><b>Chapter 7</b><br/><b>Replaced with M-27</b></p> <p>M-27 In considering development agreements or amendments to development agreements, or any proposed amendments to this Plan, secondary municipal planning strategies, or land use by-laws, the Municipality shall consider:</p> <ul style="list-style-type: none"> <li>a) protecting existing or planned AT routes from development that would disrupt their continuity;</li> <li>b) requiring planned AT routes to be built by developers to the Municipality's standards when the land abutting them is developed; and</li> <li>c) requiring that new development be connected to, and provide access to, existing and planned AT routes.</li> </ul>                                                                                                      |
| <p>T-4 Priority projects for the active transportation network shall be identified in the Active Transportation Priorities Plan, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Regional Centre Cycling Network</li> <li>• Burnside Drive Greenway (Commodore Drive to Akerley Boulevard)</li> <li>• Kearney Lake Road Paved Shoulder</li> <li>• Hammonds Plains Road Paved Shoulder</li> </ul>                                                                                             | <p><b>Chapter 7</b><br/><b>M-28 (Modified)</b></p> <p>M-28 Priority projects for the AT network shall be those identified in the Active Transportation Priorities Plan, as may be amended from time to time.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| <ul style="list-style-type: none"> <li>• CN Mainline Crossings (SMU, Halifax Shopping Centre, Chisholm Avenue)</li> <li>• Porter's Lake Transit Terminal Connection</li> <li>• Highfield Park Transit Terminal Connection</li> <li>• Woodside Ferry and Mount Hope Greenway Connection</li> <li>• Alderney Ferry to Macdonald Bridge Connection</li> <li>• Middle Sackville River Greenway</li> <li>• Trans Canada Trail Active Transportation Greenway (Portions of Phase 1)</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>T-5 Transit Service Plans shall be prepared at regular intervals for consideration by HRM. These plans will be developed in consultation with the public and other stakeholders and, upon adoption by HRM, shall provide guidance for investment in transit services.</p>                                                                                                                                                                                                             | <p><b>Chapter 7</b><br/><b>Deleted and replaced with M-35 and M-36</b></p> <p>M-35 The Municipality's transit service plans shall consider the long term growth and settlement pattern envisaged in this Plan, the Moving Forward Together Plan and the Rapid Transit Strategy.</p> <p>M-36 Transit Service Plans shall continue to be prepared at regular intervals for consideration by the Municipality. These plans will be developed in consultation with the public and other stakeholders where substantive changes are proposed, and shall include consideration of socioeconomic equity, the needs of persons with disabilities, and preserving corridors for future investments and decision-making. Upon adoption by the Municipality, Transit Service Plans shall provide guidance for investment in transit services.</p> |
| <p>T-6 HRM shall, through Land Use By-laws, in all zones, excepting land within the 1 in 20 year flood plains for designated watercourses, permit public transit facilities. Such facilities shall not be subject to zone requirements.</p>                                                                                                                                                                                                                                              | <p><b>Chapter 7</b><br/><b>M-37 (Modified)</b></p> <p>M-37 The Municipality shall permit public transit facilities in all zones. Transit facilities shall not be subject to zone requirements, but will be planned in collaboration with municipal land use, environment and community design staff.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>T-7 The Urban Transit Service Boundary, illustrated in Map 7 of this Plan, shall establish the area within which HRM will direct future investment in public transit services, with the exception of rural commuter express service</p>                                                                                                                                                                                                                                               | <p><b>Chapter 7</b><br/><b>M-34 (Modified)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| <p>which may be considered outside of this Boundary. The level of service outside this boundary shall not be increased, but modifications to services may be considered that serve to facilitate operational planning. Existing routes and services not contained within this boundary will continue to exist, and as with any public transit routes or services, any service reductions will be based upon performance standards approved by HRM.</p> | <p>M-34 The Urban Transit Service Boundary shall be established on Map 7 to identify the area within which the Municipality will direct future investment in conventional public transit (bus and ferry) services. Rural express service may be considered beyond this area.</p>                                                                                                                                                                                                                                                                                                                 |
| <p>T-8 Transit priority measures, such as designated transit lanes, transit signal priority, and queue jump lanes may be made to improve the reliability and travel time of public transit vehicles.</p>                                                                                                                                                                                                                                               | <p><b>Chapter 7</b><br/><b>M-38 (Modified)</b></p> <p>M-38 The Municipality shall continue to implement transit priority measures, such as designated transit lanes, transit signal priority and queue jump lanes, to improve the reliability and travel time of public transit vehicles.</p>                                                                                                                                                                                                                                                                                                    |
| <p>T-9 HRM shall require mixed use residential and commercial areas designed to maximize access to public transit (Transit Oriented Development) within the Urban Transit Service Boundary through secondary planning strategies, and shall strive to achieve the intent of this policy through land use by-law amendments, development agreements and capital investments.</p>                                                                        | <p><b>Chapter 7</b><br/><b>M-39 (Modified)</b></p> <p>M-39 In considering development agreements or amendments to development agreements, or any proposed amendments to this Plan, secondary municipal planning strategies, or land use by-laws for lands within the Urban Transit Service Boundary, the Municipality shall require mixed-use residential and commercial areas designed to maximize access to public transit.</p>                                                                                                                                                                |
| <p>T- 10 HRM may consider programs to encourage and assist communities with developing their own community based transit services in the areas outside the Urban Transit Service Boundary.</p>                                                                                                                                                                                                                                                         | <p><b>Chapter 7</b><br/><b>M-40 (Modified)</b></p> <p>M-40 The Municipality may consider programs to encourage and assist rural and low-volume public mobility in areas outside the Urban Transit Service Boundary by:</p> <ul style="list-style-type: none"> <li>a) supporting and expanding the municipal Rural Transit Funding program;</li> <li>b) collaborating with the Province on rural mobility initiatives;</li> <li>c) investigating additional public mobility solutions for rural communities; and</li> <li>d) considering public-private partnerships for rural routes.</li> </ul> |

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| <p>T-11 HRM shall strive to achieve or exceed the 2031 projections for the percentage of trips to work by transit and active transportation set out as follows: (FIGURE)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>Chapter 7</b><br/><b>M-3 (modified)</b></p> <p>M-3 The Municipality shall strive to achieve or exceed the 2031 targets for the percentage of trips to work by transit and active transportation set out in Table 7.1 of this Plan, and will seek to measure and track the percentage of all trips by transit and active transportation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>T-12 The Regional Parking Strategy Functional Plan, approved by HRM in 2008, shall provide guidance for strategies and policies to increase the efficiency of the existing parking system, reduce parking demand and advance related transportation objectives of this Plan.</p>                                                                                                                                                                                                                                                                                                                                                           | <p><b>Chapter 7</b><br/><b>Policy M-41 (Modified) (also see M-42 to M-44)</b></p> <p>M-41 The Regional Parking Strategy Functional Plan, Parking Roadmap and updates shall guide strategies to increase the efficiency of the existing parking system, reduce parking demand and advance related mobility and affordability objectives of this Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>T-13 Table 4-1 and Map 6 present the road network projects that may be required to meet future vehicle demands. No projects shown on this table shall be approved for construction until the Road Network Functional Plan is prepared that:</p> <ul style="list-style-type: none"> <li>(a) has included a public consultation process that provides rationale for the projects as they relate to one another;</li> <li>(b) considers growth targets outlined in this Plan;</li> <li>(c) considers sustainable transportation initiatives; and</li> <li>(d) provides capital and operating costs for road construction projects.</li> </ul> | <p><b>Chapter 7</b><br/><b>Deleted. Replaced with M-4 and M-5.</b></p> <p>M-4 The Regional and Community Links Map (Map 7) shall identify Strategic Corridors and Potential Future Connections to provide guidance for planning the regional and community mobility network.</p> <p>M-5 The Municipality shall apply a holistic lens to evaluating, planning and designing mobility network expansions, and in doing so, shall consider:</p> <ul style="list-style-type: none"> <li>a) assessing needs for and impacts of network expansion at a multimodal network level;</li> <li>b) the inseparable relationship between land use and mobility;</li> <li>c) prioritizing and enhancing public transit and facilities for pedestrians and cyclists;</li> <li>d) the impacts of any network expansion on travel demand, choice of mode, route, and time of travel;</li> <li>e) new demand likely to be generated by land development facilitated by new capacity in the network;</li> </ul> |

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|                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>f) the ability to address growth or changes in travel demand primarily through sustainable modes of travel;</p> <p>g) the Integrated Mobility Plan Evaluation Scorecard;</p> <p>h) Multi-Modal Level of Service;</p> <p>i) updating Municipal Design Guidelines, including roadway retrofitting and urban/suburban Complete Streets design for accessibility, inclusion, and people of all ages and abilities;</p> <p>j) impacts on adjacent buildings, streetscapes, land uses, parks and natural corridors;</p> <p>k) impacts on, and the needs of underrepresented communities, including Mi'kmaq, urban indigenous and African Nova Scotian communities;</p> <p>l) whether the expansion shall improve accessibility for all ages and abilities;</p> <p>m) operation and maintenance costs;</p> <p>n) additional opportunities to improve active transportation or transit on parallel corridors which could be converted to Complete Streets;</p> <p>o) the potential to divert freight onto other modes or away from residential communities; and</p> <p>p) collaboration with the Province and/or Joint Regional Transportation Agency on planning and connections throughout the broader region.</p> |
| <p>T-14 A Road Network Priorities Plan will be developed to account for all mobility demands not anticipated to be accommodated by modes other than vehicle. The plan shall:</p> <p>(a) determine where additional vehicle capacity is required to meet demand and to prevent existing congestion levels from increasing; and</p> <p>(b) establish a road hierarchy for the purposes of design and servicing standards.</p> | <p><b>Chapter 7</b><br/> <b>Deleted.</b> The Integrated Mobility Plan has been adopted. Replaced with Policy M-1 (see below) and M-4 and M-5 (see above).</p> <p>M-1 The Integrated Mobility Plan, approved in 2017 and as updated from time to time, shall provide guidance to the Municipality for actions and programs related to the region's mobility network.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>T-15 Transportation corridors shown on the Future Transit and Transportation Map (Map 6) shall represent potential areas for future roads or expansion of existing roads. HRM shall, through the applicable land use by-law, establish a Transportation Reserve Zone over the portions of the corridors it plans to acquire within five years. If HRM has not acquired the subject</p>                                   | <p><b>Chapter 7</b><br/> <b>Deleted and replaced with M-8, M-9, M-10</b><br/> M-8 The Municipality shall, through the applicable land use by-law, establish a Transportation Reserve Zone over the portions of the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| <p>properties within 5 years of the adoption of this Plan, the lands shall revert to the zone, under the applicable land use by-law, of the adjoining lands to the centre line of the corridor.</p>                                                                                                                                  | <p>corridors it plans to acquire. If the Municipality has not acquired the subject properties within the time frame set forth in the Halifax Regional Municipality Charter as amended from time to time, the lands shall revert to the zone, under the applicable land use by-law, of the adjoining lands to the centre line of the corridor.</p> <p>M-9 The Municipality shall review the time required to acquire lands for the Transportation Reserve Zone, and may request amendments to the Halifax Regional Municipality Charter to increase the time frame to acquire Transportation Reserves.</p> <p>M-10 The Municipality shall review the tools available to preserve lands for future rights-of-way for all modes of transportation, and may request amendments to the Halifax Regional Municipality Charter accordingly</p> |
| <p>T-16 Streets shall be designed to support pedestrians, bicyclists, and public transit and to improve public health and safety.</p>                                                                                                                                                                                                | <p><b>Chapter 7<br/>Deleted</b></p> <p><b>See Policies M-13 through M-17</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>T-17 Municipal service design standards for streets shall be reviewed from time to time to ensure that streets are designed for all ages, abilities and modes of travel and reflect the character of the community in which the streets are located.</p>                                                                          | <p><b>Chapter 7<br/>M-14 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>T-18 HRM shall work with the Province to implement the transportation aspects of this Plan and and the long-range strategic plans of the Province and other authorities or agencies. Consideration may be given to an appropriate governance model to better reflect the needs and opportunities of each level of government.</p> | <p><b>Chapter 7<br/>Deleted. Replaced with M-11 and M-12.</b></p> <p>M-11 The Municipality shall participate in provincial mobility planning initiatives such as the Joint Regional Transportation Agency (JRTA). The principles and objectives of the Regional Plan and the Integrated Mobility Plan shall guide the Municipality’s approach to this work.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|                                                                                                                                                                                                                                                                                                                                                                   | <p>M-12 The Municipality shall consider opportunities to improve regional and inter-regional motorcoach, passenger rail and air service, through such means as:</p> <ul style="list-style-type: none"> <li>a) facilitating public-private and inter-agency partnerships to increase services, improve connections, integrate reservations and coordinate fares;</li> <li>b) transit agreements with Halifax Stanfield International Airport and other agencies;</li> <li>c) seeking to integrate local mobility with downtown train/motorcoach stations;</li> <li>d) allowing motorcoaches and rural transit vehicles to use transit lanes;</li> <li>e) considering potential future passenger rail, including regional service, when planning adjacent to railways;</li> <li>f) identifying synergies between passenger and freight services; and</li> <li>g) encouraging CN and the ports to retain and improve rail and port infrastructure and services, including potential to carry refrigerated containers and acid-bearing construction spoil through the Halifax Peninsula by rail.</li> </ul> |
| <b>CHAPTER 5 (ECONOMY AND FINANCE)</b>                                                                                                                                                                                                                                                                                                                            | <b>NEW PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>EC-1 The GREATER Halifax - 2011-2016 Economic Strategy shall provide the direction and form the framework for economic programs and initiatives of HRM. Prior to the end of this planning period and subsequent five year planning periods, the strategy shall be reviewed in consultation with stakeholders and updated as required, for adoption by HRM.</p> | <p><b>Chapter 8</b><br/><b>EP-1 (amended)</b></p> <p>EP-1 People. Planet. Prosperity. Halifax's Inclusive Economic Strategy 2022-27 shall provide the direction for the Municipality's economic development initiatives. This Plan shall encourage planning and regulatory activities that maximize the economic and social benefits of major projects, increase housing stock, support environmental sustainability and resiliency, and grow African Nova Scotian and Indigenous prosperity.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>EC-2 The Immigration Action Plan shall provide guidance to identify the outcomes and measures to achieve success in integrating and retaining newcomers and creating a welcoming and friendly community for all.</p>                                                                                                                                           | <p><b>Deleted.</b> The Immigration Strategy has been updated and actions are captured in People. Planet. Prosperity: Halifax's Inclusive Economic Strategy 2022-27.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| <p>EC-3 A Business/Industrial Sub-Designation shall be established on the Generalized Future Land Use Map (Map 2) and applied to all existing business/industrial parks, including Halifax International Airport, and proposed expansion areas. This sub-designation represents priority areas for an integrated mix of industrial, commercial, service and support uses. Corresponding land use regulations and development standards will be established under the applicable land use by-laws.</p> | <p><b>Chapter 8</b><br/> <b>EP- 9 (Modified)</b><br/> EP-9 A Business/Industrial Sub-Designation shall be established on the Regional Land Use Structure (Map 2) and applied to all existing business/industrial parks and proposed expansion areas. Its primary intent is to preserve industrial lands for industrial uses, while allowing for commercial uses that support business and employees.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>EC-4 The recommendations of the Business Parks Functional Plan shall provide guidance for:</p> <ul style="list-style-type: none"> <li>(a) Governance and management of existing parks;</li> <li>(b) Provision of services and infrastructure;</li> <li>(c) Land acquisition for future park expansion; and</li> <li>(d) Rationalization of uses and development standards through amendments to the applicable secondary planning strategies and land use by-laws.</li> </ul>                      | <p><b>Chapter 8</b><br/> <b>Deleted, as the Business Parks Functional Plan is out of date.</b></p> <p><b>See Section 8.4 Industrial Employment Lands, Policies EP-9 to EP-19.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>EC-5 Where HRM has identified lands that may be suitable for industrial uses, amendments to secondary planning strategies and land use by-laws shall be initiated to allow for the intended uses and to ensure that these lands remain available while minimizing conflicts with existing or future incompatible uses in the vicinity.</p>                                                                                                                                                         | <p><b>Chapter 8.</b><br/> <b>Deleted. Replaced with EP-11.</b></p> <p>EP-11 When identifying new areas that may be suitable for industrial use, the Municipality shall:</p> <ul style="list-style-type: none"> <li>a) Consider the existing and anticipated supply of industrial lands within the Business/Industrial Sub-Designation;</li> <li>b) Prioritize areas close to transportation links such as 100 series highways, rail lines and port access;</li> <li>c) Require setbacks and buffers from less intensive uses and roads;</li> <li>d) Not designate lands identified Essential Corridors or High Ecological Value Areas on Map 6, or identified as environmentally sensitive or at-risk for climate hazards by any study resulting from policies of this Plan; and</li> <li>e) Avoid sites of cultural or historical importance as identified through consultation with communities.</li> </ul> |
| <p>EC-6 HRM shall reserve the lands within the Burnside Business Park Expansion Area, as shown on Map 10, for general, light industrial and logistics</p>                                                                                                                                                                                                                                                                                                                                             | <p><b>Chapter 8</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| uses. Office and retail shall be permitted only as accessory uses to general and light industrial uses.                                                                                                                                                                                                                  | <b>Deleted.</b> Policy for Burnside Industrial Park was updated within the Dartmouth Municipal Planning Strategy and Land Use By-Law in 2020 and made EC-6 redundant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| EC-7 HRM shall seek to protect and improve road and rail access to existing and future industrial lands within business parks and on Halifax Harbour.                                                                                                                                                                    | <b>Chapter 8</b><br><br><b>Deleted. See EP-11, EP-17, EP-18, EP-21.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| EC-8 HRM may consider permitting private business parks in appropriate locations within or adjacent to designated growth centres.                                                                                                                                                                                        | <b>Deleted.</b> The 2014 Regional Plan distinguishes between “municipal business parks” and “private business parks”. The Draft Regional Plan (2023) does not make this distinction, as the it is the municipality’s role to regulate land use, not ownership. Lands identified within the Business/Industrial Park Sub-Designation may include both municipal and privately-owned lands where industrial land use will be the priority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| EC-9 Provisions may be established under secondary planning strategies to allow for residential developments within private business parks through a development agreement. Policy criteria shall be established to achieve compatible developments and ensure that residents have adequate services and infrastructure. | <b>Deleted.</b> Policy EC-17 sets out criteria for consideration when industrial land is proposed to be converted to non-industrial uses.<br><br>EP-17 The Municipality may consider conversion of industrial and employment lands to nonindustrial and employment uses through a comprehensive review of planning documents that considers the following criteria:<br>a) whether the land is required for the Municipality to maintain a sufficient supply of land for industrial and employment purposes over the long term;<br>b) the proposed uses would not adversely affect the overall viability of the employment area and conversion will not introduce incompatible land uses to the surrounding employment area;<br>c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses, including public transit access;<br>d) site(s) are mixed use blocks and located along the edges of employment areas, or the site is an irregular or island parcel unable to support industrial uses; |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>e) conversion of the site(s) will not compromise any other planning policy objectives of the Municipality, including planned commercial functions;</p> <p>f) the site is constrained due to size, configuration, or physical conditions (e.g. grade, natural heritage, environmental features) that do not make it feasible for industrial employment uses;</p> <p>g) that the conversion proposal can demonstrate that a similar level of employment density (e.g., jobs per hectare) would be maintained; and</p> <p>h) conversion of the site(s) will result in a more logical land use boundary for an employment area.</p> |
| EC-10 HRM shall cooperate with the Halifax International Airport Authority in the development of airport-related facilities to ensure that municipal infrastructure requirements are adequate for any future expansion plans.                                                                                                                                                                                                                                                                                                                                                                                                   | <p><b>Chapter 8</b><br/><b>EP-5 (modified)</b></p> <p>EP-5 The Municipality shall collaborate with the Halifax International Airport Authority in the development of airport-related facilities to ensure that municipal infrastructure requirements are adequate for any future expansion plans</p>                                                                                                                                                                                                                                                                                                                               |
| EC-11 HRM shall consider amendments to the applicable Land Use By-law to restrict residential developments in the vicinity of the Halifax Stanfield International Airport which would be incompatible by virtue of noise.                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>Deleted</b></p> <p>Policies have been included in the Planning Districts 14 &amp; 17 MPS/LUB (see Policies P-111A and 111-b)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| EC-12 HRM shall establish a Halifax Harbour Designation which extends from Hartlen Point in Eastern Passage to Chebucto Head, including Northwest Arm and Bedford Basin, and extends inland generally to the first major roadway paralleling the Harbour, as shown on the Generalized Future Land Use Map (Map 2). The Designation shall support a range of development opportunities including marine-dependent industrial and commercial uses, transportation uses and facilities including ferries, recreational uses, residential uses, institutional uses and matters related to environmental improvement and protection. | <p><b>Chapter 8</b><br/><b>EP-20 and EP-21 (modified)</b></p> <p>EP-20 The Halifax Harbour Sub-Designation shall be established on the Regional Land Use Structure (Map 2) and applied from Hartlen Point in Eastern Passage to Chebucto Head, including Northwest Arm and Bedford Basin, and extend inland generally to the first major roadway paralleling the Harbour. The Sub-Designation's primary intent is to preserve lands for marine-industrial uses.</p>                                                                                                                                                                |
| EC-13 Within the Halifax Harbour Designation, HRM shall establish zoning under applicable land use by-laws and apply the zone on lands where existing harbour related industrial uses are located and lands or water lots determined                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>Chapter 8</b><br/><b>EP-21 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| <p>by HRM to be suitable for these uses in the future. Corresponding land use regulations will be established under the applicable land use by-laws. Amendments to applicable land use by-laws may be made to:</p> <ul style="list-style-type: none"> <li>(a) allow for additional lands or water lots for harbour related industrial uses that have not been previously been identified where such lands are considered appropriately situated for these uses;</li> <li>(b) implement regulations that mitigate potential negative impacts of existing and potential marine-dependent industrial and commercial areas on adjacent uses, while maintaining the economic viability of marine-dependent uses; and</li> <li>(c) discourage new residential development from locating in areas that about lands designated for intensive marine dependent industrial and commercial uses.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>EC-14 When considering an amendment to secondary planning strategies, land use by-laws or development agreements to permit new residential development in proximity to harbour related industrial uses, consideration shall be given to the potential for nuisances and compatibility issues and the importance to HRM in protecting the viability of the marine related industrial uses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>Chapter 8</b><br/> <b>Deleted. Replaced with EP-18 and EP-21</b></p> <p>EP-18 Any sites appropriate for intensive marine-dependent industrial uses shall be discouraged from converting to residential uses.</p> <p>EP-21 Within the Halifax Harbour Sub-Designation, the Municipality shall establish zoning under applicable land use by-laws where existing harbour-related industrial uses are located and lands or water lots determined by the Municipality to be suitable for these uses in the future. Corresponding land use regulations shall be established under the applicable land use bylaws. Amendments to applicable land use by-laws may be made to:</p> <ul style="list-style-type: none"> <li>a) allow for additional lands or water lots for harbour-related industrial uses that have not been previously been identified where such lands are considered appropriately situated for these uses;</li> <li>b) implement regulations that mitigate potential negative impacts of existing and potential marine-dependent industrial and commercial areas on adjacent uses, while maintaining the economic viability of marine-dependent uses; and</li> </ul> |

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| <p>EC-15 HRM shall, in collaboration with the Province and other partners, work to ensure that the economic viability of rural communities is included as an integral aim of regional economic growth strategies and their implementation. Consideration shall be given to:</p> <ul style="list-style-type: none"> <li>(a) cooperating with senior government levels to collaboratively work with rural communities, business owners and citizens, in community Economic Prosperity planning and projects, and facilitate partnerships for successful implementation;</li> <li>(b) working with relevant authorities to encourage the provision of good communication linkages in the rural areas - including road improvements, active transportation facilities and telecommunications;</li> <li>(c) making strategic infrastructure investments where deficiencies have consistently hindered economic viability;</li> <li>(d) promoting rural industrial parks in accordance with the Business Park Functional Plan;</li> <li>(e) supporting agriculture and other traditional rural resource industries including forestry, fishing and resource extraction and investigate measures by which these industries can be protected from encroachment by incompatible uses;</li> <li>(f) supporting services to those individuals establishing or maintaining businesses in the rural areas;</li> <li>(g) creating opportunities, including appropriate zoning, to direct rural businesses to locations within designated growth centres, and between centres where appropriate;</li> <li>(h) facilitating and integrating rural community-based transit in partnership with the Province;</li> <li>(i) improving the attractiveness of the port at Sheet Harbour to shippers, and seeking opportunities for processing and shipping value-added goods through the port; and</li> </ul> | <p><b>Chapter 8</b><br/><b>Deleted</b></p> <p><b>Replaced by 8.5 Rural Employment Lands and some items in this list are addressed in new stand-alone policies</b></p> |

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| (j) seeking measures to address land title issues in the communities of North Preston, East Preston and Cherry Brook.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |
| <p>EC-16 A Financial Priorities Plan shall be prepared to:</p> <p>(a) ensure that the tax system provides stable, appropriate revenue streams to allow for the long-term growth of HRM;</p> <p>(b) monitor the relationship of debt to growth to ensure that the most efficient allocation of resources and stable patterns of growth are supported;</p> <p>(c) establish a reserve framework which provides a rational structure for the development of reserves that is sensitive to various cost drivers such as growth or economic change and allows for timely monitoring of each fund;</p> <p>(d) creates a long term demand forecast which allows HRM to investigate and model various funding options and strategies for both capital and operating budgets which will include estimates of capital demand, related operational requirements and available funding, both operational and capital, and funding gaps;</p> <p>(e) complete a new corporate Assessment Management Plan being developed based on full life cycle costs, opportunity costs, benefits, and risks which can be integrated with corporate budgets, business plans, and reporting processes; and</p> <p>(f) advance the economic and financial benefits of this Plan to other levels of government and seek to secure improved partnerships and funding arrangements.</p> | <b>Deleted</b> |
| <p>EC-17 HRM shall:</p> <p>(a) monitor debt reduction and “capital from operating” targets, established in 2009, based on inflation and growth of HRM;</p> <p>(b) establish benchmarks to evaluate its tax competitiveness against other municipalities in Canada; and</p> <p>(c) work with the Greater Halifax Partnership, the Strategic Urban Partnership, the Property Valuation Services Corporation and other interested parties to improve commercial tax information and prepare recommendations for tax policy amendments, with priority given to possible financial tools to assist the Regional Centre.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Deleted</b> |

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| EC-17A Council may establish, by by-law, one or more commercial development districts across Halifax Regional Municipality, provided the district is serviced by wastewater and water infrastructure (RC-Dec 7/21;E-Feb 5/22.                                                                                                                                                                                                            | <b>Deleted</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| EC-18 HRM shall establish provisions under Secondary Planning Strategies and the Regional Subdivision By-law to allow for imposition of infrastructure charges required to service new growth areas. The charge shall be determined separately for each charge area in accordance with the Infrastructure Charges Best Practices Guide: A Capital Cost Contribution Policy, adopted by HRM in 2002, as may be amended from time to time. | <p><b>Chapter 2</b><br/> <b>Deleted. Replaced with RP-15 and RP-16</b></p> <p>RP-15 The Municipality shall consider establishing by-laws to allow for the recovery of growth-related costs.</p> <p>RP-16 The Municipality shall establish provisions under the Regional Subdivision By-law to allow for the imposition of infrastructure charges to recover all, or part, of the capital costs incurred, or anticipated to be incurred, by the Municipality.</p> |
| EC-19 HRM shall consider establishing by-laws to allow for the recovery of growth related costs both on a regional basis and on an area basis where growth related re-development is being contemplated through secondary planning provisions. In determining an appropriate charge, consideration shall be given o the recommendations of the HRM Infrastructure Charge Study: Final Report (2006).                                     | <p><b>Chapter 2</b><br/> <b>RP-15</b></p> <p>RP-15 The Municipality shall consider establishing by-laws to allow for the recovery of growth related costs.</p>                                                                                                                                                                                                                                                                                                   |
| EC-20 HRM shall, through the applicable land use by-laws, permit cannabis production facilities within appropriate industrial zones, provided adequate separation distances to residential and other sensitive uses are established.                                                                                                                                                                                                     | <b>Chapter 4</b><br><b>CI-31 (no change)</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |
| EC-21 HRM may, through the applicable land use by-laws, permit cannabis production facilities within mixed-use and resource zones which also permit industrial or intensive agricultural uses, provided appropriate controls are placed on the size and scale of such facilities and adequate separation distances to residential and other sensitive uses are established.                                                              | <b>Chapter 4</b><br><b>CI-32 (no change)</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |
| EC-22 Where cannabis production facilities are permitted by a land use by-law, but zone requirements limit the maximum gross floor area of such a facility, HRM may consider larger facilities by development agreement. In considering approval of such development agreements, HRM shall consider the following:                                                                                                                       | <b>Chapter 4</b><br><b>CI-33 (no change)</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| <p>a) Other than the maximum gross floor area of the facility, whether the proposal meets all provisions of the applicable land use by-law; and</p> <p>b) In addition to the provisions of the applicable land use by-law,</p> <p>(i) the adequacy of the size of the lot on which the proposed facility will be located;</p> <p>(ii) the adequacy of separation distances from residential and other sensitive uses, wells, watercourses and riparian areas, given the size and scale of the proposed facility;</p> <p>(iii) the adequacy of mitigation measures for noise and odours from the proposed facility;</p> <p>(iv) the design of the proposed facility, including that its height, massing, and location on the lot adequately considers the visual impact on adjacent properties, public roads, community facilities and open spaces; and</p> <p>(v) Policy G-15.</p> |                                                                                                                                                                                                                          |
| <p>EC-24 HRM shall seek to ensure that municipal land use regulations for cannabis-related land uses are consistent with federal and provincial legislation. Where federal and provincial regulations have been amended, HRM may also amend municipal land use by-law regulations to remain consistent with these changes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>Chapter 4</b><br/><b>CI-34 (no change)</b></p>                                                                                                                                                                     |
| <p>EC-23 HRM shall, through the applicable land use by-laws, prohibit the private retail sale of cannabis and cannabis products and commercial venues for the consumption of cannabis and cannabis products, unless it is operated by the NSLC.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>Chapter 4</b><br/><b>CI-35 (no change)</b></p>                                                                                                                                                                     |
| <p>EC-24 HRM shall build on its work with African Nova Scotian communities to create Historical African Nova Scotian Community Action Plans, using the Beechville Community Action Plan as a model. This work will have HRM provide support to communities as they identify community needs and priorities, establish a vision, and create action plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>Chapter 8</b><br/><b>EP-37 (no change)</b></p>                                                                                                                                                                     |
| <p>EC-25 HRM will incorporate Historical African Nova Scotian Community Action Plans into planning policies and by-law regulations where possible.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>Chapter 8</b><br/><b>EP-38 (modified)</b></p> <p>EP-38 The Municipality shall incorporate Historical African Nova Scotian Community Action Plans into planning policies and by-law regulations where possible.</p> |

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| EC-26 HRM will identify resource needs for community action planning work, and for action plan items themselves, through its annual budget and business planning process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p><b>Chapter 8</b><br/><b>EP-39 (modified)</b></p> <p>EP-39 The Municipality shall identify resource needs for community action planning work, and for action plan items themselves, through its annual budget and business planning process.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>CHAPTER 6 (THE REGIONAL CENTRE)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>NEW PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| RC-1A The Vision, Guiding Principles and Core Concepts shall guide the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law. Any proposed amendments to the Regional Centre Secondary Municipal Planning Strategy or Land Use By-law shall be consistent with and further the Vision, Guiding Principles and Core Concepts for the Regional Centre, and all applicable objectives and policies of this Plan. Consideration shall also to be given to incentivizing development in the Regional Centre, streamlining development approvals, density bonusing and other applicable objectives and policies of this Plan. | <p><b>Chapter 3</b></p> <p><b>HC-1 (modified)</b><br/>HC-1 The Vision and Core Concepts of the Regional Centre Secondary Municipal Planning Strategy shall guide any proposed amendments or updates to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law, and applicable objectives and policies of this plan.</p> <p>HC-2 The Municipality shall periodically review the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law to support healthy and complete communities and ensure consistency with this Plan, Priority Plans, and any other strategic plan or policy adopted by Regional Council</p> <p>HC-3 To help support growth management and the provision of services at a regional scale, any change in the designation of lands in the Downtown, Centre or Future Growth Node Designations in the Regional Centre Secondary Municipal Planning Strategy shall require an amendment to this Plan and shall consider impacts on housing and population projections.</p> |
| RC-2A The Municipality shall, through a phased approach, adopt the Regional Centre Secondary Municipal Planning Strategy and Regional Centre Land Use By-Law for the entire Regional Centre, on lands that have been within the Halifax, Dartmouth, Downtown Halifax and Downtown Dartmouth Secondary Plan Areas.                                                                                                                                                                                                                                                                                                                           | <b>Deleted</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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| RC-3A The Downtown Halifax Secondary Municipal Planning Strategy and the Downtown Halifax Land Use By-Law shall provide guidance for policies, programs and regulations for the Downtown Halifax Plan Area.                                                                                                             | <b>Deleted</b>                                                                                                                                                                                                                                                                                               |
| <b>CHAPTER 7 (CULTURAL AND HERITAGE RESOURCES)</b>                                                                                                                                                                                                                                                                      | <b>NEW PLAN</b>                                                                                                                                                                                                                                                                                              |
| CH-1 The HRM Cultural Plan (March 2006), as amended from time to time, shall provide strategic direction to guide HRM in achieving its long-term cultural goals.                                                                                                                                                        | <b>Deleted</b> The Culture and Heritage Priorities Plan will be brought forward to Regional Council in 2023.                                                                                                                                                                                                 |
| CH-2 The Model for Assessing Cultural Heritage Values in the Halifax Regional Municipality (April 2005) shall provide guidance for the identification of sites, communities, and landscapes of cultural and historical significance in HRM.                                                                             | <b>Deleted</b>                                                                                                                                                                                                                                                                                               |
| CH-3 HRM shall prepare a Culture and Heritage Priorities Plan for consideration of adoption by HRM in whole or in part.                                                                                                                                                                                                 | <b>Deleted.</b> The Culture and Heritage Priorities Plan will be brought forward to Regional Council in 2023.<br><br>CH-1 Sharing Our Stories: Supporting Culture and Heritage in the Halifax Region will provide the direction for the municipality's policies and initiatives around culture and heritage. |
| CH-4 HRM may consider establishing a committee to provide advice in the preparation of the Culture and Heritage Priorities Plan.                                                                                                                                                                                        | <b>Deleted</b>                                                                                                                                                                                                                                                                                               |
| CH-5 HRM shall consider the retention, preservation, rehabilitation and restoration of those buildings, public building interiors, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value in both urban and rural areas and encourage their continued use.                 | <b>Culture &amp; Heritage<br/>CH-10 (no change)</b>                                                                                                                                                                                                                                                          |
| CH-6 HRM shall maintain a Registry of Heritage Properties which includes information on all properties registered as Municipal Heritage Properties and shall continue to update the registry by developing statements of significance, heritage value, and character defining elements for each property so registered. | <b>Chapter 9<br/>CH-16 (no change)</b>                                                                                                                                                                                                                                                                       |
| CH-7 HRM shall consider developing Heritage Conservation Districts in accordance with this Plan and the Culture and Heritage Priorities Plan.                                                                                                                                                                           | <b>Deleted<br/>New Policies CH-19 to CH-22 to create HCDs</b>                                                                                                                                                                                                                                                |
| CH-7A On any registered heritage property, or on a lot containing a registered heritage building located outside of the Regional Centre Secondary Plan Area, Downtown Halifax Secondary Plan Area or any establish Heritage Conservation                                                                                | <b>Chapter 9<br/>CH-23 (no change)</b>                                                                                                                                                                                                                                                                       |

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| <p>District, Council may consider a development agreement for any development or change in use not otherwise permitted by the Land Use By-law. The purpose of this policy is to support the conservation and adaptive re-use of heritage properties and buildings. In considering such development agreement proposals, Council shall consider that:</p> <p>(a) the development proposal maintains the heritage value of any registered heritage property of which it is part, including a registered heritage streetscape, heritage conservation district, or Cultural Landscape, and does not propose to demolish any registered heritage buildings that exist on the property;</p> <p>(b) the impact on adjacent uses, particularly residential uses, is minimized in terms of intensity of use, scale, height, traffic generation, noise, hours of operation, and such other land use impacts as may be required as part of the development;</p> <p>(c) the level of proposed investment in conservation measures on the property is generally proportional with the additional development rights provided through the agreement, especially in cases of new construction;</p> <p>(d) the proposal is generally consistent with the other policies of the secondary plan area of which it is part, especially heritage policies</p> |                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>CH-8 HRM shall, through the Culture and Heritage Priorities Plan and secondary planning processes, consider the recognition, preservation, and promotion of significant cultural landscapes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Chapter 9</b><br/> <b>CH-28 (no change)</b></p> <p><b>See also CH-27, CH-29, CH-30</b></p>                                                                                                                                                                                                                                                                                                              |
| <p>CH-9 When considering any amendments to secondary planning strategies involving lands adjacent to the Shubenacadie Canal, HRM shall give consideration to the potential impact of development on the visual quality, cultural and historic value and environmental resources of the Shubenacadie Canal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Chapter 9</b><br/> <b>Deleted. Replaced with CH-30.</b></p> <p>CH-30 Further to Policy CH-28, when considering any amendments to secondary municipal planning strategies involving lands adjacent to an identified significant cultural landscape, the Municipality shall give consideration to the potential impact of development on its cultural and historic value and environmental resources.</p> |

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| CH-10 HRM shall support views and viewplane policies and regulations adopted under the Regional Centre Secondary Municipal Planning Strategy and Regional Centre Land Use By-law, the (RC-Sep 18/19;E-Nov 30/19) Halifax Secondary Planning Strategy and Halifax Peninsula Land Use By-law, the Downtown Halifax Secondary Municipal Planning Strategy and Downtown Halifax Land Use By-law and the Downtown Dartmouth Secondary Planning Strategy and Downtown Dartmouth Land Use By-law. No alteration to these policies or regulations may be considered without an amendment to this Plan. | <b>Deleted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| CH-11 Notwithstanding the maximum building heights shown on Maps 4 and 5 of the Downtown Halifax Secondary Municipal Planning Strategy, but subject to the Rampart requirements of the Downtown Halifax Land Use By-law, an increase in the maximum building height on lands at the south-east corner of Sackville Street and South Park Street from 23 metres to 49 metres shall be permitted.                                                                                                                                                                                                | <b>Deleted.</b> This property is now regulated by the Regional Centre MPS/LUB.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CH-12 When considering any alteration to the Armdale Roundabout, HRM shall consider maintaining the current public views of the Northwest Arm from St. Margaret's Bay Road, Chebucto Road and Joseph Howe Drive.                                                                                                                                                                                                                                                                                                                                                                               | <b>Deleted.</b><br>See Chapter 9, Section 9.3.5 Cultural Landscapes & Scenic Views.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| CH-13 HRM shall, through the applicable land use by-laws, establish a Potential Archaeological Resource Areas Schedule. The by-law shall require that, where excavation is necessary in connection with a development within areas identified on the schedule, applications be referred to the Provincial Heritage Division (or designate) for any action it deems necessary with respect to the preservation of archaeological resources in accordance with provincial requirements.                                                                                                          | <p><b>Chapter 9</b><br/><b>Deleted. Replaced with CH-31 and CH-32</b></p> <p>CH-31 The Municipality shall work with the Province to consider mechanisms for municipal archaeological protection under the Special Places Protection Act.</p> <p>CH-32 The Municipality shall collaborate with the Province on developing a Regional Archaeology Strategy that establishes a process for identifying significant sites, culture and heritage assessment requirements, and mitigation measures to ensure archaeological resources are preserved.</p> |
| CH-14 HRM shall adopt the Standards & Guidelines for the Conservation of Historic Places in Canada, 2nd Edition (hereinafter referred to as the Standards & Guidelines) in place of its existing Heritage Building Conservation Standards and amend the Heritage Property Bylaw, Barrington Street Heritage Conservation District Bylaw, Downtown Halifax Secondary Municipal Planning                                                                                                                                                                                                         | <p><b>Chapter 9</b><br/><b>Deleted. Replaced with 9.3.7 Conservation Standards</b></p> <p>CH-33 By-law H-200, the Heritage Property By-law, adopted by the Municipality shall identify Conservation Standards. These Conservation</p>                                                                                                                                                                                                                                                                                                              |

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| <p>Strategy, Downtown Halifax Land Use Bylaw, and other secondary planning strategies, and land use bylaws, as necessary, to effect this change. Furthermore:</p> <p>(a) The Standards set out in the Standards &amp; Guidelines shall be used to evaluate any proposed alteration to any registered heritage property or to any property in a heritage conservation district or cultural landscape and the Guidelines set out in the Standards &amp; Guidelines shall be used to interpret and apply the Standards.</p> <p>(b) Where substantial alterations are proposed to a registered heritage property by development agreement, the Standards &amp; Guidelines shall be considered in addition to the criteria established by the policies guiding the development agreement under the applicable secondary planning strategy; and</p> <p>(c) In Heritage Conservation Districts and Cultural Landscapes, the Standards &amp; Guidelines may be supplemented by additional area-specific design criteria which respond to particular heritage values or character-defining features of the district or landscape.</p> | <p>Standards shall be used in assessing the impacts of a proposed intervention on the heritage value and character defining elements of a heritage property. Applications for substantial alteration to heritage properties shall:</p> <p>a) include an approach to address design strategies that make a new development compatible with, distinguishable from, and subordinate to a heritage property; and</p> <p>b) address the relationship of the new structure to the lot, its relationship to the surrounding area, its massing and façade relations with the heritage property.</p> |
| <p>CH-15 HRM shall consider the use of other mechanisms to encourage the use, preservation or protection, restoration or renovation of heritage resources, as enabled by the Heritage Property Act.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Chapter 9</b><br/><b>CH-34 (modified)</b></p> <p>CH-34 The Municipality shall consider the use of other mechanisms, such as financial incentives, land use incentives and policies, to encourage the use, preservation or protection, restoration, or renovation of heritage resources, as enabled by the Heritage Property Act.</p>                                                                                                                                                                                                                                                  |
| <p>CH-16 For lands abutting federally, provincially or municipally registered heritage properties, HRM shall, when reviewing applications for development agreements, rezonings and amendments pursuant to secondary planning strategies, or when reviewing the provision of utilities for said lands, consider a range of design solutions and architectural expressions that are compatible with the abutting federally, provincially or municipally registered heritage properties by considering the following:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Chapter 9</b><br/><b>CH-35 (modified)</b></p> <p>CH-35 In considering applications for development agreements, and amendments to this Plan, secondary municipal planning strategies or land use by-laws for lands abutting federally, provincially, or municipally registered heritage properties and located outside of HCDs, the Municipality shall require a Heritage Impact Statement (HIS) in accordance with By-law H200, the Heritage Property By-law. The HIS</p>                                                                                                             |

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| <p>(a) the careful use of materials, colour, proportion, and the rhythm established by surface and structural elements should reinforce those same aspects of the existing buildings;</p> <p>(b) ensuring that new development is visually compatible with yet distinguishable from the abutting registered heritage property. To accomplish this, an appropriate balance must be struck between mere imitation of the abutting building and pointed contrast, thus complementing the abutting registered heritage property in a manner that respects its heritage value;</p> <p>(c) ensuring that new developments respect the building scale, massing, proportions, profile and building character of abutting federally, provincially or municipally registered heritage structures by ensuring that they:</p> <ul style="list-style-type: none"> <li>(i) incorporate fine-scaled architectural detailing and human-scaled building elements.</li> <li>(ii) reinforce, the structural rhythm (i.e., expression of floor lines, structural bays, etc.) of abutting federally, provincially or municipally registered heritage properties; and</li> <li>(iii) any additional building height proposed above the pedestrian realm mitigate its impact upon the pedestrian realm and abutting registered heritage properties by incorporating design solutions, such as stepbacks from the street wall and abutting registered heritage properties, modulation of building massing, and other methods of massing articulation using horizontal or vertical recesses or projections, datum lines, and changes in material, texture or colour to help reduce its apparent scale;</li> </ul> <p>(d) the siting of new developments such that their footprints respect the existing development pattern by:</p> <ul style="list-style-type: none"> <li>(i) physically orienting new structures to the street in a similar fashion to existing federally, provincially or municipally registered heritage structures to preserve a consistent street wall; and</li> <li>(ii) respecting the existing front and side yard setbacks of the street or heritage conservation district including permitting exceptions to the front yard requirements of the applicable land use by-laws where existing front yard requirements would detract from the heritage values of the streetscape;</li> </ul> | <p>shall be required where an application is made for a development where the floor area of any proposed new construction exceeds 1,000 square metres.</p> |
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| <p>(e) not unreasonably creating shadowing effects on public spaces and heritage resources;</p> <p>(f) complementing historic fabric and open space qualities of the existing streetscape;</p> <p>(g) minimizing the loss of landscaped open space;</p> <p>(h) ensuring that parking facilities (surface lots, residential garages, stand-alone parking and parking components as part of larger developments) are compatible with abutting federally, provincially or municipally registered heritage structures;</p> <p>(i) placing utility equipment and devices such as metering equipment, transformer boxes, power lines, and conduit equipment boxes in locations which do not detract from the visual building character or architectural integrity of the heritage resource;</p> <p>(j) having the proposal meet the heritage considerations of the appropriate Secondary Planning Strategy, as well as any applicable urban design guidelines; and</p> <p>(k) any applicable matter as set out in Policy G-15 (RC-Oct 11/22;E-Nov 16/22) of this Plan.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>CH-17 Policy CH-16 shall not apply within the Downtown Halifax Secondary Municipal Plan Area</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>Deleted.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>CH-18 To protect HRM's built heritage and cultural landscapes, HRM shall, through secondary planning strategies consider:</p> <p>(a) the priorities established through the Culture &amp; Heritage Priorities Plan;</p> <p>(b) designating historically significant buildings, sites, streetscapes, conservation districts and cultural landscapes for heritage protection;</p> <p>(c) using Heritage Conservation Districts as a means to protect and promote the unique built and visual heritage features throughout HRM, and implement incentive programs for those designated Heritage Districts;</p> <p>(d) developing additional, area-specific design criteria that supplement and embody the principles of the Standards &amp; Guidelines for the Conservation</p>                                                                                                                                                                                                                                                                                       | <p><b>Chapter 8</b><br/><b>Replaced with CH-12, CH-13 and CH-18.</b></p> <p>CH-12 The Municipality shall explore policies and changes to secondary municipal planning strategies to encourage conservation and re-use of culturally, historically or architecturally significant sites, including educational and religious institutional buildings.</p> <p>CH-13 The Municipality shall develop cultural and heritage impact assessment criteria within secondary municipal planning strategies, land use by-laws and heritage by-laws to support the evaluation of new development in heritage contexts, including comprehensive</p> |

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| <p>of Historic Places in Canada, 2nd Edition and reinforce the heritage character of an area;</p> <p>(e) developing mapping and inventories of heritage buildings based on building age, architectural significance, historic events or persons;</p> <p>(f) developing mapping, inventories and policies in support of the preservation of cultural landscapes, including, but not limited to:</p> <ul style="list-style-type: none"> <li>(i) scenic views, and sites of potential archaeological significance;</li> <li>(ii) areas representative of the cultural origins, social heritage and ethnic diversity of local communities;</li> <li>(iii) cemeteries and places of worship;</li> </ul> <p>(g) strategies for the development of central public spaces and amenities for performing arts, visual arts, and heritage activities, for the incorporation of arts and culture facilities into new civic developments, and for the incorporation of public art, horticultural elements, monuments and commemorative markers into new development;</p> <p>(h) strategies to encourage the reuse, restoration, and retention of registered heritage properties and throughout HRM, including but not limited to:</p> <ul style="list-style-type: none"> <li>(i) allowing for a relaxation of zoning requirements for registered heritage properties, such as setback or side yard provisions, permitted uses, or parking requirements, where it can be demonstrated that current limitations are an impediment to the revitalization, rehabilitation, and ongoing use of the property;</li> <li>(ii) allowing for a relaxation of building code requirements through the application of the Alternate Compliance Methods of the Nova Scotia Building Code Regulations; and</li> <li>(iii) amending zoning requirements to better reflect the traditional form and placement of heritage buildings and the streetscape typology of the neighbourhood;</li> </ul> <p>(i) preserving heritage buildings and areas when undertaking municipal public works;</p> <p>(j) prior to selling or otherwise disposing of any surplus municipal property which may have heritage significance, carrying out an evaluation of the property to determine the level of significance, if any. Where the surplus</p> | <p>development applications like large development agreements and plan amendments</p> <p>CH-18 The Municipality shall consider amending secondary municipal planning strategies and land use by-laws to identify Heritage Conservation Design Requirements for properties that abut municipally and provincially registered heritage properties to ensure that new developments include complementary transitions to the registered heritage property.</p> |
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| <p>property is of significance, measures should be undertaken to ensure the retention of the building to the greatest reasonable extent through heritage registration, restrictive covenants or other appropriate means;</p> <p>(k) requiring that applications for redevelopment of a registered heritage property, a property adjacent to a registered heritage property, or a property within a heritage district, include a heritage impact statement that describes impacts of the development on heritage areas;</p> <p>(l) measures to protect significant viewplanes;</p> <p>(m) identifying scenic entry routes;</p> <p>(n) requiring that if registered heritage properties or structures within a heritage conservation district must be replaced due to age, fire or forces of nature, there be flexibility within the review process to allow reconstruction on the original building footprint and in the original building form by permitting relief from building setbacks, height restrictions, or other conditions that would otherwise change the new structure's location or historic form;</p> <p>(o) adopting policies to permit incentive or bonus zoning within the geographic area permitted under applicable legislation where such policies provide for the preservation and sustainability of heritage buildings and where the public benefit to the heritage building can be clearly quantified or illustrated;</p> <p>(p) identifying and protecting regionally significant views as a component of cultural landscapes;</p> <p>(q) developing guidelines for:</p> <ul style="list-style-type: none"><li>(i) scenic lookouts, information and directional signs to important urban and rural cultural, heritage, environmental and tourism destinations;</li><li>(ii) the protection of views to natural and cultural heritage features, mature trees and roadside vegetation along and beyond the road right-of-way; and</li><li>(iii) coordination with private landowners and the provincial government regarding landscaping, berming, pathways and other features;</li></ul> <p>and</p> <p>(r) considering the preservation of significant cultural landscapes, and culturally significant coastal villages and their landscapes through mechanisms</p> |  |
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| such as management plans, land use designations, architectural design guidelines, direct purchase, lease, conservation easements or other means available under the authority of applicable provincial legislation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>CHAPTER 8 (SERVICING AND UTILITIES) CHAPTER TO BE DELETED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>NEW PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| SU-1 HRM shall work with Halifax Water to coordinate municipal land use planning and development initiatives with the planning and development of municipal water, waste-water and stormwater facilities in a manner that is consistent with the objectives of this Plan, the Transfer Agreement and can satisfy policies and regulations of Halifax Water and the Review Board.                                                                                                                                                                                                                                                                                                                                                                       | <b>Deleted.</b> HRM's relationship with Halifax Water is foundational to the structure of the Regional Plan. See: Chapter 2, Section 2.5.3, 2.6.2; Chapter 6, Section 6.5.3; Chapter 10, 10.5.1                                                                                                                                                                                                                                                                                                    |
| SU-2 HRM shall establish an Urban Service Area under the Regional Subdivision By-law to designate those areas within the Urban Settlement Designation and the Harbour Designation where municipal wastewater collection and water distribution systems are to be provided. The Area shall initially include all lands within existing service boundaries established under secondary planning strategies at the time of adoption of this Plan. Lands within the Urban Service Area shall only be developed with municipal wastewater collection and water distribution systems. Any service boundary established under existing secondary planning strategies shall be replaced by the Urban Service Area boundary in the Regional Subdivision By-law. | <b>Chapter 10</b><br><b>I-46 (modified)</b><br><br>I-46 The Municipality shall establish an Urban Service Area within the Regional Subdivision Bylaw to identify those areas where municipal wastewater and stormwater collection and water distribution systems are to be provided. Lands within the Urban Service Area shall only be developed with municipal wastewater and stormwater collection and water distribution systems.                                                               |
| SU-3 HRM shall seek to prevent premature development with on-site services on lands designated Urban Settlement but not yet within the Urban Service Area by establishing an Urban Settlement Zone over these lands under the applicable land use by-law. This zone shall permit public parks and playgrounds but restrict new development to single unit dwellings serviced with on-site sewage disposal systems and wells on two hectare lots on existing roads.                                                                                                                                                                                                                                                                                     | <b>Chapter 10</b><br><b>I-48 (modified)</b><br><br>I-48 The Municipality shall seek to prevent premature development for industrial and other employment uses on lands designated Urban Settlement and within the Business/ Industrial Sub-Designation but not yet within the Urban Service Area by establishing an Urban Settlement Employment Zone over these lands under the applicable land use by-law. This zone shall permit utilities, conservation uses, and public parks and playgrounds. |
| SU-4 When considering any expansion of the Urban Service Area, HRM shall have regard to the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Chapter 10</b><br><b>I-49 (modified)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| <p>(a) that a Secondary Planning Strategy for the lands to be included within the Urban Service Area has been adopted by HRM except that this requirement may be waived where, in the opinion of HRM, the proposed extension represents a minor adjustment to the Area;</p> <p>(b) the financial ability of HRM to absorb any costs relating to the extension;</p> <p>(c) if required, a watershed or sub-watershed study has been completed in accordance with Policy E-23;</p> <p>(d) that, if required to pay for growth-related municipal infrastructure costs, a municipal infrastructure charge area has been established or is adopted concurrently with the boundary amendment;</p> <p>(e) the need to oversize the water, wastewater or stormwater systems to allow for future development within an Urban Settlement or Urban Reserve designation; and</p> <p>(f) a charge needed to pay for growth related improvements to the water, wastewater or stormwater.</p> | <p>I-49 In considering amendments to include additional lands within the Urban Service Area boundary, the Municipality shall:</p> <p>a) undertake a planning process for the lands to be included within the Urban Service Area consistent with Policies HC-7 and HC-8, except that this requirement may be waived where, in the opinion of the Municipality and Halifax Water, the proposed amendment represents a minor adjustment to the Area;</p> <p>b) consider the costs and feasibility of providing municipal services and infrastructure related to the extension;</p> <p>c) consider the need to oversize the water, wastewater or stormwater systems to allow for future development within the Urban Settlement designation; and</p> <p>d) consider the need for infrastructure charges to pay for improvements consistent with Policy RP-15 and RP-16 and if it is determined that a charge is required, an infrastructure charge area shall be established or adopted concurrently with the boundary amendment.</p> |
| <p>SU-5 Within the Urban Service Area, where a new Secondary Planning Strategy or an amendment to an existing Secondary Planning Strategy is proposed to accommodate future growth, no approval shall be granted unless:</p> <p>(a) a by-law has been established or is proposed concurrently to pay for growth related municipal infrastructure or HRM has determined that a by-law is not warranted; and</p> <p>(b) a charge needed to pay for growth related improvements to the water, wastewater or stormwater services has been, where required, been proposed for future approval (RC-Oct 11/22;E-Nov 16/22) by the Review Board.</p>                                                                                                                                                                                                                                                                                                                                   | <p><b>Chapter 10</b><br/><b>Replaced with I-49. See also Chapter 2, RP-15</b></p> <p>RP-15 The Municipality shall consider establishing by-laws to allow for the recovery of growth-related costs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>SU-6 HRM shall, through the Sackville Land Use By-law, establish a CDD (Comprehensive Development District) Zone over a portion of PID No. 41071069 and the whole of PID No's. 40281479, 40875346, 41093733, 40695504, 41089012 and 41089004 located in Middle Sackville. HRM shall</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>Deleted.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| <p>consider the extension of municipal wastewater and water distribution services to these properties to allow for a residential subdivision by development agreement subject to the following criteria:</p> <ul style="list-style-type: none"> <li>(a) the types of land uses to be included in the development and that, where the development provides for a mix of housing types, it does not detract from the general residential character of the community;</li> <li>(b) that adequate and useable lands for community facilities are provided;</li> <li>(c) any specific land use elements which characterize the development;</li> <li>(d) the general phasing of the development relative to the distribution of specific housing types or other uses;</li> <li>(e) that the development is capable of utilizing existing municipal trunk sewer and water services without exceeding capacity of these systems;</li> <li>(f) for any lands outside the Urban Settlement Designation, as shown on Map 2 of this Plan, or outside the Urban Service Area of the Regional Subdivision By-law, the requirements of Policies S-1 and SU-4;</li> <li>(g) that, if required by Halifax Water, a sewage flow monitoring program is established for the development and that provisions are made for its phasing in relation to achieving sewage flow targets;</li> <li>(h) that the sewage flow monitoring program proposed by the developer for implementation under clause (g) addresses, in a form acceptable to Halifax Water, target sewage flows to be achieved in relation to development phasing and the method, duration, frequency and location of monitoring needed to verify that target sewage flows have been achieved;</li> <li>(i) provisions for the proper handling of stormwater and general drainage within and from the development; and</li> <li>(j) any applicable matter as set out in Policy G-15 (RC-Oct 11/22;E-Nov 16/22) of this Plan.</li> </ul> |                                                      |
| <p>SU-7 HRM shall consider adopting a stormwater management and erosion control by-law with provisions made that may be area specific and may vary by type of development and, where required, be subject to approval by the Review Board. When considering adoption or amendments to the by-law, the following matters may be considered:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p><b>Chapter 6</b><br/><b>EC-42 (no change)</b></p> |

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| <p>(a) the cost and effectiveness of methods to reduce increased stormwater flows caused by development with consideration given to problems associated with downstream flooding, stream bank erosion, groundwater contamination and inflow and infiltrations into wastewater systems;</p> <p>(b) the potential for employing naturally occurring soils and native plant species in stormwater management plans;</p> <p>(c) means to reduce site disturbance and impervious surfaces in new developments;</p> <p>(d) methods of reducing sediments, nutrients and contaminants being discharged into watercourses; and</p> <p>(e) the recommendations contained in a watershed study undertaken pursuant to policy E-23 of this Plan.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>SU-8 HRM may consider regulatory and operational measures to reduce the quantity and improve the quality of stormwater entering public stormwater facilities and watercourses including, but not limited to, public education programs, animal waste control, spill prevention plans, removing illegal connections, enhanced street sweeping, reduction in road salts, land use restrictions and revisions of development standards. Any such measures may apply in whole or in part of HRM and may require approval of the Review Board.</p>                                                                                                                                                                                          | <p><b>Chapter 8</b><br/><b>EC-43 (modified)</b></p> <p>EC-43 The Municipality may consider regulatory and operational measures to reduce the quantity and improve the quality of stormwater entering public stormwater facilities and watercourses including, but not limited to, minimum water quality standards for release to a receiving environment, public education programs, animal waste control, spill prevention plans, enhanced street sweeping, reduction in road salts, land use restrictions and revisions of development standards. Any such measures may apply in whole or in part of HRM and may require approval of the Review Board.</p> |
| <p>SU-9 HRM may consider supporting retrofits to existing stormwater facilities where it has been determined that such retrofits could be expected to mitigate flooding or to improve the quality of stormwater entering watercourses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>Chapter 6</b><br/><b>EC-44 (modified)</b></p> <p>EC-44 The Municipality may consider supporting retrofits to existing stormwater facilities where it has been determined that such retrofits could be expected to mitigate flooding or to improve the quality of stormwater entering watercourses, lakes and wetlands.</p>                                                                                                                                                                                                                                                                                                                             |
| <p>SU-10 Where public stormwater collection infrastructure must undergo significant repair or replacement, HRM may consider supporting funding for daylighting of the watercourse involved with consideration given to:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Chapter 6</b><br/><b>EC-45 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| <p>(a) feasibility in relation to the surrounding environment, land use and ownership, adequacy of space, drainage and potential flooding issues, safety and other practical or engineering considerations as appropriate.</p> <p>(b) replacement of culverts with bridges or a three-sided culvert rather than straight pipe is preferred wherever possible;</p> <p>(c) the potential for legal and liability issues arising; and</p> <p>(d) costs and the availability of funding.</p>                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>SU-11 In the event that the Province of Nova Scotia considers imposing standards on the quality of stormwater entering watercourses, HRM shall participate in consultations and shall consider amending any stormwater management by-law approved pursuant to Policy SU-7 to be consistent with or complement standards adopted by the Province of Nova Scotia.</p>                                                                                                                                                                                                                                                                                                                          | <p><b>Chapter 6</b><br/><b>EC-46 (no change)</b></p> <p>EC-46 In the event that the Province of Nova Scotia considers imposing standards on the quality of stormwater entering watercourses, the Municipality shall participate in consultations and shall consider amending any stormwater management by-law approved pursuant to Policy EC-4842* to be consistent with or complement standards adopted by the Province of Nova Scotia</p> <p><small>*The Draft Regional Municipal Planning Strategy accepted by Halifax Regional Council to be used for public engagement purposes on June 20, 2023 included a clerical error that has been corrected as shown.</small></p> |
| <p>SU-12 HRM shall support efforts by Halifax Water to create a rate structure for stormwater management services that provides incentives for the retention of on-site stormwater and may consider any amendments to municipal by-laws which would assist in facilitating these efforts.</p>                                                                                                                                                                                                                                                                                                                                                                                                   | <p><b>Chapter 6</b><br/><b>EC-47 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>SU-13 In recognition of the Water Service Districts established under the former Halifax County Municipality Subdivision By-law, HRM shall, through the Regional Subdivision By-law, establish Water Service Areas where development shall be permitted which is serviced by a public water distribution system but without a municipal wastewater system. Within these areas, a water distribution system shall be required to service all new developments located adjacent to an existing water distribution system where a new or extended public street or highway is proposed. Further, no water distribution system shall be permitted to extend outside of a Water Service Area.</p> | <p><b>Chapter 10</b><br/><b>Deleted and replaced with I-50</b></p> <p>I-50 The Municipality shall, through the Regional Subdivision By-law, establish Water Service Areas where development shall be permitted which is serviced by a public water distribution system but without a municipal wastewater system. Within these areas, a water distribution system shall be required to service all new developments located adjacent to an existing water distribution system where a new or extended public street or highway is proposed. Further, no water</p>                                                                                                             |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | distribution system shall be permitted to extend outside of a Water Service Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>SU-14 HRM may consider establishing new Water Service Areas, subject to the financial ability of HRM to absorb any related costs, provided a wastewater management plan is also considered in accordance with Policy SU-20, if:</p> <p>(a) (i) the area is within a Rural Commuter, Rural Resource or Agricultural centre and it has been determined through a secondary planning process that new growth is to be encouraged in this area; or</p> <p>(ii) the lands are adjacent to an existing Water Service Area and a Classic Conservation Design development is proposed; or</p> <p>(iii) the lands are adjacent to an existing Water Service Area and a Classic Conservation Design development is proposed within an Urban Reserve designation, subject to the provisions of clause (d) of policy G-16; or</p> <p>(iv) the lands are adjacent to an existing Water Service area and within the portion of PID 40150567 designated Rural Commuter; and (RC-May 4/21; E-June 5/21)</p> <p>(b) the new service area and a charge needed to pay for growth related improvements to the water or stormwater services has, where required, been approved by the Review Board.</p> | <p><b>Chapter 10</b><br/><b>I-51 (modified)</b></p> <p>I-51 The Municipality may consider establishing new Water Service Areas, subject to the financial ability of the Municipality to absorb any related costs, if:</p> <p>a) (i) the area is within a Rural Commuter, Rural Resource or Agricultural centre and it has been determined through a planning process that significant new growth is to be encouraged in this area; or</p> <p>(ii) the lands are adjacent to an existing Water Service Area and a Conservation Design Development is proposed; or</p> <p>(iii) the lands are adjacent to an existing Water Service area and within the portion of PID 40150567 designated Rural Commuter; and</p> <p>b) an area charge needed to pay for the water services or stormwater services has, where required, been adopted by by-law.</p> |
| <p>SU-15 HRM may consider expanding existing Water Service Areas to existing communities, subject to the financial ability of HRM to absorb any costs related to the expansion, if:</p> <p>(a) the lands are in proximity to a water transmission main planned or constructed by Halifax Water to improve the performance of the water distribution system;</p> <p>(b) a study has been prepared by a qualified person verifying that there is a water quality or quantity problem that cannot reasonably be rectified by an alternative means;</p> <p>(c) there are environmental concerns related to the long-term integrity of on-site sewage disposal systems and a wastewater management plan is also considered in accordance with Policy SU-19; and</p>                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>Chapter 10</b><br/><b>I-52 (modified)</b></p> <p>I-52 The Municipality may consider expanding existing Water Service Areas to existing communities, subject to the financial ability of the Municipality to absorb any costs related to the expansion, if:</p> <p>(a) (i) the lands are near a water distribution system owned and operated by Halifax Water;</p> <p>or</p> <p>(ii) a study has been prepared by a qualified person verifying that there is a water quality or quantity problem that cannot reasonably be rectified by an alternative means; or</p>                                                                                                                                                                                                                                                                          |

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| <p>(d) an area charge needed to pay for growth related improvements to the water, or stormwater services has been approved by the Review Board or Halifax Water has advised that an area charge is not required.</p>                                                                                                                                                                                            | <p>(iii) there are environmental concerns related to the long-term integrity of on-site sewage disposal systems and a wastewater management plan is also considered in accordance with Policy I-5957*; and<br/>(b) an area charge needed to pay for growth related improvements to the water or stormwater services has been adopted by by-law, or Halifax Water has advised that an area charge is not required</p> <p><small>*The Draft Regional Municipal Planning Strategy accepted by Halifax Regional Council to be used for public engagement purposes on June 20, 2023 included a clerical error that has been corrected as shown.</small></p> |
| <p>SU-16 HRM shall, through the secondary planning process, investigate options to extend a water distribution system to the Dutch Settlement and Enfield communities. In doing so, HRM shall seek the cooperation of the Municipality of East Hants. No water distribution system shall be extended to these communities unless a Water Service Area has been established in accordance with Policy SU-15.</p> | <p><b>Deleted</b><br/><b>See Chapter 3, Section 3.5.2</b></p> <p>HC-10 As part of the Rural Community Planning program, the Municipality shall continue to study options for servicing rural centres, including wastewater management districts and rural mobility, and consider the potential for semi-rural development in areas serviced by central water and/or sewer that abut un-serviced areas.</p>                                                                                                                                                                                                                                             |
| <p>SU-17 HRM shall encourage, where appropriate soil conditions exist, the development of conservation design developments serviced by private wastewater facilities on lands within the Rural Commuter, Rural Resource and Agricultural Designations, provided that the systems comply with the requirements of the Nova Scotia Department of Environment.</p>                                                 | <p><b>Chapter 10</b><br/><b>I-57 (Modified)</b></p> <p>I-57 To support growth in Rural Centres and protect public health and the environment, through the Rural Community Planning program, the Municipality shall consider:</p> <ul style="list-style-type: none"> <li>a) establishing Wastewater Management Districts within Rural Centres as shown on Map 4, or for areas that have failing on-site sewage disposal systems that cannot be remediated by private on-site sewage disposal systems; and</li> <li>b) adopting a private on-site sewage disposal system by-law to require such systems to be maintained.</li> </ul>                     |
| <p>SU-18 HRM shall, through secondary planning processes, consider the potential for establishing Wastewater Management Districts within Rural Commuter, Rural Resource and Agricultural Centres.</p>                                                                                                                                                                                                           | <p><b>Replaced by I-57</b></p> <p>I-57 To support growth in Rural Centres and protect public health and the environment, through the Rural Community Planning program, the Municipality shall consider:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>a) establishing Wastewater Management Districts within Rural Centres as shown on Map 4, or for areas that have failing on-site sewage disposal systems that cannot be remediated by private on-site sewage disposal systems; and</p> <p>b) adopting a private on-site sewage disposal system by-law to require such systems to be maintained.</p>                                                                                                  |
| SU-19 HRM may consider establishing Wastewater Management Districts in areas that have failing on-site sewage disposal systems that cannot be remediated by private on-site sewage disposal systems.                                                                                                                                                                                                                                        | <b>Replaced by I-57</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |
| SU-20 To protect public health and the environment, HRM shall investigate a means to ensure that private on-site sewage disposal systems are maintained. Without limiting the generality of the foregoing, consideration shall be given to adopting a private on-site sewage disposal system by-law, establishing Wastewater Management Districts and establishing a mechanism for funding and administration.                              | <b>Replaced by I-57</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |
| SU-21 HRM shall require a hydrogeological assessment for all subdivision applications to be serviced with on-site wells where the number of dwelling units consists of ten or more. Subdivision approval will only be granted where the study determines that the quantity and quality of the groundwater source is sufficient to service the proposed development without adversely affecting groundwater supply in adjacent developments. | <b>Chapter 10<br/>I-55 (no change)</b>                                                                                                                                                                                                                                                                                                                                                                                                                |
| SU-22 HRM shall request that the Province of Nova Scotia establish a network of groundwater observation wells to monitor the effects of development on the groundwater table and natural groundwater flows.                                                                                                                                                                                                                                 | <p><b>Chapter 10<br/>I-56 (modified)</b></p> <p>I-56 To support growth in Rural Centres, through the Rural Community Planning program, the Municipality shall:</p> <p>a) undertake a region-wide hydrogeological study regarding groundwater capacity across the rural areas of the region; and</p> <p>b) cooperate with the Province of Nova Scotia to monitor the effects of development on the groundwater table and natural groundwater flows</p> |
| SU-23 When planning streetscape improvement projects for commercial areas or heritage districts within HRM, consideration shall be given to the                                                                                                                                                                                                                                                                                             | <b>Chapter 4<br/>CI-39</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| underground placement of electrical and communication lines. Highest priority shall be given to projects within the Regional Centre. HRM shall work with utilities that have overhead wiring infrastructure to develop a design standard for underground retrofitting and a policy respecting ownership of underground wiring under the municipal right of ways.                                                                                                                                                      | CI-39 When planning streetscape improvement projects for commercial areas or heritage districts within the municipality, consideration shall be given to the underground placement of electrical and communication lines. Highest priority shall be given to projects within the Regional Centre. The Municipality shall work with utilities that have overhead wiring to develop a design standard for underground retrofitting and a policy respecting ownership of underground wiring under municipal right of ways                                                                                          |
| SU-24 HRM may consider amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law to create incentives for the underground placement of electrical and communication lines by private developments and to make provision for cost-sharing with HRM where funds are available and additional areas can benefit.                                                                                                                                                                      | <b>Deleted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SU-25 HRM shall, under the Regional Subdivision By-law, require the underground placement of electrical and communication distribution lines from the poles within the street right-of-way to the property line for subdivision applications in which new streets are proposed within the Urban Service Area. HRM may consider future amendments to the Regional Subdivision By-law to require the underground placement of all electrical and communication lines within street right-of-ways or rear lot servicing. | <b>Chapter 4</b><br><b>CI-40 (modified)</b><br><p>CI-40 The Municipality shall, under the Regional Subdivision By-law, require the underground placement of electrical and communication distribution lines from the poles within the street right-of-way to the property line for subdivision applications in which new streets are proposed within the Urban Service Area. The Municipality may consider future amendments to the Regional Subdivision By-law to require the underground placement of all electrical and communication lines within street right-of-ways or rear lot servicing easements.</p> |
| SU-26 HRM shall, in cooperation with Industry Canada and industry stakeholders, work to create an effective consultation approach for the siting of telecommunication towers and antenna.                                                                                                                                                                                                                                                                                                                             | <b>Chapter 4</b><br><b>Deleted and replaced with CI-41.</b><br><p>CI-41 The Municipality shall follow the protocol as described in Administrative Order 2015-005-GOV as a consultation approach for the siting of telecommunication towers and antenna and provide recommendations to Industry Canada in accordance with the Administrative Order.</p>                                                                                                                                                                                                                                                          |

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| SU-27 HRM shall work with Heritage Gas and provincial regulators to increase access to a comprehensive natural gas distribution system within the HRM's Urban Service Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Deleted</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SU-28 HRM shall confirm the objectives of the Integrated Solid Waste Strategy, and it shall review the Strategy outcomes every 5 years unless changes to program components, such as capacity or regulations, require a review be conducted in the interim. All HRM in-force written agreements and contracts shall be considered before, during and after a Strategy review process. HRM shall consider amendments to community planning strategies, land use by-laws or any other HRM by-laws to implement any recommendations of a solid waste strategy system review. An information report on the integrated solid waste resource system key waste stream performance indicator targets and results will be produced on an annual basis. | <b>Chapter 4</b><br><b>Deleted and replaced with CI-36</b><br><br>CI-36 The Municipality shall update the Solid Waste Strategy to align, revise, and adopt policies and regulations consistent with HalifACT, the Environmental Goals and Climate Change Reduction Act, and future Provincial legislation related to Extended Producer Responsibility. The Municipality shall consider amendments to community planning strategies, land use by-laws or any other HRM by-laws to implement any recommendations of a solid waste strategy system review. |
| SU-29 When conducting a review of the Solid Waste Strategy, HRM shall strive, subject to the provisions of the Halifax Municipal Charter, to develop through a citizen led, multi-stakeholder, consensus decision-making process, an integrated solid waste resource management strategy for the Regional Municipality, subject to the approval of Regional Council, and any strategy so adopted continues in-force until altered, amended or approved by the Council following a similar process.                                                                                                                                                                                                                                            | <b>Deleted. See CI-36.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| SU-30 HRM shall continue to monitor the Highway 101 Landfill and undertake remedial action where appropriate. HRM may consider utilizing this strategic regional asset, if approved by Council through the Integrated Solid Waste Strategy review.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Deleted. See CI-36.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| SU-31 HRM shall develop a long-term plan for the redevelopment of the Highway 101 Landfill, once the site is stabilized, which shall consider opportunities to provide public benefits from the reuse of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Deleted. See CI-36.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>CHAPTER 9: GOVERNANCE AND IMPLEMENTATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>NEW PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| G-1 The HRM Community Engagement Strategy, approved by HRM in 2008, shall guide how HRM will inform, consult with, and engage the public in developing and implementing its programs and services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Chapter 10<br>Replaced with I-1<br>I-1 A public participation policy shall be adopted by Council as an Administrative Order. This Administrative Order:                                                                                                                                                                                                                                                                                                                                                                                                 |

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|                                                                                                                                                                                                                                                                                                                                                       | <p>a) shall, in accordance with section 219 of the Halifax Regional Municipality Charter, establish the ways and means of seeking the opinions of the public;</p> <p>b) shall, in accordance with section 219A of the Halifax Regional Municipality Charter, establish a method for engaging with abutting municipalities respecting a new Municipal Planning Strategy or amendments to them;</p> <p>c) may identify additional methods for public participation, including the use of a Public Engagement Guidebook for additional or different public participation, and for the removal of barriers to participation; and</p> <p>d) may provide for public participation for certain planning applications other than planning documents</p> |
| <p>G-2 The Community Visioning statements approved by HRM for the Bedford Waterfront, Fall River, Musquodoboit Harbour, Middle/Upper Sackville/Lucasville, Spryfield, Penhorn/Woodlawn, Woodside and Upper Tantallon shall be considered when preparing secondary planning strategies, programs and service delivery for these communities.</p>       | <p><b>Chapter 10</b><br/><b>I-6 (modified)</b></p> <p>I-6 The Community Visioning statements approved by HRM for the Bedford Waterfront; Fall River; Musquodoboit Harbour; Middle/ Upper Sackville/ Lucasville; Spryfield; Penhorn/ Woodlawn; Woodside and Upper Tantallon shall be considered and may be updated when preparing secondary municipal planning strategies.</p>                                                                                                                                                                                                                                                                                                                                                                   |
| <p>G-3 When preparing secondary planning strategies, HRM shall incorporate a visioning program as part of the planning process.</p>                                                                                                                                                                                                                   | <p><b>Deleted. See Chapter 3 regarding the Suburban and Rural Community Planning Programs.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>G-4 The performance measures, presented in Appendix A to this Plan, shall be used by HRM to assist in evaluating the effectiveness of policies, programs, and investments in achieving the stated vision and objectives of this Plan. Targets will be developed, where appropriate, and Regional Council will be provided with annual reports.</p> | <p><b>Chapter 10</b><br/><b>I-58 (modified)</b></p> <p>I-58 The key performance indicators presented in Appendix A to this Plan shall be used by the Municipality to assist in evaluating the effectiveness of policies, programs, and investments in achieving the stated vision and objectives of this Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>G-5 When undertaking reviews of this Plan, Secondary Planning Strategies or other HRM programs and investments, HRM shall seek the views of citizens,</p>                                                                                                                                                                                          | <p><b>Chapter 10</b><br/><b>I-59 (modified)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| institutions, businesses and community organizations in evaluating the effectiveness of existing policies, programs and investments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | I-59 When undertaking reviews of this Plan, secondary municipal planning strategies or other HRM programs and investments, the Municipality shall seek the views of residents, institutions, businesses and community organizations in evaluating the effectiveness of existing policies, programs and investments. |
| G-6 Existing Secondary Planning Strategies, identified in Appendix B to this Plan, shall remain in effect until amended or repealed by HRM.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Chapter 10</b><br><b>I-2 (no change)</b>                                                                                                                                                                                                                                                                         |
| G-7 When evaluating amendments to Land Use By-laws or development agreement applications, in the event of conflict between the policies of this Plan and a Secondary Planning Strategy, the more stringent shall prevail.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Chapter 10</b><br><b>I-3 (no change)</b>                                                                                                                                                                                                                                                                         |
| G-8 Where minimum setbacks from watercourses established under Secondary Planning Strategies and Land Use By-laws differ from the minimum twenty (20) meter setback specified by this Plan, the more stringent shall prevail.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Chapter 10</b><br><b>I-4 (modified)</b><br><br>I-4 Where minimum setbacks from watercourses established under secondary municipal planning strategies and land use by-laws differ from the minimum thirty (30) meter setback specified by this Plan, the more stringent shall prevail                            |
| G-9 When new secondary planning strategies or amendments to existing secondary planning strategies are brought forward for approval, HRM shall consider whether the proposed objectives and policies are consistent with or further achieve the objectives and policies of this Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Chapter 10</b><br><b>I-5 (no change)</b>                                                                                                                                                                                                                                                                         |
| G-9A Given the strategic importance of regional objectives in mitigating climate change and protecting the future health of the municipality, new secondary planning strategies or amendments to existing secondary planning strategies, shall organize land use or management of land in a manner, including the scale, location, density and form of development, so that:<br>(a) the protection of environmental or cultural features of significance on the lands is considered, including wildlife corridors, the urban forest, wet areas, wetlands and watercourses;<br>(b) the integrity of regional parks or federal and provincial wilderness areas adjacent to the lands are maintained, including the functioning of shared environmental, recreational or cultural features;<br>(c) the movements of pedestrians and transit service are prioritized over car-oriented design, including the connections to surrounding community; | <b>Chapter 10</b><br><b>I-7 (no change)</b>                                                                                                                                                                                                                                                                         |

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| <p>(d) the future rapid transit corridors are considered as key locations or residential and mixed-use intensification, particularly within 500m of the corridor; and</p> <p>(e) the design includes community-scale or site-level green infrastructure, renewable energy and other climate mitigation design elements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               |
| <p>G-10 HRM shall, at the time of initiating a comprehensive secondary planning process, establish a target date for bringing the matter back to Regional Council for consideration of approval, and if the target date cannot be achieved, require that a report be submitted to Regional Council with the reasons for not meeting the target date.</p>                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>Deleted.</b></p>                        |
| <p>G-11A The Regional Subdivision By-law may establish application submission requirements which require electronic document submissions and do not require paper submissions. (RC-Oct 11/22;E-Nov 16/22)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>Chapter 10<br/>I-27 (no change)</b></p> |
| <p>G-11A Notwithstanding Policy G-15, the Housing Task Force may consider development agreements on lands designated as a special planning area which supersede the Regional Subdivision By-law requirements to enable early tree removal, blasting, and earthworks by development agreement. The intent of this policy is to enable early site works concurrent with the resolution of detailed planning matters for the subject sites. As a requirement of the development agreement, the following drawings prepared by a Professional Engineer must be submitted as a condition of permitting:</p> <p style="margin-left: 40px;">a) Site Disturbance Plan;<br/>b) Erosion and Sedimentation Control Plan; and<br/>c) Site Grading and Stormwater Management Plan</p> | <p><b>Chapter 10<br/>I-20 (no change)</b></p> |
| <p>G-12 Amendments to this Plan may be considered from time to time to address non-substantial matters or amendments which are consistent with or further the vision and objectives of this Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>Chapter 10<br/>I-60 (no change)</b></p> |
| <p>G-13 This Plan shall be reviewed every five years, from the date the most recent five year review has been completed by Council and any changes have come into force, to evaluate the effectiveness of policies and programs adopted pursuant to this Plan in achieving its vision and objectives and where appropriate, amendments may be considered.</p>                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>Chapter 10<br/>I-61 (no change)</b></p> |

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| <p>G-14 Proposed amendments to this Plan shall be accompanied by any amendments to Secondary Planning Strategies, Land Use By-laws and the Regional Subdivision By-law or other planning documents required for implementation so that these documents are consistent with this Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>Chapter 10</b><br/><b>I-62 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>G-14A In considering development agreements or amendments to development agreements, or any proposed amendments to the Regional Plan, secondary planning strategies, or land use by-laws, in addition to the policies of this Plan, HRM shall consider the objectives, policies and actions of the priorities plans approved by Regional Council since 2014, including:</p> <ul style="list-style-type: none"> <li>(a) The Integrated Mobility Plan;</li> <li>(b) Halifax Green Network Plan;</li> <li>(c) HalifACT;</li> <li>(d) Halifax’s Inclusive Economic Strategy 2022-2027; and</li> <li>(e) any other priority plan approved by Regional Council while this policy is in effect.</li> </ul>                                                                                        | <p><b>Chapter 10</b><br/><b>I-8 (modified)</b></p> <p>I-8 In considering development agreements or amendments to development agreements, or any proposed amendments to the Regional Plan, secondary planning strategies, or land use by-laws, in addition to the policies of this Plan, the Municipality shall consider the objectives, policies and actions of the priorities plans approved by Regional Council since 2014, including:</p> <ul style="list-style-type: none"> <li>a) The Integrated Mobility Plan;</li> <li>b) Halifax Green Network Plan;</li> <li>c) HalifACT;</li> <li>d) Halifax’s Inclusive Economic Strategy 2022-2027;</li> <li>e) Sharing Our Stories2; and</li> <li>f) any other priority plan approved by Regional Council while this policy is in effect.</li> </ul> |
| <p>G-15 In considering development agreement applications pursuant to the provisions of this Plan, in addition to all other criteria as set out in various policies of this Plan, HRM shall consider the following:</p> <ul style="list-style-type: none"> <li>(a) that the proposal is not premature or inappropriate by reason of: <ul style="list-style-type: none"> <li>(i) the financial capability of HRM to absorb any costs relating to the development;</li> <li>(ii) the adequacy of municipal wastewater facilities, stormwater systems or water distribution systems;</li> <li>(iii) the proximity of the proposed development to schools, recreation or other community facilities and the capability of these services to absorb any additional demands;</li> </ul> </li> </ul> | <p><b>Chapter 10</b><br/><b>I-9 (Modified)</b></p> <p>I-9 In considering a secondary municipal planning strategy amendment or development agreement applications pursuant to the provisions of this Plan or any Secondary Municipal Planning Strategy, in addition to all other criteria as set out in various policies of this Plan, Council shall consider that:</p> <ul style="list-style-type: none"> <li>a) the proposal is appropriate and not premature by reason of: <ul style="list-style-type: none"> <li>i. the financial capacity of the Municipality to absorb any costs relating to the development;</li> <li>ii. the adequacy of municipal wastewater facilities, stormwater systems or water distribution systems;</li> </ul> </li> </ul>                                         |

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| <p>(iv) the adequacy of road networks leading to or within the development; and</p> <p>(v) the potential for damage to or for destruction of designated historic buildings and sites;</p> <p>(b) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:</p> <p>(i) type of use;</p> <p>(ii) height, bulk and lot coverage of any proposed building;</p> <p>(iii) traffic generation, access to and egress from the site, and parking;</p> <p>(iv) open storage; and</p> <p>(v) signs;</p> <p>(c) that the proposed development is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and</p> <p>(d) if applicable, the requirements of policies E-10, T-3, T-9, EC-14, CH-14 and CH-16.</p> | <p>iii. the proximity of the proposed development to schools, parks, and community facilities, and the capability of these services to absorb any additional demands;</p> <p>iv. the adequacy of transportation infrastructure for pedestrians, cyclists, public transit and vehicles for travel to and within the development; and</p> <p>v. the impact on registered heritage buildings, heritage streetscapes, and heritage conservation districts;</p> <p>b) the subject lands are suitable for development in terms of the steepness of grades, soil and geological conditions, locations of watercourses, wetlands, and susceptibility to flooding;</p> <p>c) that development regulations in the proposed development agreement will adequately mitigate potential conflict between the proposed development and nearby land uses, by reason of:</p> <p>i. type of use(s);</p> <p>ii. built form of the proposed building(s);</p> <p>iii. impacts on adjacent uses, including compatibility with adjacent residential neighbourhoods, parks, community facilities, and railway operations;</p> <p>iv. traffic generation, safe access to and egress from the site, and parking;</p> <p>v. open storage and signage; and</p> <p>vi. impacts of lighting, noise, fumes and other emissions</p> |
| <p>G-16 Provided other policies of this Plan are satisfied and the proposed development is limited in scale, for the purpose of providing for the development of similar uses on properties which abut one another or share a common street line, HRM may consider the following development agreements or amendments to the applicable Land Use By-laws, for lands which are located where land use designations abut one another, as shown on the Generalized Future Land Use Map (Map 2):</p>                                                                                                                                                                                                                                                                                                                                                                             | <p><b>Chapter 10</b><br/><b>I-12 (modified)</b></p> <p>I-12 Provided other policies of this Plan are satisfied and the proposed development is limited in scale, for the purpose of providing for the development of similar uses on properties which abut one another or share a common street line, the Municipality may consider the following development agreements or amendments to the applicable Land Use By-laws, for lands which are located where land use</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| <p>(a) amendments within a designation to provide for the development of uses which are uses permitted within the abutting designation;</p> <p>(b) amendments within a designation to provide for the development of uses which are uses permitted by the zone on the abutting property within the abutting designation;</p> <p>(c) development agreements within a designation which are extensions of development agreements in effect on the abutting property within the abutting designation; and</p> <p>(d) amendments within the Urban Reserve or Rural Commutershed Designations on lands which meet or share a common street line with the Urban Settlement Designation or the Harbour Designation to accommodate development serviced with municipal water or wastewater infrastructure where the development is generally consistent with the intent of the Urban Settlement Designation policies in this Plan including Policy SU-4 and the total number of dwelling units does not exceed twenty. Preference will be given to lands that are naturally tributary to trunk municipal service systems.</p> | <p>designations abut one another, as shown on the Regional Land Use Structure Map (Map 2):</p> <p>a) amendments within a designation to provide for the development of uses which are uses permitted within the abutting designation;</p> <p>b) amendments within a designation to provide for the development of uses which are uses permitted by the zone on the abutting property within the abutting designation;</p> <p>c) development agreements within a designation which are extensions of development agreements in effect on the abutting property within the abutting designation.</p> |
| <p>G-17 Until this Plan becomes effective in accordance with the requirements of the HRM Charter, the Regional Plan adopted by Council on August 26, 2006 and as amended, shall remain in effect.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>Chapter 10</b><br/><b>I-63 (Modified)</b></p> <p>I-63 Until this Plan becomes effective in accordance with the requirements of the Halifax Regional Municipality Charter, the Regional Plan adopted by Council on June 25, 2014 and as amended, shall remain in effect.</p>                                                                                                                                                                                                                                                                                                                  |
| <p>G-18 Where any completed development agreement application was received by HRM prior to Council's first notification to adopt this Regional Plan, the application shall be considered in accordance with the Regional Plan policies in effect at the time the application was received.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>Chapter 10</b><br/><b>I-64 (no change)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>G-19 Notwithstanding Policies S-14A, S-14B, S-15A, S-16A, and S-17A (RC-Oct 11/22;E-Nov 16/22) of this Plan, Council may consider a development agreement application on lands identified on Appendix D of this Plan in accordance with Policies S-15 and S-16 of the 2006 Regional Plan provided that a completed application has been submitted to HRM prior to December 31,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>See Section 10.7 Transition to this Plan.</b> Additional transition policies regarding specific developments may be included in this section.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| <p>2014. Further, Council may consider substantive and non-substantive amendments to an existing development agreement on lands identified on Appendix D of this Plan in accordance with Policies S-15 and S-16 of the 2006 Regional Plan. (RC-Sep 24/19; E-Nov 9/19)</p>                                                                                                                                                                                  |                                                                                                                                                         |
| <p>G-20 Notwithstanding Policies S-14A, S-14B, S-15A, S-15B, S-16A, and S-17A (RC-Oct 11/22;E-Nov 16/22), applications for non-substantive amendments to approved development agreements for Conservation Design Development shall be considered under the policies in effect at the time the development agreement was approved provided that the proposed amendments were identified in the agreement as non-substantive. (RC-Sep 24/19; E-Nov 9/19)</p> | <p><b>See Section 10.7 Transition to this Plan.</b> Additional transition policies regarding specific developments may be included in this section.</p> |