

**ATTACHMENT A - REVISED**

**Proposed Amendments to the Regional Municipal Planning Strategy**

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

1. Amending Map 2 Generalized Future Land Use, to re-designate the lands from Rural Commuter to Urban Settlement as shown on Schedules A-1, A-2, A-3, A-4, and A-6 attached hereto.
2. Amending Map 2 Generalized Future Land Use, to re-designate the lands from Open Space and Natural Resources to Urban Settlement as shown on Schedule A-5 attached hereto.
3. Amending clause (b) of Policy E-6 as shown below in **bold** and ~~strikeout~~ to delete the text “3.4.1” and replace with the text “3.4.1.A”:

(b) Classic Conservation Design Developments as provided for under Section ~~3.4.1~~ **3.4.1.A** of this Plan; and

4. Amending Subsection 2.3.3 Riparian Buffers as shown below in **bold** by:
  - a. Amending Policy E-18 by adding the words “Subject to E-18A” to the beginning of the policy; and
  - b. Inserting new policy E-18A, immediately following Policy E-18.

E-18 **Subject to E-18A**, HRM shall, through the applicable land use by-law, relax the riparian buffer requirement for lots in existence on August 26, 2006, where otherwise development would be prohibitive. No relaxation to the buffer shall be permitted for lots created after August 26, 2006.

**E-18A HRM shall, through the Eastern Passage/ Cow Bay Land Use By-Law, relax the riparian buffer requirement for Cow Bay Lake for lots created or approved after August 26, 2006 and before [INSERT DATE OF COUNCIL’S FIRST NOTICE OF ITS INTENTION TO ADOPT THIS POLICY].**

5. Amending Policy S-2, as shown below in **bold** and ~~strikeout~~, by:
  - a. Deleting the text “and” in clause (a);
  - b. Deleting the period, adding the semicolon, and adding the text “and” to clause (b);
  - c. And inserting new clause (c) and subsections (i), (ii), (iii), and (iv).

S-2 Where requests are received to initiate secondary planning for any of the areas identified above as potential growth areas, consideration shall be given to:

- (a) the need for additional lands and the fiscal implications to HRM and Halifax Water and their capacity to meet additional financial commitments; ~~and~~
- (b) the implications for achieving the HRM growth targets-; **and**
- (c) **the future organization of land use and management of land, including the scale, location, density and form of development, so that:**

- (i) the protection of environmental or cultural features of significance on the lands is considered, including wildlife corridors, the urban forest, wet areas, wetlands and watercourses;
  - (ii) the integrity of regional parks or federal and provincial wilderness areas adjacent to the lands are maintained, including the functioning of shared environmental, recreational or cultural features;
  - (iii) the movements of pedestrians and transit service are prioritized over car-oriented design, including the connections to surrounding community; and
  - (iv) the design includes community-scale or site-level green infrastructure, renewable energy and other climate mitigation design elements.
6. Amending (j) of Policy S-11, as shown below in **bold** and ~~strikeout~~, by:
- a. Deleting the text “G-14” and replacing the text with “G-15” after the text “in policy” and before the words “of this plan”.
- (j) any applicable matter as set out in policy **G-15** ~~G-14~~ of this Plan.
7. Amending Subsection 3.3 PLANNING AND DESIGN FOR GROWTH CENTRES in CHAPTER 3: SETTLEMENT AND HOUSING, as shown below in **bold**, by inserting a new subsection 3.3.1 Opportunity Sites, immediately following Policy S-13:

### **3.3.1 Opportunity Sites**

The second Regional Plan Review considered several requests for mixed-use development on large parcels of land. These sites present an opportunity for new housing development that is needed to support the significant demand for housing of all types across the Municipality. Additional work is required to determine the appropriate planning tools to be used to regulate development, and the appropriate future land uses and densities. Future amendments will be prepared and may be incorporated into this Plan and the applicable Secondary Municipal Planning Strategy.

**S-13A Notwithstanding the provisions of the Planning District 4 Secondary Municipal Planning Strategy, HRM may undertake a neighbourhood planning process for the Halifax Exhibition Centre Plans (PIDs 40600728, 41457987, and 41432642). When considering this planning process, Council shall consider the following:**

- (a) that the proposal envisions a mixed-use neighbourhood that will provide a range of housing types and dwelling unit types, places of employment, and services where daily needs of residents can be met;
- (b) that a public participation program provides diverse and inclusive opportunities for public engagement during the planning process;

- (c) opportunities to coordinate with the ongoing planning for the expansion of the Ragged Lake Industrial Park, with particular regard to the transportation network and water and wastewater servicing infrastructure;
- (d) the relationship of the site to surrounding uses and neighbourhoods, including the Prospect Road area, Long Lake Provincial Park, Western Common Wilderness area, and the Ragged Lake Industrial Park;
- (e) if required, a land suitability assessment that identifies vulnerable landforms, sensitive ecological features and climate hazards, including any wetlands, watercourses, flood prone areas, steep slopes, forest cover, contaminated sites, and wildlife habitats and corridors;
- (f) if required, a culture and heritage assessment that identifies and evaluates culture and heritage resources located on or adjacent to the opportunity site;
- (g) if required, a baseline infrastructure study that assesses existing transportation infrastructure assets and constraints (using a multi-modal level of service analysis), and existing wastewater and water services infrastructure capacity and constraints;
- (h) overall development densities and building massing;
- (i) the classes of land uses permitted;
- (j) phasing of development ensuring a variety of uses are provided within the first buildings constructed on the site;
- (k) the use and conservation of energy;
- (l) the adequacy of proposed and existing public parks, open spaces and community recreation facilities that meet the objectives of this Plan and the Halifax Green Network Plan;
- (m) the development's transportation network prioritizes walking, the easy use of mobility devices, cycling and transit and allows for connections to surrounding neighbourhoods; and
- (n) applicable direction contained in this Plan and Council approved Priority Plans.

**S-13B** HRM may permit mixed-use development in the Bedford Commons area (PIDs 00416222, 41214404, 41214370, 41240276, 00428458). When considering this planning process, Council shall consider the following:

- (a) that the proposal envisions a mixed-use neighbourhood that will provide a range of housing types and dwelling unit types, places of employment, and services where daily needs of residents can be met;
- (b) the relationship of the site to surrounding uses and neighbourhoods, including the existing commercial and industrial development in the area;
- (c) overall development densities and building massing;
- (d) the classes of land uses permitted;
- (e) phasing of development;
- (f) the use and conservation of energy;
- (g) the adequacy of public parks, open spaces and community recreation facilities that meet the objectives of this Plan and the Halifax Green Network Plan;

- (h) the development's transportation network prioritizes walking, the easy use of mobility devices, cycling and transit and allows for connections to surrounding neighbourhoods; and
- (i) applicable direction contained in this Plan and Council approved Priority Plans.

8. Amending CHAPTER 3: SETTLEMENT AND HOUSING, as shown below in **bold** and ~~strikeout~~, by:

- a. repealing Subsection 3.4.1. and Table 3-4 and associated footnotes 16, 17, and 18; and
- b. inserting the new preamble, new policies, and new Table 3.4A immediately following Section 3.4 and before Subsection 3.4.2.

#### ~~3.4.1 Conservation Design Developments~~

~~A conservation design process seeks to preserve significant environmental and cultural features of the landscape and to develop in a sustainable manner. Areas that support important environmental functions or pose environmental hazards are first identified, followed by lands that are culturally significant or provide environmental functions that should be protected or incorporated as part of the development are identified. Development is then located on the lands where soils are best suited for development incorporating measures to mitigate environmental impacts.~~

~~In this Plan, three types of conservation design developments may be considered for approval by development agreement. Lower Density and Higher Density Classic Conservation Design developments require lands to be protected be held as common open space. The Higher Density form requires more open space to be retained than the Lower Density form but allows for a higher density of development to compensate. The Hybrid Conservation Design permits smaller scale developments on large lots where the majority of the natural open space is retained on individual properties~~

~~S-14 — HRM shall consider Lower Density and Higher Density Classic Conservation Design developments by development agreement, within the River Lakes Secondary Plan Area and the Rural Growth Centres shown on Maps 13A to 13G except for lands within the Lake Echo Sub-watershed, as generally illustrated on Map 13D. Where a proponent submits a survey prepared by a Nova Scotia Land Surveyor demonstrating that a subject area of land is outside the Lake Echo Sub-watershed, the subject area may be considered for development pursuant to this policy.~~

~~S-15 — HRM shall also consider Lower Density Classic Conservation Design developments by development agreement subject to the following locational criteria:~~

- ~~(a) — on lands where two-thirds or more of the land to be developed is outside the boundaries of the Rivers Lakes Secondary Plan Area or Rural Growth Centre shown on Maps 13A to 13G and which has a minimum of 20 metres of continuous frontage on a publicly owned and maintained road that was in existence as of April 29, 2006 to a maximum of 100 dwelling units; and~~
- ~~(b) — the lands are within the Rural Commuter, Rural Resource, Agricultural designations and within the Harbour Designation outside of the Urban Settlement Area but not within the portions of the Beaver Bank and Hammonds Plains communities as identified in the Subdivision By-law under Policy S-24 and lands within the Rural Area Designation under the Eastern Passage/Cow Bay Plan Area.~~

~~S-16~~ HRM shall consider Hybrid Conservation Design developments by development agreement subject to the following locational criteria:

- ~~(a)~~ the lands are within the Rivers Lakes Secondary Plan Area or the Rural Growth Centres presented in Maps 13A to 13G except for lands within the Lake Echo Subwatershed, as generally illustrated on Map 13D. Where a proponent submits a survey prepared by a Nova Scotia Land Surveyor demonstrating that a subject area is outside the Lake Echo Sub-watershed, the subject area may be considered for development pursuant to this policy; or
- ~~(b)~~ on lands where two-thirds or more of the land to be developed is outside of the Rivers Lakes Secondary Plan Area or a Rural Growth Centre presented in Maps 13A to 13G and which has a minimum of 20 metres of continuous frontage on a publicly owned and maintained road that was in existence as of April 29, 2006 to a maximum of 30 dwelling units; and
- ~~(c)~~ the lands are within the Rural Commuter, Rural Resource, Agricultural designations and within the Harbour Designation outside of the Urban Settlement Area but not within the portions of the Beaver Bank and Hammonds Plains communities as identified in the Subdivision By-law under Policy S-24 and lands within the Rural Area Designation under the Eastern Passage/Cow Bay Plan Area.

~~S-17~~ For any conservation design development application made pursuant to policies S-14, S-15 or S-16, HRM shall consider the following criteria:

- ~~(a)~~ the proposal satisfies the design standards presented in Table 3-4;
- ~~(b)~~ in addition to the residential uses identified in Table 3-4, publicly or privately owned community facilities, home-based offices, day cares, and small-scale bed and breakfasts may be considered;
- ~~(c)~~ except for lands required to be retained for on-site non-disturbance area under the Hybrid Conservation Design development, the open space portion of the development may be used for agriculture, passive recreation, conservation-related uses or the placement of wastewater management facilities, community wells or other community facilities designed to service the development;
- ~~(d)~~ connectivity of open space is given priority over road connections if the development can be sited on the parcel without jeopardizing safety standards or unduly increasing road maintenance costs to HRM;
- ~~(e)~~ a private driveway shall only provide access to a public street for up to 20 dwelling units.
- ~~(f)~~ the proposed roads and building sites are designed to avoid impact upon any primary conservation area;
- ~~(g)~~ natural drainage systems, wetlands and other natural detention storage areas are retained;
- ~~(h)~~ where the proposed development is to be serviced by a groundwater supply, a hydrogeological assessment conducted by a qualified professional has determined that there is an adequate supply of groundwater to service the development without adversely affecting groundwater supply in adjacent developments;
- ~~(h)~~ where the proposed development is to be serviced by a groundwater supply, a hydrogeological assessment conducted by a qualified professional has determined that there is an adequate supply of groundwater to service the development without adversely affecting groundwater supply in adjacent developments

- (i) ~~the development shall not rely on cisterns for potable water supply, except in special circumstances as may be authorized under an approved secondary planning strategy;~~
- (j) ~~secondary conservation areas that capture elements of rural character are retained;~~
- (k) ~~connectivity of natural networks, including trails, (RC-Sep 24/19; E-Nov 23/19) is maintained with any open space on adjacent parcels as generally illustrated by the Important and Essential Corridors shown on Map 5, Green Network Ecology Map, contained in the Halifax Green Network Plan, as amended from time to time (RC-Sep 24/19; E-Nov 23/19);~~
- (l) ~~residential dwellings maintain a minimum separation of 800 metres from any permanent extractive facility;~~
- (m) ~~parkland dedication may be relaxed to a minimum of 5% for the Lower Density and Higher Density Classic Conservation Design developments;~~
- and
- (o) ~~any applicable matter as set out in Policy G-14 of this Plan.~~

**Table 3-4 Conservation Design Development Standards**

|                                     | <b>Lower Density Classic Conservation Design<sup>16</sup></b>                                                                                                                      | <b>Higher Density Classic Conservation Design<sup>17</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Hybrid Conservation Design</b>                                         |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>Open Space Requirement</b>       | Approximately 40% of the net developable area as common open space <sup>18</sup> .                                                                                                 | Approximately 50% of the net developable area as common open space.                                                                                                                                                                                                                                                                                                                                                                                                                                       | Approximately 80% of each lot is retained as a site non-disturbance area. |
| <b>Primary Conservation Areas</b>   | Areas including riparian buffers, wetlands, slopes exceeding 30%, and floodplains; environmentally sensitive areas, archaeological sites and other areas of high ecological value. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |
| <b>Secondary Conservation Areas</b> | Areas including mature forests, scenic views, trails, historic sites and buildings, and other features of high cultural value.                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |
| <b>Maximum Net Density</b>          | 1 unit per hectare of net developable area.                                                                                                                                        | (a) One unit per 0.4 hectares of net developable area where the development is serviced with a municipal water supply; or<br>(b) One unit per 0.5 hectares of net developable area where the development is serviced with a groundwater supply; or<br>(c) Where a secondary planning strategy is adopted after August 29, 2006, for a rural growth centre identified in Table 3.2, the allowable density and open space requirements may be varied to that prescribed by the secondary planning strategy. | 1 unit per hectare of net developable area.                               |
| <b>Permitted Residential Uses</b>   | Single unit and two-unit dwellings.                                                                                                                                                | Single and two-unit dwellings for conditions (a), (b), or (c) above. Townhouses and low rise multiple-unit buildings may be permitted under condition (c).                                                                                                                                                                                                                                                                                                                                                | Single unit and two-unit dwellings.                                       |

16 Both Lower and Higher Density Classic Conservation Design developments may be serviced with a shared water and/or waste water system. The yields of the Lower Density Classic Conservation design are designed to facilitate onsite servicing subject to the verification of sustainable densities through the required studies and approvals from the Nova Scotia Department of Environment for On-site Sewage Disposal.

17 This form of development may also be serviced by an on-site system if there is sufficient area allocated to each house site to meet the Nova Scotia Regulations for On-site Sewage Disposal and to prevent any interference between wells as determined through the required Hydrogeological Assessment.

18 Net Developable area means the gross area of a property excluding riparian buffers and wetlands, bare rock, slopes in excess of 30% and floodplains.

### **3.4.1.A Conservation Design Developments**

A Conservation Design Development enables residential development while ensuring the preservation of significant environmental and cultural features of the landscape. The Conservation Design Development policies were first introduced under the 2006 Regional Plan. These policies are intended to encourage growth within the Rural Growth Centres and to manage growth in between those Centres. The design process for a Conservation Design Development involves identifying lands that support important environmental functions or pose environmental hazards as primary conservation features. Culturally significant lands or those lands that provide environmental functions should be protected or incorporated as part of the development and identified as secondary conservation features. Through this process, the area of the site best suited for development are identified and incorporate measures to optimize environmental features and mitigate environmental impacts.

There are three (3) types of Conservation Design Developments that may be considered for approval by development agreement:

- Lower Density Classic Conservation Design;
- Higher Density Classic Conservation Design; and
- Hybrid Conservation Design.

#### **Classic Conservation Design Form (Lower Density and Higher Density)**

The Classic Conservation Design Development form (Lower Density and Higher Density) involves the entire site, inclusive of a shared private driveway, being held in single ownership and requires building sites to be clustered on a portion of the site, conserving a larger connected common open space on the remainder of the site. Within Rural Growth Centres, a higher density option is available as means of supporting residential development within the Rural Growth Centres.

#### **Hybrid Conservation Design Development Form**

The Hybrid Conservation Design Development form is similar to a small-scale traditional residential subdivision development where individual lots are created on a new public street. Under this form a higher percentage of lands is conserved as open space on individual lots. This is achieved through restricting site development, inclusive of buildings, individual driveways and lawns, to a small area of the lot and conserving the remainder of the lot as a non-disturbance area. The overall development is to be designed so that individual non-disturbance areas are contiguous for mutual ecological benefit.

The type of Conservation Design Development enabled is determined based on the location of a site in relation to the Rural Growth Centres. Higher densities are encouraged within the Rural Growth Centres.

**S-14A** Subject to Policy S-14B, HRM shall consider the following types of Conservation Design Development by development agreement where one-third or more of an area of land is within a Rural Growth Centre as shown on Maps 13A to 13G:

- (a) Lower Density Classic Conservation Design Development;
- (b) Higher Density Classic Conservation Design Development; or
- (c) Hybrid Conservation Design Development.

**S-14B** Lands entirely within the Lake Echo Sub-watershed, as generally illustrated on Map 13D shall not be eligible for Conservation Design Development, unless a proponent submits a survey prepared by a Nova Scotia Land Surveyor demonstrating that the subject area of land or a portion of the area of land is outside the Lake Echo Sub-watershed. Where any portion of a subject area of land is within the sub-watershed, the area of land within the watershed may be included for density and the net area calculation.

**S-15A** Subject to Policy S-15B, HRM shall consider the following types of Conservation Design Development by development agreement where more than two thirds of the area of land is outside the boundaries of a Rural Growth Centre shown on Maps 13A to 13G:

- (a) Lower Density Classic Conservation Design Development to a maximum of 100 dwelling units; or
- (b) Hybrid Conservation Design Development to a maximum of 30 dwelling units.

**S-15B** A development agreement under Policy 15-A shall only be considered subject to the following location criteria:

- (a) On an area of land within the
  - (i) Rural Commuter Designation;
  - (ii) Rural Resource Designation;
  - (iii) Agricultural Designation; or
  - (iv) Harbour Designation outside the Urban Settlement Area as shown on Schedule B of the Regional Subdivision By-Law; and
- (b) On an area of land outside the:
  - (i) Beaver Bank / Hammonds Plains Growth Control Areas as shown on Schedule J of the Regional Subdivision By-Law, or
  - (ii) the Rural Area Designation under the Eastern Passage/Cow Bay Plan Area; and
  - (iii) NEF 30 Contour as shown on Map 3 of the Planning Districts 14 & 17 (Shubenacadie Lakes) Municipal Planning Strategy; and
- (c) On an area of land which was in existence as of April 29, 2006 that has a minimum of 20 metres of continuous frontage on a publicly owned and maintained street/road.

**S-16A** Any Conservation Design Development application made pursuant to policies S-14A and S-15A shall be in accordance with Table 3-4A and the following:

**Site Studies and Assessments**

- (a) Where the proposed development is to be serviced by a groundwater supply, a hydrogeological assessment conducted by a qualified professional has determined that there is an adequate supply of groundwater to service the development without adversely affecting groundwater supply in adjacent developments;
- (b) The development shall not rely on cisterns for potable water supply, except in special circumstances as may be authorized under an approved secondary planning strategy;

**Site Development, Connectivity and Open Space Design**

- (c) Primary Conservation Areas or Features as defined in Table 3-4A are protected and retained as Open Space;
- (d) Where an area of land is subject to Policy S-14B, proposed streets and building sites shall be located outside the Lake Echo Sub-Watershed.

- (e) A private driveway for Low Density Classic Conservation Design Development and High Density Classic Conservation Design Development shall only provide access to a public street for up to 20 dwelling units; and,

#### **Separation Distances**

- (f) Residential dwellings shall maintain a minimum separation of 800 metres from any permanent extractive facility.

**S-17A** For any Conservation Design Development application made pursuant to policies S-14A and S-15A, HRM shall consider the following criteria:

#### **Site Development, Connectivity and Open Space Design**

- (a) Secondary Conservation Areas are incorporated as part of the overall Open Space Requirements;
- (b) The proposed streets and buildings sites are designed to avoid, where possible, Conservation Areas and Features;
- (c) Connectivity of natural networks, including trails, is maintained with any open space on adjacent parcels, as generally illustrated by the Important and Essential Corridors shown on Map 5, Green Network Ecology Map, contained in the Halifax Green Network Plan, as amended from time to time;
- (d) Where a development pursuant to Policy S-14A is proposed for lands that extend beyond a Rural Growth Centre as illustrated on Maps 13A to 13G, preference shall be given to siting the development within the boundary of the Growth Centre.

#### **Parkland Dedication and Additional Considerations**

- (e) Parkland dedication may be relaxed to a minimum of 5% for the Lower Density and Higher Density Classic Conservation Design Developments; and
- (f) Any applicable matter as set out in Policy G-15 of this Plan.

**Table 3-4A: Conservation Design Development Standards**

| <b>Property Location</b>           | <b>Land Use Requirements</b>                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Within Rural Growth Centres</b> | <b>Lower Density Classic Conservation Design Development</b>                                                                                                                                                                                                                                                                                                                                               |
|                                    | Maximum Density 1 unit per hectare of net developable area*                                                                                                                                                                                                                                                                                                                                                |
|                                    | Open Space Requirement 40% of the net developable area as common open space                                                                                                                                                                                                                                                                                                                                |
|                                    | Permitted Residential Uses Single Unit Dwelling, Two Unit Dwelling and Townhouse Dwelling                                                                                                                                                                                                                                                                                                                  |
|                                    | <b>Higher Density Classic Conservation Design Development</b>                                                                                                                                                                                                                                                                                                                                              |
|                                    | Maximum Density (a) One unit per 0.4 hectares of net developable area where the development is serviced with a municipal water supply; or<br>(b) One unit per 0.5 hectares of net developable area where the development is serviced with a groundwater supply; or<br>(c) Where a secondary planning strategy is adopted after August 29, 2006, the density prescribed by the secondary planning strategy. |

|                                               |                                                              |                                                                                                                                                                                                                               |
|-----------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               | Open Space Requirement                                       | (a) 40% of the net developable area as common open space; or<br>(b) Where a secondary planning strategy is adopted after August 29, 2006, the open space requirement prescribed by the secondary planning strategy.           |
|                                               | Permitted Residential Uses                                   | (a) Single Unit Dwelling, Two Unit Dwelling and Townhouse Dwelling<br>(b) Townhouses and multiple unit buildings prescribed by a secondary planning strategy adopted after August 29, 2006.                                   |
|                                               | <b>Hybrid Conservation Design Development</b>                |                                                                                                                                                                                                                               |
|                                               | Maximum Density                                              | 1 unit per hectare of net developable area                                                                                                                                                                                    |
|                                               | Open Space Requirement                                       | 80% of each lot is retained as a site non-disturbance area                                                                                                                                                                    |
|                                               | Permitted Residential Uses                                   | Single Unit Dwelling and Two Unit Dwellings                                                                                                                                                                                   |
| <b>Outside Rural Growth Centres</b>           | <b>Lower Density Classic Conservation Design Development</b> |                                                                                                                                                                                                                               |
|                                               | Maximum Density                                              | 1 unit per hectare of net developable area to a maximum of 100 units                                                                                                                                                          |
|                                               | Open Space Requirement                                       | 40% of the net developable area as common open space                                                                                                                                                                          |
|                                               | Permitted Residential Uses                                   | Single Unit Dwelling and Two Unit Dwelling                                                                                                                                                                                    |
|                                               | <b>Hybrid Conservation Design Development</b>                |                                                                                                                                                                                                                               |
|                                               | Maximum Density                                              | 1 unit per hectare of net developable area to a maximum of 30 units                                                                                                                                                           |
|                                               | Open Space Requirement                                       | 80% of each lot is retained as a site non-disturbance area                                                                                                                                                                    |
|                                               | Permitted Residential Uses                                   | Single Unit Dwelling and Two Unit Dwelling                                                                                                                                                                                    |
| <b>Inside or Outside Rural Growth Centres</b> | <b>All Types of Conservation Design Development</b>          |                                                                                                                                                                                                                               |
|                                               | Permitted Other Uses                                         | Publicly or Privately owned Community Facilities, Home-Based Offices, Day Cares, and small-scale Bed and Breakfasts                                                                                                           |
|                                               | Permitted Open Space Uses                                    | Agriculture, passive recreation, conservation-related uses or the placement of wastewater management facilities, community wells or other community facilities designed to service the development.                           |
|                                               | Primary Conservation Areas or Features                       | Riparian buffers, wetlands, natural drainage systems, natural detention storage areas, slopes exceeding 30%, and floodplains, environmentally sensitive areas, archaeological sites and other areas of high ecological value. |
|                                               | Secondary Conservation Areas or Features                     | Mature forests, bare rock, scenic views, trails, historic sites and buildings, and other features of high cultural value.                                                                                                     |

\*Net Developable area means the gross area of a property excluding riparian buffers and wetlands, floodplains and slopes in excess of 30%.

9. Amending Clause (g) of Policy S-18, as shown below in **bold** and ~~strikeout~~, by deleting the text "G-14" and adding the text "G-15" after the text "in policy" and before the text "of this Plan".

(g) any applicable matter as set out in policy **G-15** ~~G-14~~ of this Plan.

10. Amending Section 3.6 – HOUSING DIVERSITY AND AFFORDABILITY, as shown in **bold**, by inserting a new policy S-41, immediately before the heading 3.7 FOOD SECURITY – ACCESSORY HEN IN RESIDENTIAL AREAS:

**S-41 HRM shall, through the applicable land use by-laws, permit tiny homes, inclusive of mobile dwellings, as a form of residential use.**

11. Amending Section 3.7 FOOD SECURITY – ACCESSORY HEN IN RESIDENTIAL AREAS by renaming Policy S-37 to S-42 as shown in ~~strikeout~~ and **bold** below:

~~S-37~~ **S-42** HRM shall, through the applicable land use by-laws, permit the keeping of adult hens as an accessory use to all residential uses for personal use and household food supply.

12. Amending Policy T-6, as shown below in ~~strikeout~~, by deleting the text “with frontage on or abutting minor collector, major collector, arterial roads and expressways” after the text “transit facilities”.

T-6 HRM shall, through Land Use By-laws, in all zones, excepting land within the 1 in 20 year flood plains for designated watercourses, permit public transit facilities ~~with frontage on or abutting minor collector, major collector, arterial roads and expressways~~. Such facilities shall not be subject to zone requirements.

13. Amending CHAPTER 5 ECONOMY AND FINANCE, as shown below in **bold**, by inserting the new Section, new text, and new policies, immediately following Subsection 5.5.2 Cannabis Sales and Consumption.

## **5.6 HISTORICAL AFRICAN NOVA SCOTIA COMMUNITY ACTION PLANNING**

**HRM is taking steps to create more inclusive economic growth and have communities more actively involved in the planning and development process. Both the *Road to Economic Prosperity for African Nova Scotian Communities* and *People.Planet.Prosperty: Halifax’s Inclusive Economic Strategy 2022-27* aim to consider and, where possible, incorporate community benefits in the development approval process. This can be achieved through the use of community action plans – a process for residents to identify strengths and opportunities, create a vision for their community’s future, and develop an action plan to achieve it.**

**HRM is home to a number of historic African Nova Scotian communities. Beechville, Lucasville, Upper Hammonds Plains, Lake Loon, Cherry Brook, North Preston, and East Preston were all established in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries by land grants given to families of African descent. These are some of the oldest and largest indigenous Black communities in Canada. HRM’s goal is to undertake community action planning with these historic African Nova Scotian areas, to allow residents to take a leading role in the evolution of their community with municipal support.**

**EC-24 HRM shall build on its work with African Nova Scotian communities to create Historical African Nova Scotian Community Action Plans, using the Beechville Community Action Plan as a model. This work will have HRM provide support to communities as they identify community needs and priorities, establish a vision, and create action plans.**

**EC-25 HRM will incorporate Historical African Nova Scotian Community Action Plans into planning policies and by-law regulations where possible.**

**EC-26 HRM will identify resource needs for community action planning work, and for action plan items themselves, through its annual budget and business planning process.**

14. Amending CHAPTER 7: CULTURAL AND HERITAGE RESOURCES, as shown below in **bold**, by inserting the new Subsection, new text, and new policy, immediately following Subsection 7.3.2 Heritage Conservation Districts.

#### **7.3.2.A Heritage Development Agreement Policy**

Heritage development agreement policies exist within the Halifax and Regional Centre Secondary Plan Areas, and had existed within the Dartmouth and Downtown Dartmouth Secondary Plan Areas until they were replaced by the Regional Centre Secondary Municipal Planning Strategy. The purpose of these policies is to encourage the conservation and adaptive re-use of heritage properties by allowing additional development rights that may offset conservation costs. To date, these policies have resulted in significant investment in, and rehabilitation of some significant heritage properties while adding a large number of new residential units and commercial space. They have also encouraged the registration of previously unprotected heritage properties for the purpose of making use of the flexibility that these policies provide.

Over the past several years, there has been a growing desire for policies that encourage the adaptive re-use of heritage properties in rural and suburban areas of the Municipality. This is especially true of areas that have large lots that could be developed for residential use. However, the majority of secondary plan areas do not have heritage development agreement policies currently. Without the incentive of additional land-use flexibility, there is little interest in registering properties when the implications of the designation on future development potential is unknown. The result is the continued loss of potential heritage properties and the historical character of rural and suburban communities.

In response to increased interest and the success of existing policies, heritage development agreements may be considered in all areas of the Municipality. Whereas the Regional Centre Secondary Municipal Planning Strategy contains policy specific for the Regional Centre area, the policies of this Plan shall apply to all areas of the Municipality outside of the Regional Centre, Downtown Halifax, and established Heritage Conservation Districts.

**CH-7A On any registered heritage property, or on a lot containing a registered heritage building located outside of the Regional Centre Secondary Plan Area, Downtown Halifax Secondary Plan Area or any establish Heritage Conservation District, Council may consider a development agreement for any development or change in use not otherwise permitted by the Land Use By-law. The purpose of this policy is to support the conservation and adaptive re-use of heritage properties and buildings. In considering such development agreement proposals, Council shall consider that:**

- (a) the development proposal maintains the heritage value of any registered heritage property of which it is part, including a registered heritage streetscape, heritage conservation district, or Cultural Landscape, and does not propose to demolish any registered heritage buildings that exist on the property;
- (b) the impact on adjacent uses, particularly residential uses, is minimized in terms of intensity of use, scale, height, traffic generation, noise, hours of operation, and such other land use impacts as may be required as part of the development;
- (c) the level of proposed investment in conservation measures on the property is generally proportional with the additional development rights provided through the agreement, especially in cases of new construction;
- (d) the proposal is generally consistent with the other policies of the secondary plan area of which it is part, especially heritage policies.

15. Amending Clause (k) of Policy CH-16, as shown below in **bold** and ~~strikeout~~, by deleting the text “G-14” and adding the text “G-15” after the text “in policy” and before the text “of this plan”.

(k) any applicable matter as set out in Policy **G-15** ~~G-14~~ of this Plan.

16. Amending Clause (f) of Policy SU-4, as shown below in ~~strikeout~~, by deleting the text “has, where required, been approved by the Review Board”.

(f) a charged needed to pay for growth related improvements to the water, wastewater or stormwater systems ~~has, where required, been approved by the Review Board.~~

17. Amending Clause (b) of Policy SU-5, as shown below in **bold** and ~~strikeout~~, by deleting the text “approved” and adding the text “proposed for future approval” after the text “where required, been” and before the “by the Review Board”.

(b) a charge needed to pay for growth related improvements to the water, wastewater or stormwater services has been, where required, been **proposed for future approval** ~~approved~~ by the Review Board.

18. Amending Clause (j) of Policy SU-6, as shown below in **bold** and ~~strikeout~~, by deleting the text “G-14” and adding the text “G-15” after the text “in policy” and before the text “of this plan”.

(j) any applicable matter as set out in Policy **G-15** ~~G-14~~ of this Plan.

19. Amending Chapter 9, Governance and Implementation, as shown below in **bold**, by inserting new policy, immediately following Policy G-11.

**G-11A The Regional Subdivision By-law may establish application submission requirements which require electronic document submissions and do not require paper submissions.**

20. Amending Chapter 9, Governance and Implementation, as shown below in **bold**, by inserting new Section and new policy, immediately following G-9.

**G-9A Given the strategic importance of regional objectives in mitigating climate change and protecting the future health of the municipality, new secondary planning strategies or amendments to existing secondary planning strategies, shall organize land use or management of land in a manner, including the scale, location, density and form of development, so that:**

- (a) the protection of environmental or cultural features of significance on the lands is considered, including wildlife corridors, the urban forest, wet areas, wetlands and watercourses;
- (b) the integrity of regional parks or federal and provincial wilderness areas adjacent to the lands are maintained, including the functioning of shared environmental, recreational or cultural features;
- (c) the movements of pedestrians and transit service are prioritized over car-oriented design, including the connections to surrounding community;
- (d) the future rapid transit corridors are considered as key locations or residential and mixed-use intensification, particularly within 500m of the corridor; and
- (e) the design includes community-scale or site-level green infrastructure, renewable energy and other climate mitigation design elements.

21. Amending Chapter 9, as shown below in bold and ~~strikeout~~, by inserting new section 9.6.A Priorities Plans and new Policy G-14A directly below policy G-14.

#### **9.6.A PRIORITIES PLANS**

Since the adoption of this Plan in 2014, Regional Council has approved several priority plans including the Integrated Mobility Plan, Halifax Green Network Plan, HalifACT, and Halifax's Inclusive Economic Strategy 2022-2027. The second review of this Plan began in 2020 and is expected to be readopted by Regional Council in 2023. The review will revise the policies of this Plan to ensure they are consistent with the priorities plans as approved. In the interim, this Plan supports the priorities plans which are actively used by staff to guide ongoing work.

**G-14A** In considering development agreements or amendments to development agreements, or any proposed amendments to the Regional Plan, secondary planning strategies, or land use by-laws, in addition to the policies of this Plan, HRM shall consider the objectives, policies and actions of the priorities plans approved by Regional Council since 2014, including:

- (a) The Integrated Mobility Plan;
- (b) Halifax Green Network Plan;
- (c) HalifACT;
- (d) Halifax's Inclusive Economic Strategy 2022-2027; and
- (e) any other priority plan approved by Regional Council while this policy is in effect.

22. Amending Policy G-19, as shown below in **bold** and ~~strikeout~~, by:

- a. Deleting the text "S-14, S-15, S-16 and S-17" and adding the text "S-14A, S-14B, S-15A, S-15B, S-16A, and S-17A" after the text "Notwithstanding Policies" and before the text "of this Plan"; and
- b. Deleting the text "S-15 and S-16" and adding the text "S-15A, S-15B, and S-16A" after the word "in accordance with Policies" and before the text "of the 2006"; and

- c. Deleting the text “S-15 and S-16” and adding the text “S-15A, S-15B, and S-16A” after the text “in accordance with Policies” and before the text “of the 2006”.

G-19 Notwithstanding Policies **S-14A, S-14B, S-15A, S-15B, S-16A, and S-17A** ~~S-14, S-15, S-16 and S-17~~ of this Plan, Council may consider a development agreement application on lands identified on Appendix D of this Plan in accordance with Policies **S-15A, S-15B, and S-16A** ~~S-15 and S-16~~ of the 2006 Regional Plan provided that a completed application has been submitted to HRM prior to December 31, 2014. Further, Council may consider substantive and non-substantive amendments to an existing development agreement on lands identified on Appendix D of this Plan in accordance with Policies **S-15A, S-15B, and S-16** ~~S-15 and S-16~~ of the 2006 Regional Plan.

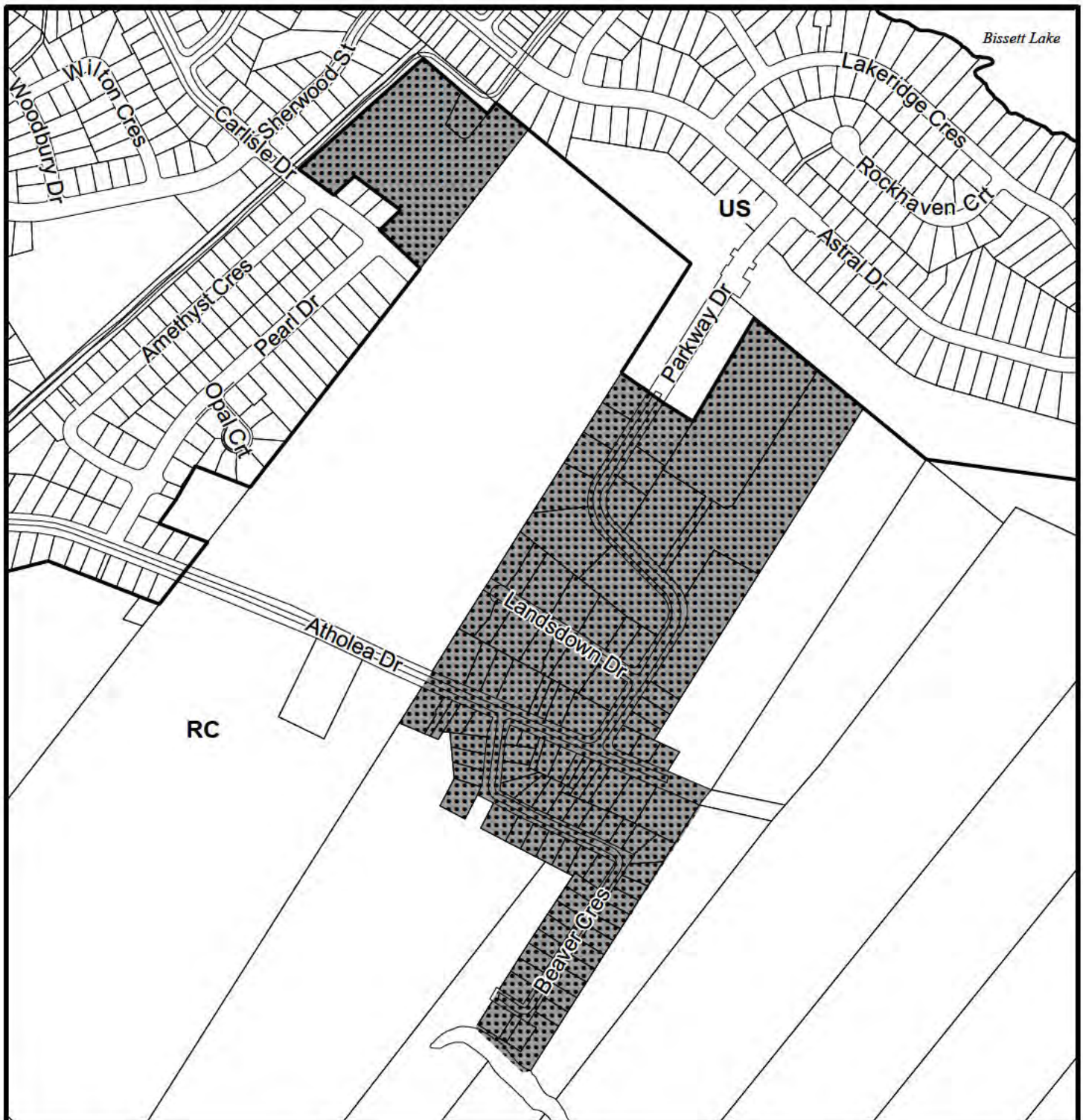
23. Amending Policy G-20, as shown below in **bold** and ~~strikeout~~, by deleting the text “S-14, S-15, S-16, and S-17” and adding the text “S-14A, S-14B, S-15A, S-15B, S-16A, S-17A” after the text “Notwithstanding Policies” and before the text “applications for”.

G-20 Notwithstanding Policies **S-14A, S-14B, S-15A, S-16A, and S-17A** ~~S-14, S-15, S-16 and S-17~~, applications for non-substantive amendments to approved development agreements for Conservation Design Development shall be considered under the policies in effect at the time the development agreement was approved provided that the proposed amendments were identified in the agreement as non-substantive. (RC-Sep 24/19; E-Nov 9/19)

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 A-1

C009 - Lands near Atholea Drive, Cole Harbour

 Area redesignated from RC (Rural Commuter) to US (Urban Settlement)

### Designation

US Urban Settlement  
RC Rural Commuter



**HALIFAX**

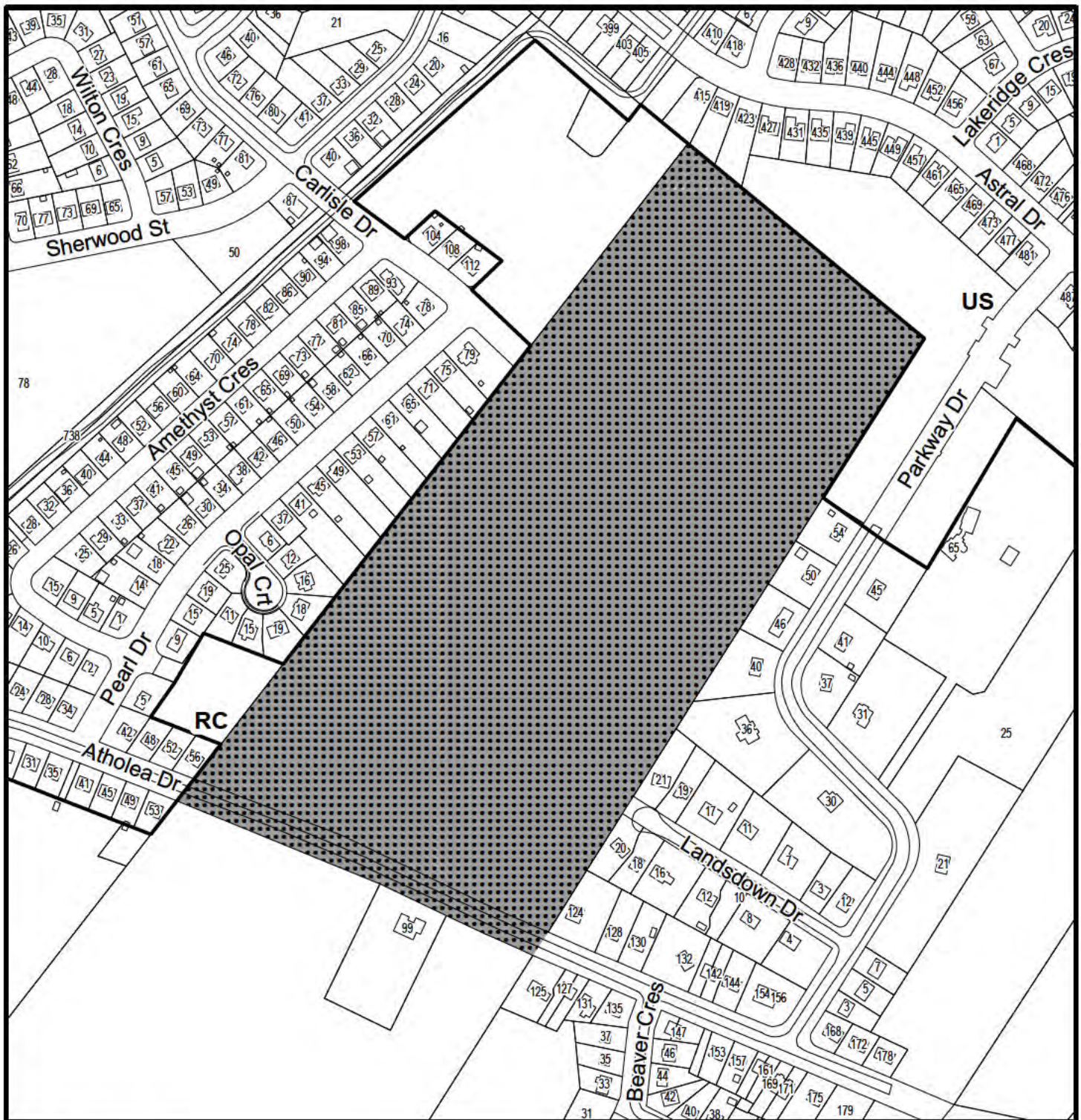
0 40 80 m



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

Halifax Regional Plan  
Map 2



## Schedule A-2

C047 - Lands near Atholea Drive, Cole Harbour

 Area redesignated  
from RC (Rural Commuter)  
to US (Urban Settlement)

### Designation

US Urban Settlement  
RC Rural Commuter



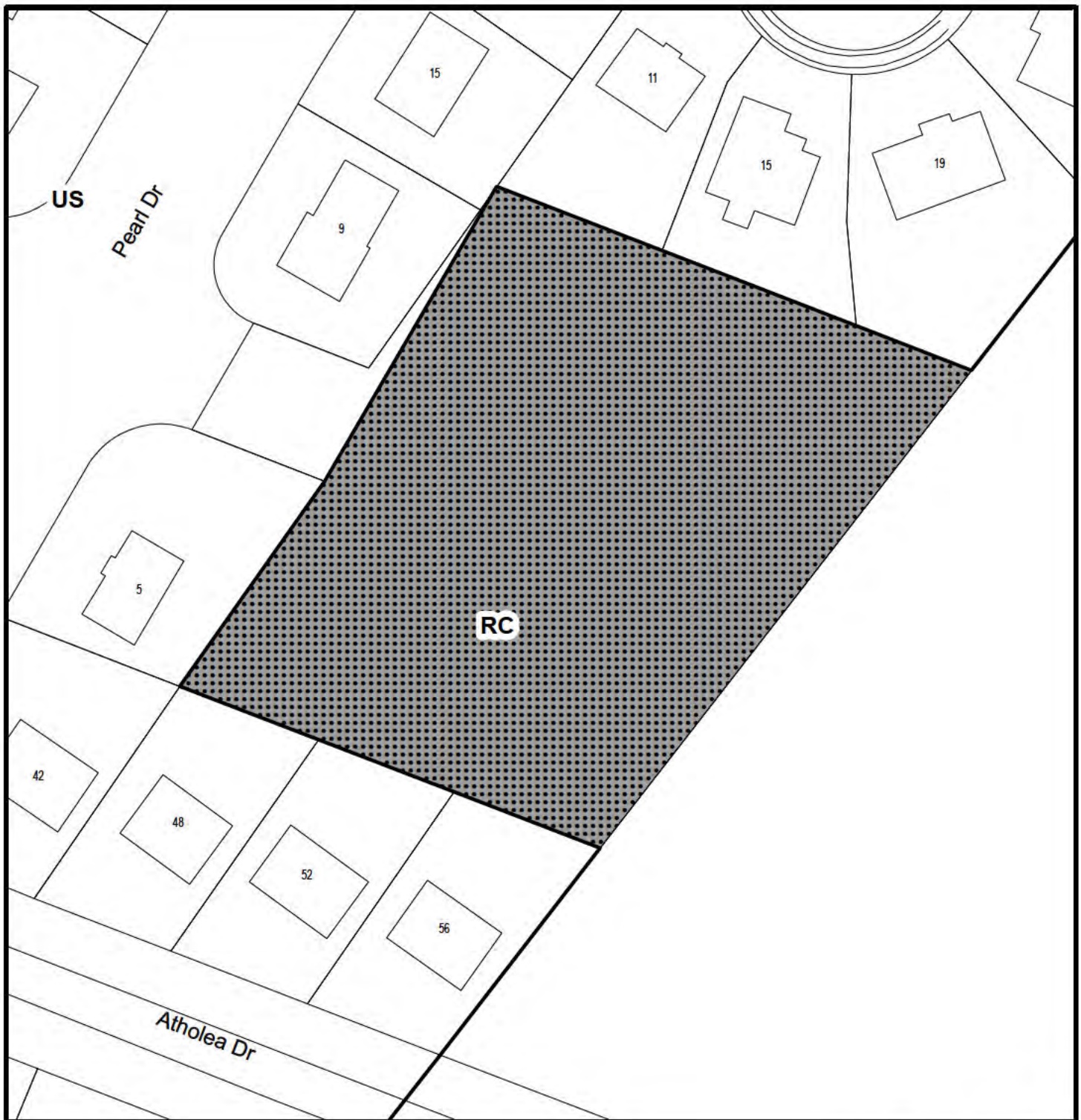
**HALIFAX**

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Halifax Regional Plan  
Map 2

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Map for the Regional Plan.

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



## Schedule A-3

C077 - Lands near Atholea Drive, Cole Harbour

 Area redesignated  
from RC (Rural Commuter)  
to US (Urban Settlement)

### Designation

US Urban Settlement  
RC Rural Commuter



**HALIFAX**

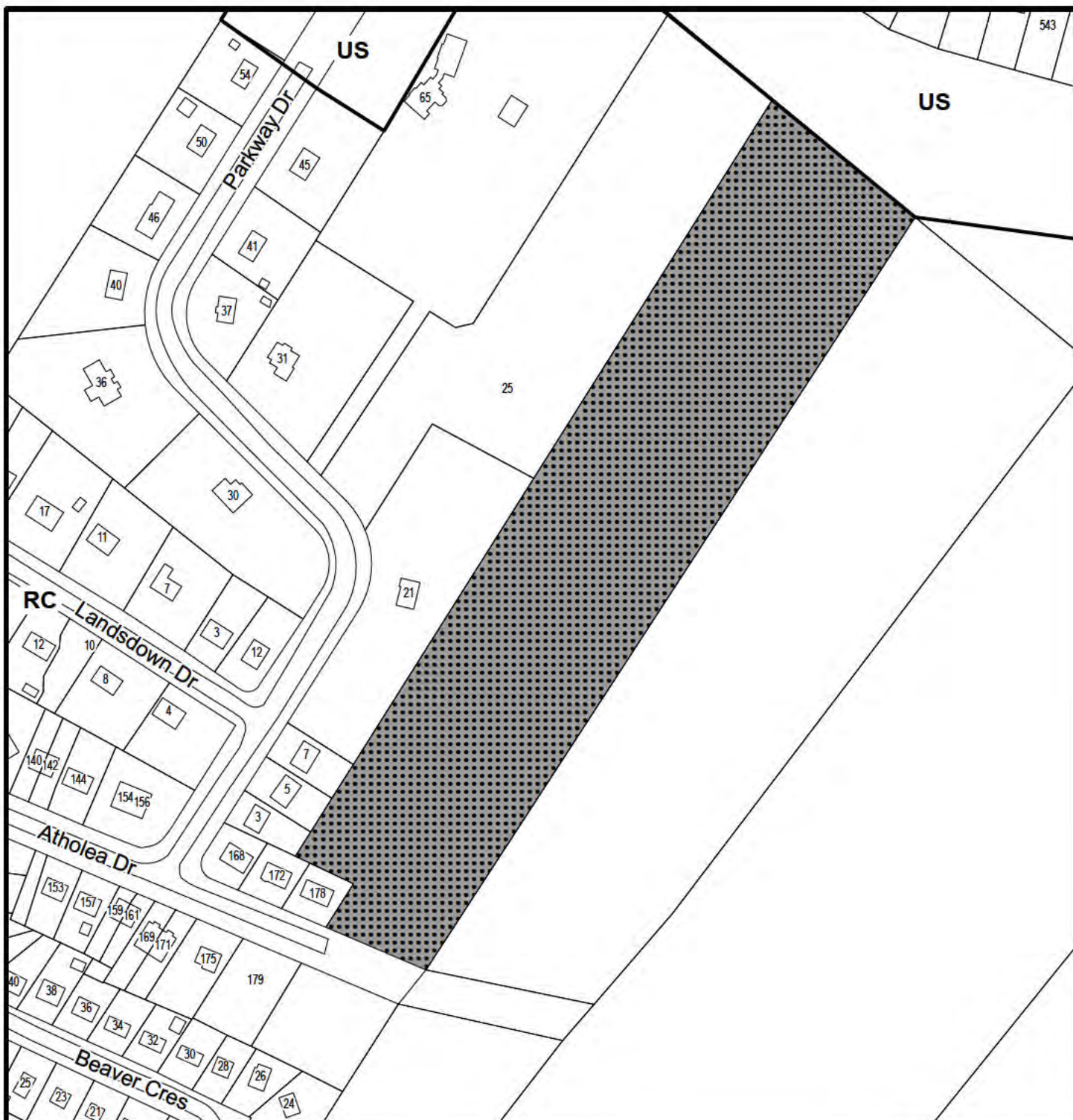
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Halifax Regional Plan  
Map 2



## Schedule A-4

C326 - Lands near Atholea Drive, Cole Harbour

 Area redesignated  
from RC (Rural Commuter)  
to US (Urban Settlement)

### Designation

US Urban Settlement  
RC Rural Commuter



**HALIFAX**

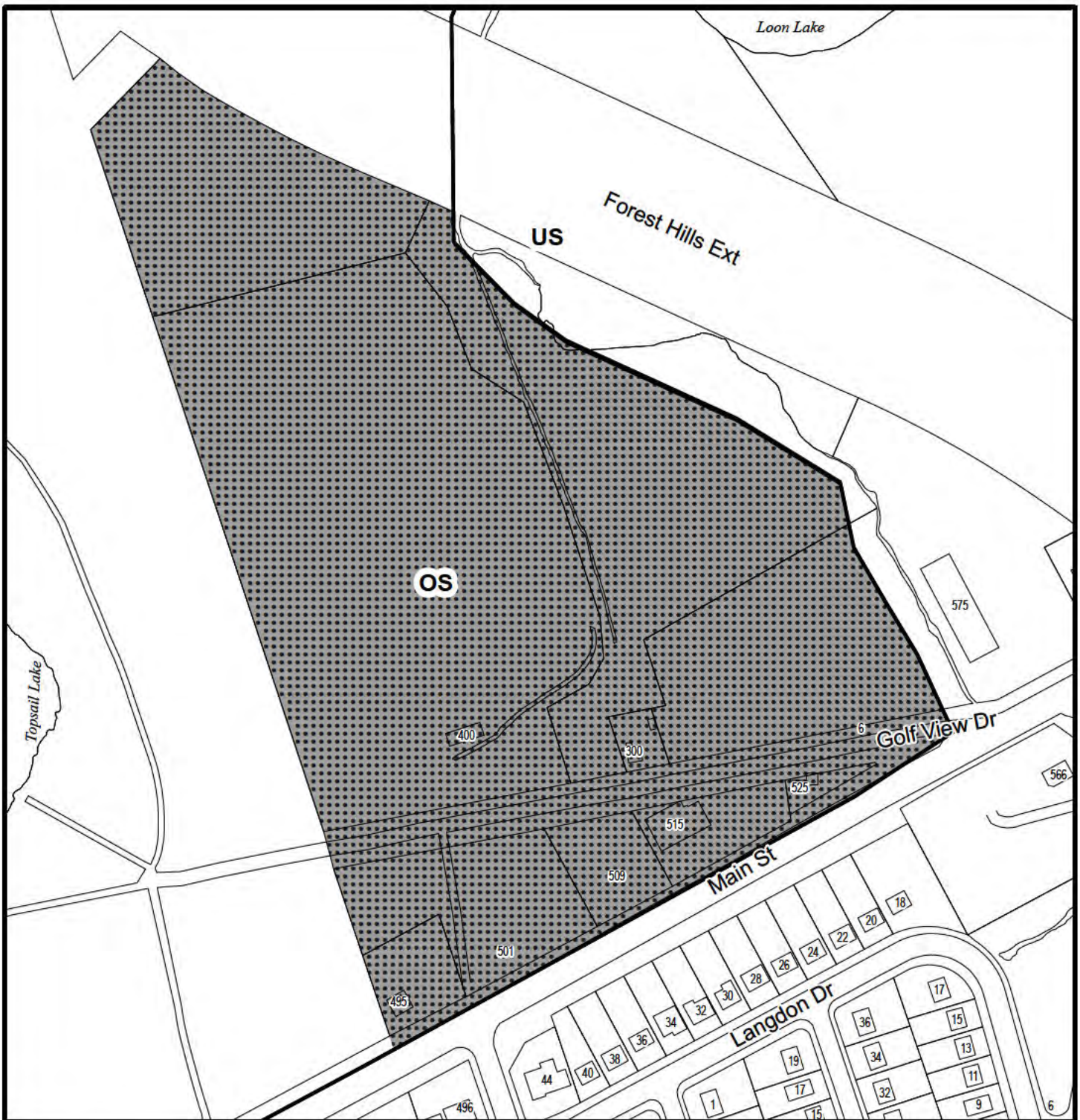
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Halifax Regional Plan  
Map 2



## Schedule A-5

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



Area redesignated  
from OS (Open Space and Natural Resources)  
to US (Urban Settlement)

### Designation

OS Open Space and Natural Resource  
US Urban Settlement



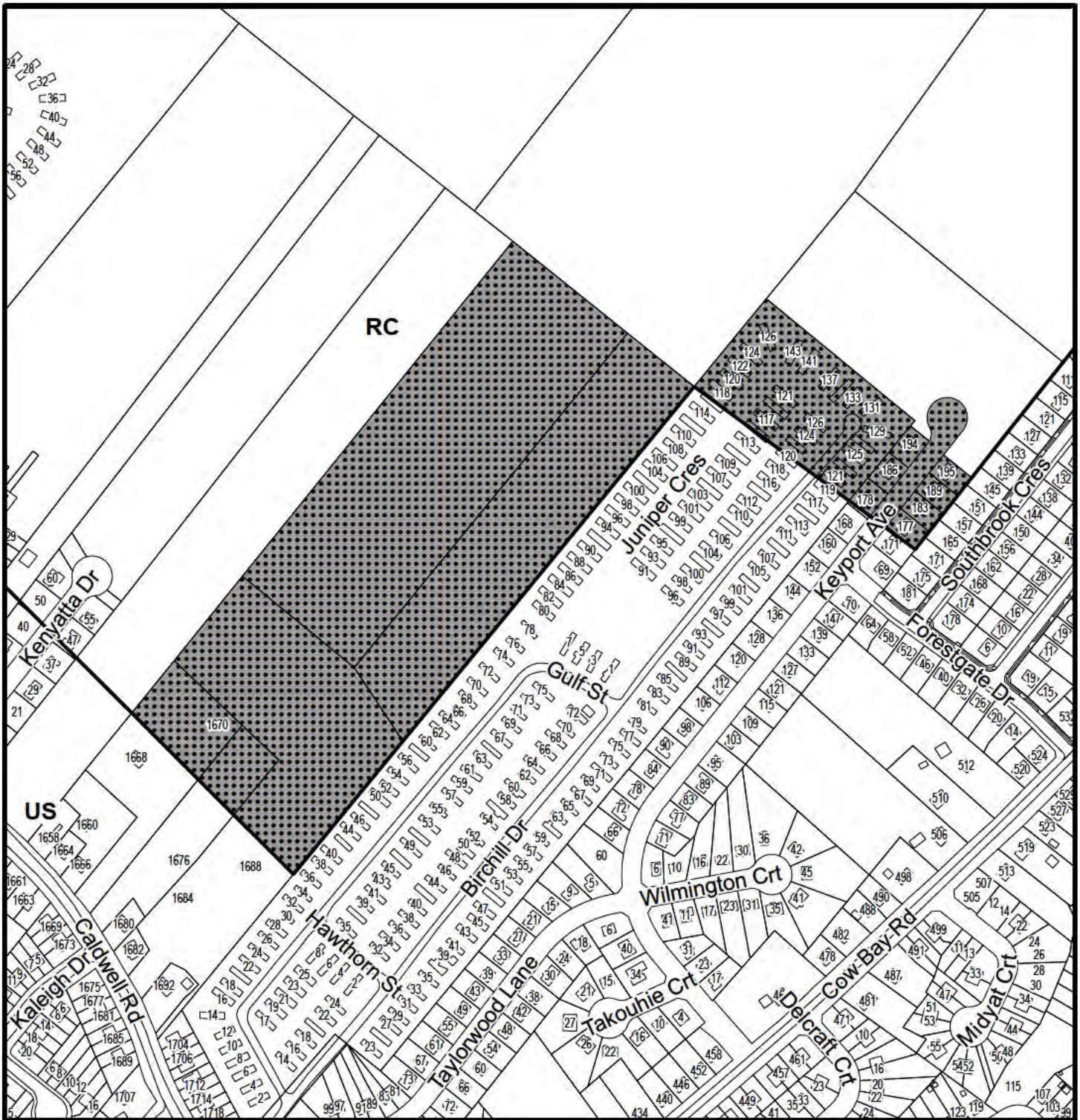
HALIFAX

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Halifax Regional Plan  
Map 2



## Schedule A-6

C079 - Birch Hill Mobile Home Park, Eastern Passage

 Area redesignated from RC (Rural Commuter) to US (Urban Settlement)

### Designation

US Urban Settlement

RC Rural Commuter



HALIFAX

0 40 80 m

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

Halifax Regional Plan  
Map 2

20 June 2022

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