

Attachment C-1:

Proposed LUB Amendments to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville is hereby amended as follows:

1. Amending Clause 2.20(d), as shown below in **bold** and ~~strikeout~~, by deleting the text “having a minimum width of any main wall of not less than (20) feet (6.1m)” and replacing with the text “, includes a mobile dwelling” after the text “dwelling unit and”.

(d) ~~Dwelling, Single Unit~~ means a building which is a completely detached dwelling unit, **and includes a mobile dwelling** ~~having a minimum width of any main wall of not less than twenty (20) feet (6.1 m).~~
2. Amending Clause 3.6(a), as shown below in ~~strikeout~~, by deleting the text “Any use within a municipally registered heritage property”, immediately below the text “Uses permitted by the zone on the abutting property within the abutting designation Two Unit, Townhouse and Multiple Dwelling Uses within the Residential, Mixed Use B and Residential Resource Designations on the lands known as Blocks A through D of the Glen Arbour Integrated Golf Course and Residential Community.”

~~Any use within a municipally registered heritage property~~
3. Amending the Conservation Design Developments Policy located immediately below Clause 3.6(d), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on Beaver Bank, Hammonds Plains and Upper Sackville LUB Page 16 lands designated Rural Commuter, except in the Beaver Bank/Hammonds Plains Growth Control Areas: (RC-Jun 25/14;E-Oct 18/14)

- (i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable.
4. Amending Part 3, as shown below in **bold**, by inserting the following new section after Section 3.7:

3.8 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

5. Amending Section 4.33 as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “all zones” and before the text “and shall not”.

4.33 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

6. Amending Section 6.1, as shown below in ~~strikeout~~, by deleting the text “Existing mobile dwellings” below the text “Existing two unit dwellings”.

No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

Single unit dwellings

Existing two unit dwellings

~~Existing mobile dwellings~~

Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings

Offices in conjunction with permitted dwellings

Bed & Breakfasts

Open space uses

7. Amending Section 9.1, as shown below in ~~strikeout~~, by deleting the text “Mobile dwellings” below the text “except for the following”

No development permit shall be issued in any R-3 (Mobile Dwelling Subdivision) Zone except for the following:

~~Mobile dwellings~~

Single unit dwellings

Two unit dwellings

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Open space uses

8. Amending Section 11.1, as shown below in ~~strikeout~~, by deleting the text “Existing mobile dwellings” below the text “Forestry uses”.

No development permit shall be issued in any R-6 (Rural Residential) Zone except for the following:

Single unit dwellings

Two unit dwellings

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Open space uses

Agriculture uses

Forestry uses

~~Existing mobile dwellings~~

9. Amending Section 13.1, as shown below in ~~strikeout~~, by deleting the text “Existing mobile dwellings” above the text “Existing multiple unit dwellings”.

No development permit shall be issued in any MU-1 (Mixed Use) Zone except for the following:

Residential Uses

Single unit dwellings

Two unit dwellings

Boarding and rooming houses

Bed and Breakfast

Senior citizens housing

~~Existing mobile dwellings~~

Existing multiple unit dwellings

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

10. Amending Section 14.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwellings" below the text "All uses permitted in the MU-1 Zone".

No development permit shall be issued in any MU-2 (Mixed Use Two) Zone except for the following:

All uses permitted in the MU-1 Zone

~~Mobile dwellings~~

All uses permitted in the C-4 Zone

All uses permitted in the I-1 (Mixed Industrial) Zone

Composting operations (see section 4.29)

11. Amending Section 21.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwellings" below the text "Single unit dwellings".

No development permit shall be issued in any MR-1 (Mixed Resource) Zone except for the following:

Agriculture uses

Intensive agriculture uses

Kennels

Forestry uses

Fishing uses

Communications transmission stations

Single unit dwellings

~~Mobile dwellings~~

Business uses in conjunction with permitted dwellings

Open space uses

Hunting and fishing lodges

Recreation uses

Composting operations (see section 4.29)

Cannabis production facilities

12. Amending Section 24.1, as shown below in ~~strikeout~~, by deleting the text "and Mobile Dwellings" after the text "Single Unit Dwellings".

No development permit shall be issued in any PWS (Protected Water Supply) Zone except for the following:

Municipal water distribution or purification facilities
Conservation uses
Public Parks
Agriculture and forestry uses involving no buildings
Single Unit Dwellings ~~and Mobile Dwellings~~
Uses accessory to the foregoing uses

13. Amending Section 24.2, as shown below in **bold** and ~~strikeout~~, by:

- a. Deleting the text "AND MOBILE" after the text "SINGLE UNIT" and before the word "DWELLINGS"; and
- b. Deleting the text "and mobile" and replacing with the text "unit" after the word "single" and before the word "dwellings are".

24.2 PWS ZONE REQUIREMENTS: SINGLE UNIT ~~AND MOBILE~~ DWELLINGS

In any PWS Zone, where single ~~unit and mobile~~ dwellings are permitted, no development permit shall be issued except in conformity with the following:

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

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

Municipal Clerk

Attachment C-2:

Proposed LUB Amendments to the Land Use By-law for Bedford

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Bedford is hereby amended as follows:

1. Amending Definition of Dwelling, Single Detached in Part 2, as shown below in **bold**, by adding the text “, and includes a mobile home/ mini home” after the text “detached dwelling unit”.

Dwelling, Single Detached – means a completely detached dwelling unit, **and includes a mobile home/mini home**.

2. Amending Clause 4(a) in Part 4, as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

(a) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable.

3. Amending Part 4, as shown below in **bold**, by inserting the following after Clause 4(a).

5. Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

4. Repealing Section 11 “Mobile Homes” in Part 5, as shown below in ~~strikeout~~.

~~11. Mobile Homes~~

~~No mobile home shall be located except in a mobile home park or mobile home subdivision within a Residential Comprehensive Development District.~~

5. Amending Section 12A in Part 5, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “all zones” and before the text “and shall not”.

12A. Public Transit Facilities

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

6. Amending Section 29A in Part 5, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “with the exception of backyard suites” in Clause (a) after the text “commercial zone” and before the text “Shipping containers”;
 - b. Adding the text “intended for non-recreational or non-residential use” in Clause (a) after the text “shipping container” and before the text “is to be placed”; and
 - c. Repealing Clause (c)

29A. Shipping Containers as Accessory Buildings

- (a) Shipping containers may not be used as accessory buildings to a residential use or in a commercial zone, **with the exception of backyard suites**. Shipping containers may be used as accessory buildings only in an industrial zone, pursuant to applicable requirements for accessory buildings and pursuant to applicable zone standards including those relating to setbacks, screening and landscaping. Where a shipping container **intended for non-recreational or non-residential use** is to be placed on an property which abuts a residential, park, or institutional zone, the shipping container shall be fully screened from view from any such property through the use of landscaping, opaque fencing or a combination of fencing and landscaping.
- (b) Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street.
- (c) ~~No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices.~~

7. Repealing Clause (e) in Section 2, Part 10, as shown below in ~~strikeout~~.

~~e) Mobile homes;~~

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

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

Municipal Clerk

Attachment C-3:

Proposed LUB Amendments to the Land Use By-law for Cole Harbour/Westphal

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Cole Harbour/Westphal is hereby amended as follows:

1. Amending Clause 2.17(c), as shown below in **bold** and ~~strikeout~~, by inserting a comma and deleting the text “having a minimum width of any main of wall of not less than twenty (20) feet (6.1m) and replacing with the text “includes a mobile dwelling” after the text “dwelling unit and”.

 (c) Dwelling, Single Unit means a building which is a completely detached dwelling unit, and **includes a mobile dwelling** ~~having a minimum width of any main wall of not less than twenty (20) feet (6.1 m).~~
2. Amending Clause 3.6(aa), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

 (aa) As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, Conservation Design Developments may be considered by development agreement on lands designated Rural Commuter, in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S-16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable.
3. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.6:

3.7 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

4. Amending Section 4.11A SHIPPING CONTAINERS, as shown in **bold** and ~~strikeout~~, by:
 - a. Adding the text “**with the exception of backyard suites**” after the text “residential use” in Subclause (i);
 - b. Adding the text “**or non-residential**” after the text “non-recreation” and before the text “use on any” in Subclause (iii); and
 - c. Repealing Clause (c).

4.11A SHIPPING CONTAINERS

- (a) Shipping containers:
 - (i) shall not be used as accessory buildings to a residential use **with the exception of backyard suites**.
 - (ii) may be used as accessory buildings in an industrial or commercial zone, or in conjunction with a recreation use, pursuant to applicable requirements for accessory buildings and pursuant to applicable zone standards including those relating to setbacks, screening and landscaping.
 - (iii) intended for non-recreation **or non-residential** use on any property which abuts a residential, park or institutional zone shall be set back a minimum of 100' from

such adjacent zone. This setback may be reduced to 10', provided that a solid visual barrier exists or is provided prior to placement of a shipping container, and provided that the barrier screens the view of the entire height of the container from the abutting zone.

(iv) shall not be stacked within 100' of any residential, park or institutional zone.

(b) Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street.

~~(c) No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices.~~

5. Amending Section 4.33 as shown below in ~~strikeout~~, by deleting the text "with frontage on minor and major collector roads, arterial roads and expressways" after the text "all zones" and before the text "and shall not".

4.33 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

6. Amending Section 9.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwellings erected on permanent foundations;" below the text "Residential Uses".

Residential Uses

~~Mobile dwellings erected on permanent foundations;~~

Single unit dwellings;

Home business uses in conjunction with permitted dwellings;

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings.

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

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

Municipal Clerk

Attachment C-4:

Proposed LUB Amendments to the Land Use By-law for Dartmouth

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Dartmouth is hereby amended as follows:

1. Amending Schedule 1, Zoning Map for Dartmouth, to rezone the lands from Holding to Comprehensive Development District (CDD), as shown on Schedule C-1 attached hereto.
2. Amending Clause 1(ai) in SECTION 1: DEFINITIONS, as shown below in **bold**, by adding the text “and includes a mobile dwelling” after the text “one family unit.”

(ai) SINGLE-FAMILY DWELLING - means a detached dwelling containing one family unit **and includes a mobile dwelling**.

3. Amending Clause 18R(i) in SECTION 2: GENERAL PROVISIONS, as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

(i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable.

4. Amending SECTION 2: GENERAL PROVISIONS, shown below in **bold** and ~~strikeout~~, by deleting the text after the words “provision of this By-law,” and replacing it with the text “development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.”

18T Notwithstanding any other provisions of this By-law, **development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.** ~~uses other than those which are permitted by this By-law may be permitted by development agreement on registered heritage properties according to the provisions of Policy IP-15.~~

5. Amending Section 26 in SECTION 2: GENERAL PROVISIONS, as shown below in ~~strikeout~~, by deleting the text “mobile home or” after the word “no” and before the text “mobile home park”.

26. ~~No mobile home or~~ mobile home park shall be located in any zone except the T Zone.

6. Amending Section 27C in SECTION 2: GENERAL PROVISIONS, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “**with the exception of backyard suites**” after the text “residential use” in Subclause (1)(i);
 - b. Adding the text “**or non-residential**” after the text “non-recreation” and before the text “use on any” in Subclause (1)(iii); and
 - c. Repealing Clause (3).

27C. SHIPPING CONTAINERS AS ACCESSORY BUILDINGS

- (1) Shipping containers:
- (i) shall not be used as accessory buildings to a residential use **with the exception of backyard suites**.
 - (ii) may be used as accessory buildings in an industrial or commercial zone, or in conjunction with a recreation use, pursuant to applicable requirements for accessory buildings and pursuant to applicable zone standards including those relating to setbacks, screening and landscaping.
 - (iii) intended for non-recreation **or non-residential** use on any property which abuts a residential, park or institutional zone shall be set back a minimum of 100' from such adjacent zone. This setback may be reduced to 10', provided that a solid visual barrier exists or is provided prior to placement of a shipping container, and provided that the barrier screens the view of the entire height of the container from the abutting zone.
 - (iv) shall not be stacked within 100' of any residential, park or institutional zone.
- (2) Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street.
- (3) ~~No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices.~~
- (4) Where shipping containers are used in conjunction with a permitted industrial use in the CI Zone or BGI Zone, subsections 27C (1) and (2) shall not apply.

7. Amending Section 32I in SECTION 2: GENERAL PROVISIONS, as shown below in ~~strikeout~~, by deleting the text "with frontage on minor and major collector roads, arterial roads and expressways" after the text "permitted in all zones" and before the text "and shall not".

32I PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

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

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

Municipal Clerk

Attachment C-5:

Proposed LUB Amendments to the Land Use By-law for Eastern Passage/Cow Bay

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Eastern Passage/Cow Bay is hereby amended as follows:

1. Amending Clause 2.16(c), as shown below in **bold** and ~~strikeout~~, by insert a comma after the words “dwelling unit”, deleting the text “having a minimum width of any main wall of not less than twenty (20) feet (6.1m)” and replacing with the text “includes a mobile dwelling”.

(c) Dwelling, Single Unit means a building which is a completely detached dwelling unit, and ~~having a minimum width of any main wall of not less than twenty (20) feet (6.1 m)~~ **includes a mobile dwelling**.

2. Amending Clause 3.6(k), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

(k) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable.

3. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.6:

3.7 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

4. Amending Section 4.11A, as shown in **bold** and ~~strikeout~~, by:
 - a. Adding the text “with the exception of backyard suites” after the text “residential zone” in Subclause (a)(i);
 - b. Adding the text “or non-residential” in after the text “non-recreation” and before the text “use on” in Subclause (a)(iii); and
 - c. Repealing Clause (c).

4.11A SHIPPING CONTAINERS

(a) Shipping containers:

- (i) shall not be used as accessory buildings in a residential zone **with the exception of backyard suites**.
- (ii) may be used as accessory buildings in an industrial or commercial zone, or the RA Zone, or in conjunction with a recreation use, pursuant to applicable requirements for accessory buildings and pursuant to applicable zone standards including those relating to setbacks, screening and landscaping.
- (iii) intended for non-recreation **or non-residential** use on any property which abuts a residential, park or institutional zone, or abuts a property which is

zoned RA and which contains a dwelling shall be set back a minimum of 100' from such adjacent zone. This setback may be reduced to 10', provided that a solid visual barrier exists or is provided prior to placement of a shipping container, and provided that the barrier screens the view of the entire height of the container from the abutting zone.

(iv) shall not be stacked within 100' of any residential, park or institutional zone.

- (b) Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street.
- (c) ~~No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices~~

5. Amending Clauses 4.18(1)(a) and 4.18(1)(b), as shown below in **bold** and ~~strikeout~~, by:

- a. Adding the text "Except as provided for by subclause 4.11(a)(ii)(3)," at the beginning of Clause 1(a) before the text "No development permit" and convert the word "No" from uppercase to lowercase:
- b. Adding the text ", Cow Bay Lake" after the text "Cow Bay," and before the text "or Barrier Pond" in Clause (a); and
- c. Adding the text ", Cow Bay Lake" after the text "Cow Bay," and before the text "Cow Bay Lake" in Subsection (b).

- (a) **Except as provided for by subclause 4.11(a)(ii)(3),** ~~No~~ development permit shall be issued for any development within 61m of the ordinary highwater mark of the Atlantic Ocean, Cow Bay, **Cow Bay Lake** or Barrier Pond in the area as shown on Map 4 - Environmental Constraints of the Eastern Passage/Cow Bay Municipal Planning Strategy; 20m of the Cow Bay River north of Caldwell Road; 30m of the ordinary highwater mark of any other watercourse.
- (b) Where the average positive slopes within the 20m buffer of the Cow Bay River, north of Caldwell Road, or the 30m buffer of any other watercourse, except Atlantic Ocean, Cow Bay, **Cow Bay Lake** or Barrier Pond, are greater than 20%, the buffer shall be increased by 1 metre for each additional 2% of slope, to a maximum of 60m.

6. Amending Subsection 4.18(3), as shown below in ~~strikeout~~, by deleting the word "Lake" after the text "Cow Bay" and before the text "or Barrier Pond."

(3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to August 26, 2006, is such that no main building could be located on the lot, the buffer distance shall be reduced to 30m of the ordinary high water mark of the Atlantic Ocean, Cow Bay ~~Lake~~ or Barrier Pond; or 15m of the ordinary highwater mark of any other watercourse.

7. Amending Section 4.18, by inserting the following in **bold**, after Subsection (3).

(3A) Where the configuration of any existing lot, including lots approved as a result of completed, tentative and final subdivision applications on file prior to [INSERT DATE OF COUNCIL'S FIRST NOTICE OF ITS INTENTION TO ADOPT THIS SECTION], is such that no main building could be located on the lot due to the 61m buffer, the buffer distance shall be reduced to 30m of the ordinary high water mark of Cow Bay Lake.

8. Amending Section 4.18, by inserting the following in **bold**, after Section (6).

(7) Subsection (1) does not apply to lands within the area designated on the Generalized Future Land Use Map in the Regional Municipal Planning Strategy as Harbour, except for those areas shown as Coastal Lands on Map 4 of the Eastern Passage/Cow Bay Municipal Planning Strategy. For greater certainty, for Coastal Lands shown on Map 4, the watercourse setbacks and buffer shall apply.

9. Amending Section 4.33, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

4.33 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

10. Amending Section 9.1, as shown below in ~~strikeout~~, by deleting the text “Mobile dwellings;” below the text “Residential Uses”.

Residential Uses

~~Mobile dwellings;~~

Single unit dwellings;

Existing day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

Home child care services for not more than three (3) children and in conjunction with permitted dwellings;

Home business uses.

Bed and breakfast establishments in conjunction with permitted single unit dwellings

11. Amending Section 11.1, as shown below in ~~strikeout~~, by:

- a. Deleting the text “Existing mobile dwellings” below the text “Single Unit Dwellings; and
- b. Deleting the text “Mobile dwellings at Silver Court, Cow Bay” below the text “Single Unit Dwellings”.

Residential Uses

Single Unit Dwellings

~~Existing mobile dwellings~~

~~Mobile dwellings at Silver Court, Cow Bay~~

12. Amending Section 20.1, as shown below in ~~strikeout~~, by deleting the text “Mobile dwellings;” below the text “Single unit dwellings;”

Residential Uses

Single unit dwellings;

~~Mobile dwellings;~~

Two unit dwellings.

Bed and breakfast establishments in conjunction with permitted single unit dwellings

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

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

Municipal Clerk

Attachment C-6:

Proposed LUB Amendments to the Land Use By-Law for Eastern Shore (East)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Eastern Shore (East) is hereby amended as follows:

1. Amending Clause 2.25 (c), as shown below in **bold**, by adding the text “, and includes a mobile dwelling” after the text “dwelling unit”.

(c) Dwelling, Single Unit means a building which is a completely detached dwelling unit, **and includes a mobile dwelling**.

2. Amending Clause 2.41, as shown below in ~~strikeout~~, by deleting the words “mobile home or” after “include any vehicle or” and deleting the words “of mobile home” after the words “any part of any vehicle”.

2.41 HUNTING AND FISHING CAMP means a building used for accommodation during the hunting and fishing seasons and which may contain facilities for the preparation of food, but shall not include any vehicle or ~~mobile home~~ or any part of any vehicle ~~of mobile home~~.

3. Amending the Conservation Design Developments Policy located immediately below Clause 3.6(e), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Resource: (RC-Jun 25/14;E-Oct 18/14)

(i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable; and

4. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.7:

3.8 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

5. Amending Section 4.34, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “ and shall not”.

4.34 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

6. Amending Section 6.1, as shown below in ~~strikeout~~, be deleting the text "Mobile dwellings on individual lots" below the text "Multiple unit dwellings containing a maximum of 4 units".

RESIDENTIAL USES

Single unit dwellings

Two unit dwellings

Senior citizen housing

Existing multiple unit dwellings containing more than 4 units

Multiple unit dwellings containing a maximum of 4 units

~~Mobile dwellings on individual lots~~

Home based business uses in conjunction with permitted dwellings

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

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

Municipal Clerk

Attachment C-7:

Proposed LUB Amendments to the Land Use By-law for Eastern Shore (West)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Eastern Shore (West) is hereby amended as follows:

1. Amending Clause 2.27(c), as shown below in **bold**, by adding the text “, and includes a mobile dwelling”

(c) Dwelling, Single Unit means a building which is a completely detached dwelling unit, **and includes a mobile dwelling.**

2. Amending Clause 2.48, as shown below in ~~strikeout~~, by deleting the words “mobile home or” after “include any vehicle or” and deleting the words “or mobile home” after the words “any part of any vehicle”.

2.48 HUNTING AND FISHING CAMP means a building used for accommodation during the hunting and fishing seasons and which may contain facilities for the preparation of food, but shall not include any vehicle or ~~mobile home or~~ any part of any vehicle ~~or mobile home~~.

3. Amending the Conservation Design Developments Policy located immediately below Clause 3.6(t), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter and Rural Resource: (RC-Jun 25/14;E-Oct 18/14)

(i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable; and

4. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.7:

3.8 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

5. Amending Section 4.31, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

4.31 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

6. Amending Section 6.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwellings on individual lots" below the text "Multiple unit dwellings containing a maximum of 4 units".

Residential Uses

Single unit dwellings

Two unit dwellings

Senior citizen housing

Existing multiple unit dwellings

~~Mobile dwellings on individual lots~~

Garden suites in conjunction with permitted single unit dwellings

Daycare facilities

Home business uses in conjunction with permitted dwellings

Boat sheds

7. Repealing Clause 6.3(c), as shown below in ~~strikeout~~.

~~(c) A mobile home shall not be permitted to be used as a garden suite;~~

8. Amending Section 7.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwellings on individual lots" below the text "Auxiliary dwelling units".

Residential Uses

Single unit dwellings

Auxiliary dwelling units

~~Mobile dwellings on individual lots~~

Garden suites in conjunction with permitted dwellings

Home business uses in conjunction with permitted dwellings

Boat sheds

9. Repealing Clause 7.4 (c), as shown below in ~~strikeout~~.

~~(b) A mobile home shall not be permitted to be used as a garden suite;~~

10. Amending Section 9.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwellings on individual lots" below the text "Auxiliary dwelling units."

Residential Uses

Single unit dwellings

Auxiliary dwelling units

~~Mobile dwellings on individual lots~~

Garden suites in conjunction with permitted dwellings

Home business uses in conjunction with permitted dwellings

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

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

Municipal Clerk

Attachment C-8:

Proposed LUB Amendments to the Land Use By-law for Halifax Mainland

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Mainland is hereby amended as follows:

1. Amending the definition "Building" in Section 2 DEFINITIONS, as shown below in ~~strikeout~~, by deleting the text ", but does not include a mobile home as defined in this by-law;"

"Building" includes any structure placed on, over or under land and every part of the same and any external chimney, staircase, porch, or other fabric used in connection with a building whether affixed to the realty or not, ~~but does not include a mobile home as defined in this by-law;~~

2. Amending the definition "Dwelling" in Section 2 DEFINITIONS, as shown below in ~~strikeout~~, by deleting the text "but does not include a mobile home;"

"Dwelling" means any building or portion thereof which is designed or used for residential purposes ~~but does not include a mobile home;~~

3. Amending the definition "Mobile Home" as shown below in ~~strikeout~~ and **bold**:

"Mobile Home" means ~~any portable dwelling having no permanent foundation and supported by wheels, jacks, or similar supports being used as a conveyance upon public streets or highways and duly licensable as such and designed and constructed to permit occupancy for dwelling and sleeping quarters;~~ **a prefabricated detached dwelling, designed for transportation on its own chassis and wheels to a site where it is to be occupied as a dwelling, complete and ready for occupancy (except for minor and incidental unpacking or assembly operations). A mobile home shall be considered to be a mobile home whether or not the chassis or wheels are removed. This definition excludes the modular type of a prefabricated dwelling where separate units are joined together on site to form the complete dwelling unit. For further clarity, a mobile home use does not include a recreational vehicle;**

4. Amending Section 14R SHIPPING CONTAINERS in GENERAL PROVISIONS, as shown below in **bold** and ~~strikeout~~, by:

- a. Adding the text "with the exception of backyard suites" after the text "residential use" and before the text "Shipping Containers" in Clause (a);
- b. Adding the text "or non-residential" after the text "non-recreation" and before the text "use shall not" in Clause (a); and
- c. Repealing Clause (c).

14R SHIPPING CONTAINERS

- (a) Shipping containers may not be used as accessory buildings to a residential use **with the exception of backyard suites**. Shipping containers may be used as accessory buildings only in an industrial or commercial zone, or in conjunction with a recreation use, pursuant to applicable requirements for accessory buildings and pursuant to applicable zone standards including those relating to setbacks, screening and landscaping. Notwithstanding the foregoing, shipping containers intended for non-recreation **or non-**

residential use shall not be permitted on any property which abuts a residential, park or institutional zone.

- (b) Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street.
- ~~(c) No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices.~~

- 5. Amending Section 14X PUBLIC TRANSIT FACILITIES in GENERAL PROVISIONS, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

14X PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

- 6. Repealing Section 19 MOBILE HOMES in GENERAL PROVISIONS, as shown below in ~~strikeout~~.

MOBILE HOMES

~~19 — The use of land for a mobile home shall be a permissible use of land only in a T Zone and then only in accordance with the regulations in a T Zone as provided in this bylaw.~~

- 7. Repealing Clause 21(d) in R-1 ZONE: SINGLE FAMILY DWELLING ZONE, as shown below in ~~strikeout~~.

~~(d) floor coverage of living 950 square feet space, minimum~~

- 8. Repealing Clause 26 (d) in R-2 ZONE: TWO-FAMILY DWELLING ZONE, as shown below in ~~strikeout~~.

~~(d) Floor coverage of 900 square feet living space, minimum~~

- 9. Deleting Subsection 71(2) under SCHEDULES, as shown below in ~~strikeout~~.

~~71(2) Heritage Property~~

~~Council may, by development agreement, pursuant to Section II of the Policies of the Municipal Planning Strategy, permit any development on a lot which is a city registered heritage property in accordance with Policy 6.8.~~

- 10. Amending SCHEDULES, as shown below in **bold**, by inserting the following new Section after Subsection 71(1):

71(2)(A) Heritage Property

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

11. Amending Clause 73 (a) under SCHEDULES, as shown below in **bold** and ~~strikeout~~, by deleting the text "S-14, S-15, S16, and S-17" and replacing with the text S-14A, S-14B, S-15A, S-15B, S-16A, S-17A" after the text "with policies" and before the text "of the".

(a) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable.

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

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

Municipal Clerk

Attachment C-9:

Proposed LUB Amendments to the Land Use By-law for Lawrencetown

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Lawrencetown is hereby amended as follows:

1. Amending Clause 2.18(c), as shown below in **bold**, by adding the text “, and includes a mobile dwelling” after the text “dwelling unit.”

(c) Dwelling, Single Unit means a building which is a completely detached dwelling unit, **and includes a mobile dwelling.**

2. Amending the Conservation Design Developments Policy located immediately below Clause 3.6(e), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

In addition, the development of certain uses which are permitted within any CDD (Comprehensive Development District) may only be considered in accordance with the provisions of Planning Act.

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter: (RC-Jun 25/14;E-Oct 18/14)

(i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable; and

3. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.6:

3.7 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

4. Amending Section 4.32, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

4.32 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

5. Amending Section 6.1, as shown below in ~~strikeout~~, by deleting the text “Mobile dwellings, skirted;” below the text “Single unit dwellings;”

RESIDENTIAL USES

Single unit dwellings;
~~Mobile dwellings, skirted;~~
Auxiliary dwelling units;
Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;
Bed and Breakfast establishments with not more than three (3) bedrooms and in conjunction with permitted dwellings;
Home businesses in conjunction with permitted dwellings but shall not include local business stores;
Existing two unit dwellings Pet care facilities in conjunction with a permitted dwelling

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

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

Municipal Clerk

Attachment C-10:

Proposed LUB Amendments to the Land Use By-law for Musquodoboit Valley/Dutch Settlement

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Musquodoboit Valley/Dutch Settlement is hereby amended as follows:

1. Amending Clause 2.23(c), as shown below in **bold**, by adding the text “, and includes a mobile dwelling” after the text “dwelling unit.”

(c) Dwelling, Single Unit means a building which is a completely detached dwelling unit, **and includes a mobile dwelling.**

2. Amending the Conservation Design Developments Policy located immediately below Subclause 3.16(b)(xi), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Agricultural: (RC-Jun 25/14;E-Oct 18/14

(i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable.

3. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.17.

3.18 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

4. Amending Section 4.32, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

4.32 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

5. Amending Section 6.1, as shown below in ~~strikeout~~, by deleting the text “Existing3 mobile dwellings” below the text “Home occupations and keeping of certain hooved animals in conjunction with permitted dwellings”.

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling units

Boarding and rooming houses
Home occupations and keeping of certain hooved animals in conjunction with permitted dwellings
~~Existing³ mobile dwellings~~
Bed and breakfasts
Daycare facilities for not more than fourteen (14) children and in conjunction with permitted single unit dwellings

6. Amending PART 6: RR-1 (RURAL RESIDENTIAL) ZONE, as shown below in ~~strikeout~~, by deleting footnote 3.

~~3 EXISTING USES means uses that were in existence on the effective date of this By-law in accordance with Section 90, and subsections (1) and (2) of the Planning Act, Statutes of Nova Scotia, 1989~~

7. Amending Section 7.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwelling" below the text "Auxiliary dwelling units".

Residential Uses

Single unit dwellings
Two unit dwellings
Auxiliary dwelling units
~~Mobile dwelling~~
Multi-unit dwellings up to three units
Boarding and rooming houses
Bed and breakfast establishments
Daycare facilities for not more than fourteen (14) children and in conjunction with permitted single unit dwellings

8. Amending Section 8.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwelling" below the text "Single unit dwellings".

Residential Uses

Single unit dwellings
~~Mobile dwellings~~
Two unit dwellings
Multi-unit dwellings
Boarding and rooming houses
Bed and breakfast establishments

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

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

Municipal Clerk

Attachment C-11:

Proposed LUB Amendments to the Land Use By-law for North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston is hereby amended as follows:

1. Amending Clause 2.17(c), as shown below in **bold**, by adding the text “, and includes a mobile dwelling” after the text “dwelling unit”.

(d) Dwelling, Single Unit means a building which is a completely detached dwelling unit, **and includes a mobile dwelling**.
2. Amending the Conservation Design Developments Policy located immediately below Subclause 3.17(c)(v), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter: (RC-Jun 25/14;E-Oct 18/14)

- (i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable.
3. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.18:

3.19 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

4. Amending Section 4.2A, as shown below in in **bold** and ~~strikeout~~, by:
 - a. Adding the text “or a backyard suite use” after the text “recreational use” and before the text “Where shipping” in Clause (a);
 - b. Adding the text “for non-recreational or non-residential use” after the text “a property” and before the text “the shipping container” in Clause (c); and
 - c. Repealing Clause (d);

4.2A SHIPPING CONTAINERS AS ACCESSORY BUILDINGS

- (a) Shipping containers may not be used as accessory buildings in the RA zone except in conjunction with a recreational use **or a backyard suite use**. Where shipping containers are permitted in other zones or in conjunction with a recreation use, applicable requirements for accessory buildings and applicable zone standards including those relating to setbacks, screening and landscaping shall apply.
- (b) Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street.

- (c) Where a shipping container is permitted to be placed on a property **for non-recreational or non-residential use**, the shipping container shall be fully screened from view through the use of landscaping, opaque fencing or a combination of fencing and landscaping.
- ~~(d) No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices.~~
5. Amending Section 4.30, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

4.30 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

6. Amending Subsection 6.1(a), as shown below in ~~strikeout~~, by deleting the text “Mobile dwellings, skirted” below the text “Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings”.

(a) Residential Uses

Bed and breakfast establishments
Boarding and rooming houses
Business uses in conjunction with permitted dwellings
Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
~~Mobile dwellings, skirted~~
Multi-unit dwellings containing up to four (4) dwelling units
Senior citizen housing
Single unit dwellings
Two unit dwellings

7. Amending Subsection 7.1(a), as shown below in ~~strikeout~~, by deleting the text “Existing mobile dwellings” below the text “Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings”.

(a) Residential Uses

Home Businesses (MDVCCC/HECC-Nov 19/01;E-Dec 16/01)
Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
~~Existing mobile dwellings~~
Group care facilities
Multi-unit dwellings containing up to four (4) dwelling units
Rooming and boarding houses
Row/townhouse dwellings containing up to four (4) dwelling units
Senior citizen housing
Single unit dwellings
Two unit dwellings

8. Amending Subsection 9.1(b), as shown below in ~~strikeout~~, by deleting the text “, including mobile dwellings on permanent foundations” after the text “Single unit dwellings”.

(b) Residential Uses

Single unit dwellings,~~including mobile dwellings on permanent foundations~~

9. Amending Section 14.1, as shown below in ~~strikeout~~, by deleting the text “, including mobile dwellings, skirted” after the text “Single unit dwellings”.

Residential Uses

Single unit dwellings,~~including mobile dwellings, skirted~~

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

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

Municipal Clerk

Attachment C-12:

Proposed LUB Amendments to the Land Use By-law for Planning District 4 (Prospect)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning District 4 (Prospect) is hereby amended as follows:

1. Amending Clause 2.25(c), as shown below in **bold** and ~~strikeout~~, by inserting a comma after the words “dwelling unit”, deleting the text “having a minimum width of any main wall of not less than twenty (20) feet (6.1m)” and replacing with the text “includes a mobile dwelling” after the text “dwelling unit and”.

(e) Dwelling, Single Unit means a building which is a completely detached dwelling unit, and ~~having a minimum width of any main wall of not less than twenty (20) feet (6.1 m)~~
includes a mobile dwelling.

2. Amending the Conservation Design Developments Policy located immediately below Subclause 3.16(j)(i), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter: (RC-Jun 25/14;E-Oct 18/14)

(i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable; and

3. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.17.

3.18 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

4. Amending Section 4.12A, as shown below in in **bold** and ~~strikeout~~, by:
 - a. Adding the text “with the exception of backyard suites” after the text “residential use” and before the text “Shipping containers” in Clause (a);
 - b. Adding the text "or non-residential" after the text “non-recreation” and before the text “use shall not” in Clause (a); and
 - c. Repealing Clause (c).

4.12A SHIPPING CONTAINERS

- (a) Shipping containers may not be used as accessory buildings on a property containing a residential use **with the exception of backyard suites**. Shipping containers may be used as accessory buildings only in an industrial or commercial zone, or in conjunction with a recreation use, pursuant to applicable requirements for

accessory buildings and pursuant to applicable zone standards including those relating to setbacks, screening and landscaping. Notwithstanding the foregoing, shipping containers intended for non-recreation **or non-residential** use shall not be permitted on any property which abuts a residential, park or institutional zone.

- (b) Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street.
- (c) ~~Shipping containers may only be used for storage purposes related to the main use of land. No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices.~~
- (d) Notwithstanding the foregoing, shipping containers can be used temporarily for tool storage on construction sites as per the conditions set out in Section 4.14.

5. Amending Section 4.34, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “any zone requirements”.

4.34 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

6. Amending Section 18.1, as shown below in ~~strikeout~~, by deleting the text “Mobile homes” below the text “Single unit dwellings”.

Residential Uses

Single unit dwellings

~~Mobile homes~~

Auxiliary dwelling units within single unit dwellings

Two unit dwellings

Home business uses

7. Amending Section 21.1, as shown below in ~~strikeout~~, by deleting the text “Mobile homes on individual lots” below the text “Auxiliary dwelling unit within single unit dwellings”.

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling unit within single unit dwellings

~~Mobile homes on individual lots~~

Home business uses

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

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

Municipal Clerk

Attachment C-13:

Proposed LUB Amendments to the Land Use By-law for Planning District 5 (Chebucto Peninsula)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning District 5 (Chebucto Peninsula) is hereby amended as follows:

1. Amending Clause 2.18(c), as shown below in **bold** and ~~strikeout~~, by deleting the text “having a minimum width between any main walls of not less than twenty (20) feet (6.1m)” and replacing with the text “includes a mobile dwelling” after the text “dwelling unit, and”.

(c) Dwelling, Single Unit means a building which is a completely detached dwelling unit, ~~and having a minimum width of any main wall of not less than twenty (20) feet (6.1 m)~~
includes a mobile dwelling.

2. Amending Section 2.18, as shown below in **bold** and ~~strikeout~~, by:
 - a. Repealing Clause 2.18(h); and
 - b. Inserting a new definition for Mobile Dwelling immediately following 2.18(g).

~~(h) Dwelling, Mobile means any dwelling unit that is designed to made mobile on a temporary basis and having a width greater than thirteen (13) feet but no more than nineteen and one half (19.5) feet and a length no less than thirty three (33) feet but no more than sixty nine (69) feet.~~

(ha) Dwelling, Mobile means a prefabricated detached dwelling, designed for transportation on its own chassis and wheels to a site where it is to be occupied as a dwelling, complete and ready for occupancy (except for minor and incidental unpacking or assembly operations). A mobile home shall be considered to be a mobile home whether or not the chassis or wheels are removed. This definition excludes the modular type of a prefabricated dwelling where separate units are joined together on site to form the complete dwelling unit. For further clarity, a mobile home use does not include a recreational vehicle.

3. Amending the Conservation Design Developments Policy located immediately below Clause 3.6(k), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter: (RC-Jun 25/14;E-Oct 18/14)

(i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable; and

4. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.7:

3.8 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

5. Amending Section 4.13A, as shown below in **bold** and ~~strikeout~~, by:
- Adding the text “with the exception of backyard suites” after the text “residential use” and before the text “Shipping containers” in Clause (a);
 - Adding the text “or non-residential” after the text “non-recreation” and before the text “use shall not” in Clause (a); and
 - Repealing Clause (c).

4.13A SHIPPING CONTAINERS

- Shipping containers may not be used as accessory buildings to a residential use **with the exception of backyard suites**. Shipping containers may be used as accessory buildings only in an industrial or commercial zone, or in conjunction with a recreation use, pursuant to applicable requirements for accessory buildings and pursuant to applicable zone standards including those relating to setbacks, screening and landscaping. Notwithstanding the foregoing, shipping containers intended for non-recreation **or non-residential** use shall not be permitted on any property which abuts a residential, park or institutional zone.
 - Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street.
 - ~~No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices.~~
6. Amending Section 4.34, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “any zone requirements”.

4.34 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

7. Amending Section 6.1, as shown below in ~~strikeout~~, by deleting the text “; Existing mobile dwellings” after the text “Existing two unit dwellings”.

6.1 R-1 USES PERMITTED

No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

Single unit dwellings;
Home occupations in conjunction with permitted dwellings;
Day care facilities for not more than seven (7) children and in conjunction with dwellings;
Fishery support uses;
Open space uses;
Existing two unit dwellings;
~~Existing mobile dwellings.~~

8. Amending Section 7.1, as shown below in ~~strikeout~~, by deleting the text “; Existing mobile dwellings” after the text “Fishery support uses”.

7.1 R-2 USES PERMITTED

No development permit shall be issued in any R-2 (Two Unit Dwelling) Zone except for the following:

Single unit dwellings;
Two unit dwellings;
Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings except in two unit dwellings where each unit is held under separate title;
Home occupations in conjunction with permitted dwellings;
Open space uses;
Fishery support uses;
~~Existing mobile dwellings.~~

9. Amending Section 8.1, as shown below in ~~strikeout~~, by deleting the text “; Existing mobile dwellings” after the text “Fishery support uses”.

8.1 R-2a USES PERMITTED

No development permit shall be issued in any R-2a (Residential Home Occupation) Zone except for the following:

Single unit dwellings;
Two unit dwellings;
Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings except in two unit dwellings where each unit is held under separate title;
Home occupations in conjunction with permitted dwellings;
Bed and breakfast;
Open space uses;
Fishery support uses;
~~Existing mobile dwellings.~~

10. Amending Section 9.1, as shown below in ~~strikeout~~, by deleting the text “Existing mobile dwellings” below the text “Private hunting and fishing camps”.

9.1 R-6 USES PERMITTED

No development permit shall be issued in any R-6 (Rural Residential) Zone except for the following:

Single unit dwellings;
Two unit dwellings;
Private hunting and fishing camps;
~~Existing mobile dwellings;~~
Day Care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;
Business uses in conjunction with permitted dwellings;
Bed and breakfasts;
Recreation uses;
Open space uses;
Restricted agricultural uses;
Forestry or woodlot uses, no processing;

Fishery support and aquaculture uses including retail and wholesale outlets for fish and fish products.

Arts and craft shops

11. Amending Section 10.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwellings;" below the text "Private hunting and fishing camps."

10.1 R-6a USES PERMITTED

No development permit shall be issued in any R-6a (Rural Mixed Residential) Zone except for the following:

Single unit dwellings;

Two unit dwellings;

Private hunting and fishing camps;

~~Mobile dwellings;~~

Day Care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

Business uses in conjunction with permitted dwellings;

Bed and breakfasts;

Recreation uses;

Open space uses;

Restricted agricultural uses;

Forestry or woodlot uses, no processing;

Fishery support and aquaculture uses including retail and wholesale outlets for fish and fish products.

12. Amending Section 11.1, as shown below in ~~strikeout~~, by deleting the text "Existing mobile dwellings" below the text "Two unit dwellings".

No development permit shall be issued in any R-6a (Rural Mixed Residential) Zone except for the following:

Single unit dwellings;

Two unit dwellings;

~~Existing mobile dwellings~~

Fishery support uses;

Home occupations in conjunction with permitted dwellings;

Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings;

Open space uses;

Bed and Breakfast uses not exceeding three bedrooms in conjunction with permitted dwellings;

Recreation uses.

13. Amending Section 12.1, as shown below in ~~strikeout~~, by deleting the text "Existing mobile dwellings;" below the text "Two unit dwellings"

Residential Uses

Single unit dwellings;

Two unit dwellings;

~~Existing mobile dwellings;~~

Home occupations.

14. Amending Section 18.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwellings and" before the text "single unit dwellings" and capitalizing "Single".

18.1 C-5 USES PERMITTED

No development permit shall be issued in any R-6a (Rural Mixed Residential) Zone except for the following:

All uses permitted in the C-2 Zone, except single and two unit dwellings.

Any industrial, assembly, manufacturing operation or cannabis production facility which is conducted and wholly contained within a building and which does not involve process water treatment;

Service industries;

General contracting storage yards and services;

Machinery sales and service outlets;

Service stations;

Trucking, landscaping and excavating services;

Automotive repair outlets and auto body shops;

Warehouses;

Hotels and motels;

Restaurants including drive-in and take out restaurants;

Outdoor display courts;

All uses permitted in the P-2 (Community Facility) Zone;

~~Mobile dwellings and~~ Single unit dwellings which are accessory to any permitted use.

Composting operations (see section 4.29)

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

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

Municipal Clerk

Attachment C-14:

**Proposed LUB Amendments to the Land Use By-law for
Planning Districts 1 and 3 (St. Margaret's Bay)**

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 1 and 3 (St. Margaret's Bay) is hereby amended as follows:

1. Amending Clause 2.22(c), as shown below in **bold** and ~~strikeout~~, by deleting the text "having a minimum width between any main walls of not less than twenty (20) feet (6.1m)" and replacing with the text ", and includes a mobile dwelling" after the text "dwelling unit and".

(c)Dwelling, Single Unit means a building which is a completely detached dwelling unit, **and includes a mobile dwelling** ~~having a minimum width between any main walls of not less than twenty (20) feet (6.1 m).~~

2. Amending Subclause 3.6(p)(i), as shown below in **bold** and ~~strikeout~~, by deleting the text "S-14, S-15, S16, and S-17" and replacing with the text "S-14A, S-14B, S-15A, S-15B, S-16A, S-17A" after the text "with policies" and before the text "of the".

(i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable;

3. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.7:

**3.8 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE
PROPERTIES**

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

4. Amending Section 4.13A, as shown below in in **bold** and ~~strikeout~~, by:
 - a. Adding the text "with the exception of backyard suites" after the text "residential use" and before the text "Shipping containers" in Clause (a);
 - b. Adding the text "or non-residential" after the text "non-recreation" and before the text "use shall not" in Clause (a); and
 - c. Repealing Clause (c).

4.13A SHIPPING CONTAINERS

- (a) Shipping containers may not be used as accessory buildings on a property containing a residential use **with the exception of backyard suites**. Shipping containers may be used as accessory buildings only in an industrial or commercial zone, or in conjunction with a recreation use, pursuant to applicable requirements for accessory buildings and pursuant to applicable zone standards including those relating to setbacks, screening and landscaping. Notwithstanding the foregoing, shipping containers intended for non-recreation **or non-residential** use shall not be permitted on any property which abuts a residential, park or institutional zone.

- (b) Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street.
 - (c) ~~Shipping containers may only be used for storage purposes related to the main use of land. No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices.~~
 - (d) Notwithstanding the foregoing, shipping containers can be used temporarily for tool storage on construction sites as per the condition set out in Section 4.14.
5. Amending Section 4.34, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

4.34 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

6. Amending Section 11.1, as shown below in ~~strikeout~~, by deleting the text “Mobile dwellings skirted” below the text “Two unit dwelling”.

Residential Uses

Single unit dwellings

Two unit dwellings

~~Mobile dwellings skirted~~

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Boat houses

7. Amending Section 11B.1, as shown below in ~~strikeout~~, by deleting the text “Mobile homes existing on June 24, 2014” below the text “A maximum of twelve (12) dwelling units in a commercial or institutional building”.

Residential Uses

Single unit dwellings

Semi-detached dwellings

Auxiliary dwelling units

Two unit dwellings

Multiple unit dwellings with a maximum of twelve (12) units

Townhouse dwellings with a maximum of twelve (12) units

A maximum of twelve (12) dwelling units in a commercial or institutional building

~~Mobile homes existing on June 24, 2014~~

8. Amending Section 15.1, as shown below in ~~strikeout~~, by deleting the text “Mobile homes skirted” below the text “Two unit dwellings”.

Residential Uses

Single unit dwellings

Two unit dwellings

~~Mobile homes skirted~~

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
Business uses in conjunction with permitted dwellings

9. Amending Section 17.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwellings" below the text "Two unit dwellings".

Residential Uses
Single unit dwellings
Two unit dwellings
~~Mobile dwellings~~
Business uses in conjunction with permitted dwellings

10. Amending Section 18.1, as shown below in ~~strikeout~~, by deleting the text "Mobile dwellings" below the text "Two unit dwellings".

Residential Uses
Single unit dwellings
Two unit dwellings
~~Mobile dwelling units~~
Businesses uses in conjunction with permitted dwellings

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

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

Municipal Clerk

Attachment C-15:

**Proposed LUB Amendments to the
Land Use By-law for Planning Districts 14 and 17 (Shubenacadie Lakes)**

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 14 and 17 (Shubenacadie Lakes) is hereby amended as follows:

1. Amending Clause 2.24(c), as shown below in **bold**, by adding the text “, and includes a mobile dwelling” after the text “dwelling unit”.

(c) **Dwelling, Single Unit** means a building which is a completely detached dwelling unit, **and includes a mobile dwelling**.
2. Repealing Subclause (vi) under Section 11 of PART 2A: DEFINITONS FOR THE CI AND GI ZONE, as shown below, in ~~strikeout~~.

~~vi. salvage yards;~~
3. Repealing Subsection 3.6 (ca)(i) and amending the Conservation Design Developments Policy in Subclause 3.6(ca), as shown below in ~~strikeout~~.

(ca) Expansion of existing salvage operations according to Policy P-120.
~~As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development Planning on lands designated Rural Commuter (RC Jun 25/14;E Oct 18/14), except within the NEF30 Contour (Map 3) of the Planning Districts 14 & 17 MPS: (RC Jan 26/16;E Apr 2/16)~~
~~(i) Conservation Design Developments in accordance with policies S 14, S15, S 16 and S 17 of the Regional Municipal Planning Strategy, as applicable. (RC Jun 25/14;E Oct 18/14)~~
4. Repealing Clause 3.6(cb) and Subsections 3.6(cb)(i) and 3.6(cb)(ii) as shown below in ~~strikeout~~.

(cb) ~~As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter: (RC Jun 25/14;E Oct 18/14)~~
~~(i) a mix of residential, associated community facilities, home based offices, day cares, small scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per hectare, as per policy S 15 of the Regional Municipal Planning Strategy; and (RC Jun 25/14;E Oct 18/14)~~
~~(ii) a mix of residential, associated community facilities, home based offices, day cares, small scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S 16 of the Regional Municipal Planning Strategy. (RC Jun 25/14;E Oct 18/14)~~
5. Amending Section 3.6, as shown below in **bold**, by inserting the following new Clause after Clause 3.6(ca).

(cc) Conservation Design Developments may be considered by development agreement on lands designated Rural Commuter, except within the NEF30 Contour (Map 3) of the Planning Districts 14 & 17 MPS, in accordance with policies S-14A, S15A, S-15B, S-16A and S-17A of the Regional Municipal Planning Strategy, as applicable.

6. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.6:

3.6A DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

7. Amending Section 4.35, as shown in ~~strikeout~~ below, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

4.35 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

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

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

Municipal Clerk

Attachment C-16:

**Proposed LUB Amendments to the
Land Use By-law for Planning Districts 8 and 9 (Lake Echo/Porters Lake)**

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 8 and 9 (Lake Echo/Porters Lake) is hereby amended as follows:

1. Amending Clause 2.15(d), as shown below in **bold**, by adding the text “, and includes a mobile dwelling” after the text “dwelling unit.”

(d) Dwelling, Single Unit means a building which is a completely detached dwelling unit, **and includes a mobile dwelling.**

2. Amending the Conservation Design Developments Policy located immediately below Clause 3.6(c), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter: (RC-Jun 25/14;E-Oct 18/14)

(i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable;

3. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.7:

3.8 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

4. Amending Section 4.30, as shown in ~~strikeout~~ below, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

4.30 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

5. Amending Section 12.1, as shown below in ~~strikeout~~, by deleting the text “Mobile dwellings;” below the text “Residential Uses”.

Residential Uses

~~Mobile dwellings;~~

Single unit dwellings;

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings; and

Business uses except kennels in conjunction with permitted dwellings.

6. Amending Section 15.1, as shown below in strikeout, by deleting the text "Mobile dwellings;" below the text "Single unit dwellings".

Residential Uses

Single unit dwellings;

~~Mobile dwellings;~~

Two unit dwellings;

Rooming and boarding houses;

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings; and

Business uses in conjunction with permitted dwellings.

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

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

Municipal Clerk

Attachment C-17:

Proposed LUB Amendments to the Regional Centre Land Use By-Law

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Regional Centre Land Use By-law is hereby further amended as follows:

1. Amending Table 1A, as shown below in ~~strikeout~~, by deleting the entire row identified by the text "Mobile Home" under the "RESIDENTIAL" heading of the Table.

RESIDENTIAL	DD	DH	CEN-2	CEN-1	COR	HR-2	HR-1
Single-unit dwelling use	●	●	●	●	●	21	15
Semi-detached dwelling use	●	●	●	●	●		15
Townhouse dwelling use	●	●	●	●	●	15	15
Two-unit dwelling use	●	●	●	●	●	21	15
Three-unit dwelling use	●	●	●	●	●	15	15
Multi-unit dwelling use	●	●	●	●	●	15	15
Secondary suite use	●	●	●	●	●	15	15
Backyard suite use	●	●	●	●	●	15	15
Small shared housing use	●	●	●	●	●	15	15
Large shared housing use	●	●	●	●	●	15	15
~~Mobile home use~~							
Bed and breakfast use	●	●	●	●	●	15	15
Home occupation use	●	●	●	●	●	15	15
Home office use	●	●	●	●	●	15	15
Work-live unit use	●	●	●	●	●	15	15
Grade-related dwelling unit use	●	●	●	●	●	15	15
Model suite use	●	●	●	●	●	15	15
Cluster housing use					21	21	21

2. Amending Table 1B, as shown below in ~~strikeout~~, by deleting the entire row identified by the text "Mobile Home" under the "RESIDENTIAL" heading of the Table.

RESIDENTIAL	ER-3	ER-2	ER-1	CH-2	CH-1
Single-unit dwelling use	●	15	15	●	●
Semi-detached dwelling use	●	15			
Townhouse dwelling use	●				
Two-unit dwelling use	●	15	6 14		
Three-unit dwelling use	●		6 14		
Multi-unit dwelling use	22		14		
Secondary suite use	●	15	15		
Backyard suite use	●	15	15		
Small shared housing use	●	15	21 15	●	●
Large shared housing use					
~~Mobile home use~~				—●—	
Bed and breakfast use	●	15	15		
Home occupation use	●	15	15	●	●
Home office use	●	15	15	●	●
Work-live unit use					
Grade-related dwelling unit use					
Model suite use					
Cluster housing use				●	●

3. Amending Table 1C, as shown below in ~~strikeout~~, by deleting the entire row identified by the text “Mobile Home” under the “RESIDENTIAL” heading of the Table.

RESIDENTIAL	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Single-unit dwelling use											
Semi-detached dwelling use											
Townhouse dwelling use											
Two-unit dwelling use											
Three-unit dwelling use											
Multi-unit dwelling use				⑧							
Secondary suite use											
Backyard suite use											
Small shared housing use				●				●			
Large shared housing use				●				●			
~~Mobile home use~~											
Bed and breakfast use											
Home occupation use											
Home office use											
Work-live unit use											
Grade-related dwelling unit use				⑧							
Model suite use	●										
Cluster housing use											

4. Amending Table 1D, as shown below in ~~strikeout~~, by deleting the entire row identified by the text “Mobile Home” under the “RESIDENTIAL” heading of the Table.

RESIDENTIAL	HCD-SV
Single-unit dwelling use	●
Semi-detached dwelling use	②①
Townhouse dwelling use	②①
Two-unit dwelling use	①⑤
Three-unit dwelling use	①⑤
Multi-unit dwelling use	⑨ ①⑦ ①⑧
Secondary suite use	●
Backyard suite use	●
Small shared housing use	●
Large shared housing use	
~~Mobile home use~~	
Bed and breakfast use	●
Home occupation use	●
Home office use	●
Work-live unit use	
Grade-related dwelling unit use	
Model suite use	
Cluster housing use	

5. Amending Section 236, as shown below in ~~strikeout~~, by:
- Deleting the colon after the words “meet”;
 - Repealing Clause (a); and
 - Deleting the text “for all other uses,” in Clause (b) before the text “the built form”.

236 With the exception of main buildings within a heritage conservation district, any main building erected, constructed, reconstructed, altered, or located, or an addition to any main building, within a CH-2 or CH-1 zone shall meet:

~~(a) for a mobile home use, the requirements of By-law M-200 (City of Dartmouth) Respecting Mobile Homes and Mobile Home Parks; or~~

~~(b) for all other uses, the built form and siting requirements of this Chapter.~~

6. Amending Section 335, as shown below in **bold** and ~~strikeout~~, by:

- a. Repealing Subsection (1);
- b. Deleting “, dwelling unit, or a backyard suite use” after the word “office” and before the period in Subsection (2);
- c. Inserting new Subsection (2.4);
- d. Inserting new Subsection (2.5); and
- e. Deleting the text “a UC-2, UC-1, DND, or H zone” and replacing with the text “All other zones” after the text “In” and before the text “, a shipping container” in Subsection (4);

General Requirements for Shipping Containers

335

~~(1) Subject to Section 336, a shipping container shall not be located in any DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, ER-3, ER-2, ER-1, CH-2, CH-1, INS, WA, CDD-2, or CDD-1 zone.~~

~~(2) Subject to Subsection 336(2), a shipping container shall not be used to contain an office use, dwelling unit, or a backyard suite use.~~

(2.4) Subject to Section 336, shipping containers may be used as a dwelling unit, including as a backyard suite use, in any DD, DH, CEN-2, CEN-1, HR-2, HR-1, ER-3, ER-2, ER-1, CH-2, CH-1, CDD-2, CDD-1, INS, or H zone.

(2.5) Subject to Section 336, in any DD, DH, CEN-2, CEN-1, HR-2, HR-1, ER-3, ER-2, ER-1, CH-2, CH-1, CDD-2, CDD-1, or INS zone, shipping containers shall not be used as an accessory structure, other than for a backyard suite use where permitted in Subsection 335(2.4).

(3) In a CLI, LI, HRI, PCF, or RPK zone, a shipping container shall have a minimum required front or flanking setback as specified on Schedule 18.

(4) In ~~a UC-2, UC-1, DND, or H zone~~ **all other zones**, a shipping container shall not be located within a front or flanking yard.

7. Amending Subsection 499(234), as shown below in **bold**, by adding the text “, and includes a mobile home use” after the text “dwelling unit.”

(234) Single-Unit Dwelling Use means a detached building containing one dwelling unit, **and includes a mobile home use.**

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

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

Municipal Clerk

Attachment C-18:

Proposed LUB Amendments to the Land Use By-law for Sackville Drive

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Sackville Drive is hereby amended as follows:

1. Amending PART 5: USES PERMITTED BY DEVELOPMENT AGREEMENT, as shown below in **bold**, by inserting the following after Section 1.
 2. **Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.**
2. Amending Section 41 of Part 6, as shown in ~~strikeout~~ below, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

41. Public Transit Facilities

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

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

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

Municipal Clerk

Attachment C-19:

Proposed LUB Amendments to the Land Use By-law for Sackville

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Sackville hereby amended as follows:

1. Amending Clause 2.19(c), as shown below in ~~strikeout~~ and **bold** by adding a comma after the words “dwelling unit” and deleting the text “having a minimum width of any main wall of not less than twenty (20) feet (6.1m)” and replacing with the text “includes a mobile dwelling”.

(c) Dwelling, Single Unit means a building which is a completely detached dwelling unit, and ~~having a minimum width of any main wall of not less than twenty (20) feet (6.1 m)~~ **includes a mobile dwelling**.
2. Amending Subclause 3.6(xxviii)(i), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” and replacing with the text 14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

(i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable.
3. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.6:

3.7 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

4. Amending Section 4.11A, as shown in **bold** and ~~strikeout~~, by:
 - a. Adding the text “with the exception of backyard suites” after the text “residential use” and before the text “Shipping containers” in Clause (a);
 - b. Adding the text “or non-residential” after the text “non-recreation” and before the text “use shall not” in Clause (a); and
 - c. Repealing Clause (c).

4.11A SHIPPING CONTAINERS AS ACCESSORY BUILDINGS

- a) Shipping containers may not be used as accessory buildings to a residential use **with the exception of backyard suites**. Shipping containers may be used as accessory buildings only in an business park zone, or in conjunction with a recreation use, pursuant to applicable requirements for accessory buildings and pursuant to applicable zone standards including those relating to setbacks, screening and landscaping. Notwithstanding the foregoing, shipping containers intended for non-recreation **or non-residential** use shall not be permitted on any property which abuts a residential, park or institutional zone or use.

- b) Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street.
 - c) ~~No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices.~~
5. Amending Section 4.34, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

4.34 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

6. Amending Section 9.1, as shown below in ~~strikeout~~, by deleting the text “Mobile dwellings” below the text “Residential Uses”.

Residential Uses

~~Mobile dwellings~~

Single unit dwellings

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Bed and breakfasts in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

7. Amending Section 19.1, as shown below in ~~strikeout~~, by deleting the text “, excluding a mobile dwelling” after the text “with a cemetery”.

Open Space Uses

Public and private parks and playgrounds

Recreation uses

Cemeteries

Historic sites

A single unit dwelling in conjunction with a cemetery, ~~excluding a mobile dwelling~~

8. Amending Section 20.1, as shown below in ~~strikeout~~, by deleting the text “, excluding a mobile dwelling” after the text “with a cemetery”

Open Space Uses

Public and private parks and playgrounds

Recreation uses

Cemeteries

Day camps

Historic sites and monuments

A single unit dwelling in conjunction with a cemetery, ~~excluding a mobile dwelling~~

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

GIVEN under the hand of the Municipal Clerk and under the Corporate

Seal of the said Municipality this _____ day of
_____, A.D., 20_____.

Municipal Clerk

Attachment C-20:

Proposed LUB Amendments to the Land Use By-law for Timberlea/Lakeside/Beechville

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Timberlea/Lakeside/Beechville is hereby amended as follows:

1. Amending Clause 2.16(c), as shown below in **bold** and ~~strikeout~~, by inserting a comma after the words “dwelling unit” and deleting the text “having a minimum width of any main wall of not less than twenty (20) feet (6.1m), and replacing with the text “includes a mobile dwelling”.
- (c) Dwelling, Single Unit means a building which is a completely detached dwelling unit, and ~~having a minimum width of any main wall of not less than twenty (20) feet (6.1 m)~~ **includes a mobile dwelling.**
2. Amending the Conservation Design Developments Policy located immediately below Clause 3.6(m), as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S16, and S-17” after the text “with policies” and before the text “of the” and replacing with the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “with policies” and before the text “of the”.

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter: (RC-Jun 25/14;E-Oct 18/14)

- (i) Conservation Design Developments in accordance with policies **S-14A, S-14B, S-15A, S-15B, S-16A, S-17A** ~~S-14, S-15, S16 and S-17~~ of the Regional Municipal Planning Strategy, as applicable.
3. Amending Part 3, as shown below in **bold**, by inserting the following new Section after Section 3.6:

3.7 DEVELOPMENT AGREEMENTS FOR REGISTERED HERITAGE PROPERTIES

Development that is not otherwise permitted in this By-law may be permitted by development agreement on a registered heritage property, in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

4. Amending Section 4.13A, as shown in **bold** and ~~strikeout~~, by:
 - a. Adding the text “with the exception of backyard suites” after the text “residential use” and before the text “Shipping containers” in clause (a);
 - b. Adding the text “or non-residential” after the text “non-recreation” and before the text “use shall not” in Clause (a); and
 - c. Repealing Clause (c).

4.13A SHIPPING CONTAINERS

- a) Shipping containers may not be used as accessory buildings to a residential use **with the exception of backyard suites.** Shipping containers may be used as accessory buildings only in an industrial or commercial zone, or in conjunction with a recreation use, pursuant to applicable requirements for accessory buildings and pursuant to applicable zone standards including those relating to

setbacks, screening and landscaping. Notwithstanding the foregoing, shipping containers intended for non-recreation **or non-residential** use shall not be permitted on any property which abuts a residential, park or institutional zone.

- b) Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street.
- c) ~~No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices.~~

- 5. Amending Section 4.35, as shown below in ~~strikeout~~, by deleting the text “with frontage on minor and major collector roads, arterial roads and expressways” after the text “in all zones” and before the text “and shall not”.

4.35 PUBLIC TRANSIT FACILITIES

Public transit facilities shall be permitted in all zones ~~with frontage on minor and major collector roads, arterial roads and expressways~~ and shall not be required to conform to any zone requirements.

- 6. Amending Section 9.1, as shown below in ~~strikeout~~, by deleting the text “Mobile dwellings erected on permanent foundations” below the text “Residential Uses.”

Residential Uses

~~Mobile dwellings erected on permanent foundations~~

Existing mobile home parks

Single unit dwellings

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

Business uses in conjunction with permitted dwellings

- 7. Amending Section 17.1, as shown below in ~~strikeout~~, by deleting the text “Mobile dwellings erected on permanent foundations” below the text “Single unit dwellings”.

Residential Uses

Single unit dwellings

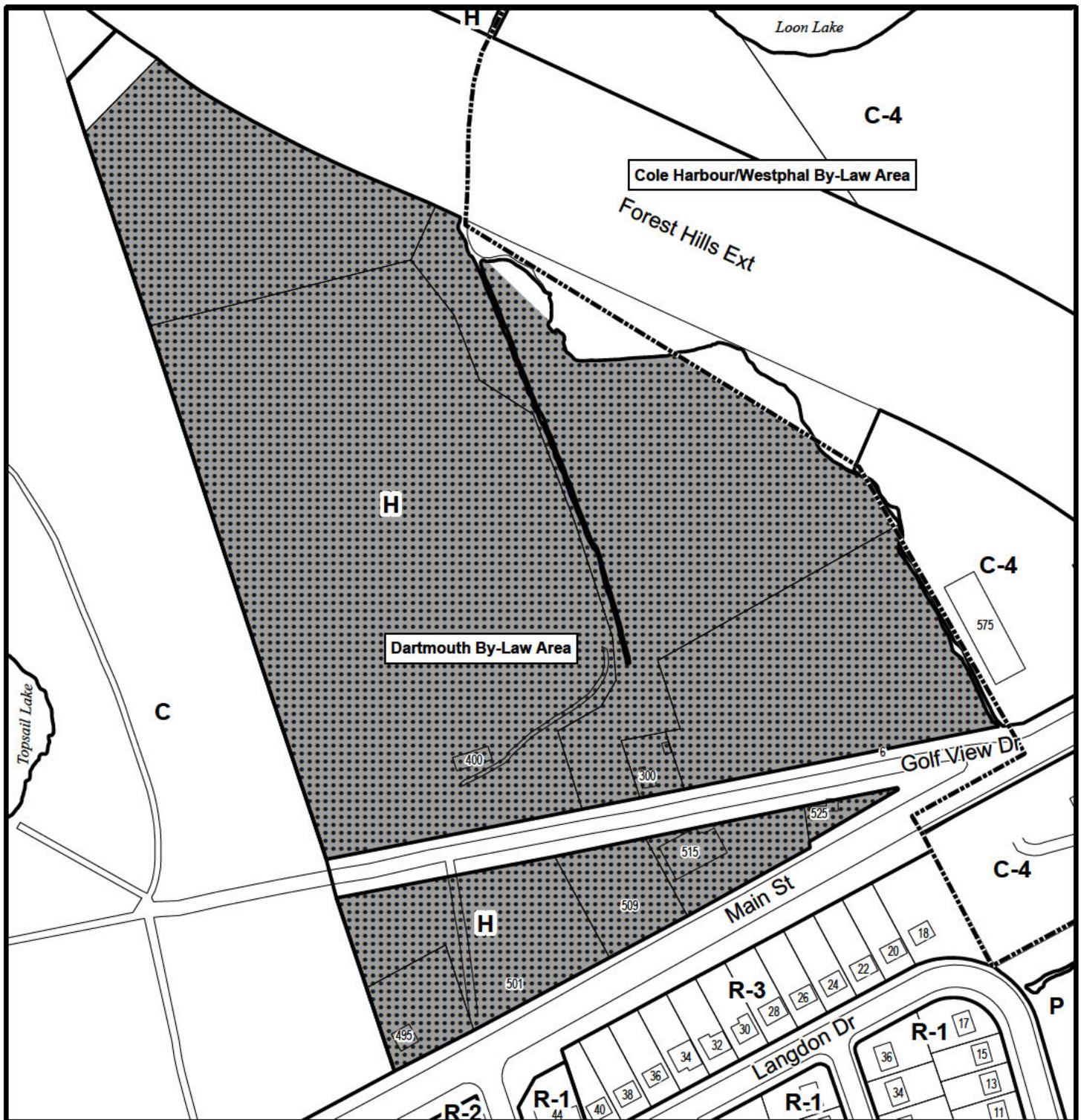
~~Mobile dwellings erected on permanent foundations~~

Two unit dwellings.

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

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

Municipal Clerk



Schedule C-1

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

 Area rezoned from
H (Holding) to CDD (Comprehensive
Development District)

Dartmouth & Cole Harbour / Westphal
Land Use By-Law Areas

Zone

DART	C	Conservation
	H	Holding
	P	Park
	R-1	Single Family Residential
	R-3	Multiple Family Residential (Medium Density)
CHW	C-4	Highway Commercial



HALIFAX

0 40 80 m

This map is an unofficial reproduction of
a portion of the Zoning Map for the plan
area indicated.

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