

Attachment B

Regional Centre Land Use By-law Amendments

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

1. The "Table of Contents" is amended by inserting the text as shown below in **bold** following "Part VII, Chapter 6: Design Requirements for the Young Avenue Sub-Area A (YA-A)" and before "Part VIII: Heritage Design Requirements":

Part VII, Chapter 7: Design Requirements for the Halifax Grain Elevator Special Area 2 (HGE 2) and Halifax Grain Elevator Special Area 3 (HGE 3)

2. Section 23 is amended by deleting the text as shown below in ~~strikeout~~ and inserting the text as shown below in **bold**:
 - 23 (1) **Subject to Subsection 23 (3)**, in any zone, the restrictions in the Charter respecting non-conforming structures that are not primarily used for residential purposes are relaxed by allowing them to be extended, enlarged, or altered if the extension, enlargement, or alteration does not further increase a non-conformity with a requirement of this By-law.
 - (2) **Subject to Subsection 23 (3)**, in any zone, on a lot that contains a structure that is primarily used for residential purposes, the restrictions in the Charter respecting non-conforming structures are relaxed by allowing them to be extended, enlarged, altered, or reconstructed if the extension, enlargement, alteration, or reconstruction does not further increase a non-conformity with a requirement of this By-law.
 - (3) **The provisions of Subsections 23 (1) and 23 (2) shall not apply to the Halifax Grain Elevator Special Area 1 (HGE 1), Halifax Grain Elevator Special Area 2 (HGE 2) and Halifax Grain Elevator Special Area 3 (HGE 3).**
3. Section 24 is amended by deleting the text as shown below in ~~strikeout~~ and inserting the text as shown below in **bold**:
 - 24 (1) **Subject to Subsection 24 (9)**, this Section relaxes certain non-conforming uses in accordance with Section 257 of the Charter.
 - (2) **Subject to Subsection 24 (9)**, the change of a non-residential non-conforming use to a less intensive nonconforming use of land or non-conforming use in a structure may be considered by development agreement, in accordance with Section 486.

- (3) **Subject to Subsection 24 (9),** ~~Where~~ where a non-conforming use in a structure exists, the volume of the structure containing that non-conforming use may be extended, enlarged, or altered, providing:
- (a) the structure is located in an ER-3, ER-2, or ER-1 zone;
 - (b) the extension, enlargement, or alteration to the volume of the structure is used as a non-conforming low-density dwelling use; and
 - (c) all other applicable requirements of this By-law are met.
- (4) **Subject to Subsection 24 (9),** ~~Where~~ where a non-conforming use in a structure exists, the structure may be rebuilt, replaced, or repaired if destroyed or damaged by fire or otherwise, up to one hundred percent of the market value of the building including its foundation, (RC-Oct 26/22;E-Nov 11/22) providing:
4. Section 24 is further amended by inserting the text as shown below in **bold** following subsection (8) of Section 24 and before “Part I, Chapter 5: Variances”:
- (9) The provisions of Subsections 24 (1), 24 (2), 24 (3) and 24 (4) shall not apply to the Halifax Grain Elevator Special Area 1 (HGE 1), Halifax Grain Elevator Special Area 2 (HGE 2) and Halifax Grain Elevator Special Area 3 (HGE 3).**
5. Subsection 29(1) is amended by deleting the text as shown below in ~~strikeout~~ and inserting the text as shown below in **bold**:
- (bf) Schedule 51: Shadow Impact Assessment Protocol – Identified Areas; and
(bg) Schedule 52: 100-Series Highways; **and**
(bh) Schedule 55: Halifax Grain Elevator Special Areas.
6. Subsection 30(2) is amended by deleting the text as shown below in ~~strikeout~~ and inserting the text as shown below in **bold**
- Other Special Areas (Schedule 3F)
(ai) Agricola Street (AS);
(aj) Cogswell Lands (CL);
(ak) Halifax Citadel Ramparts (HCR);
~~(al) Halifax Grain Elevator (HGE);~~
(am) Mixed Industrial Commercial (MIC);
(an) Morris Queen (MQ);
(ao) Quingate (Q);
(ap) Robie Street (RS);
(aq) Saint Patrick’s Alexandra Site (SPAS);
(ar) Schmidville Historic Park and Institutional (SHPI);
(as) Spring Garden Road and Robie Street (SGRRS);
(at) Wright Avenue (WA); ~~and~~
(au) Mic Mac Mall Lands (ML); **and**

(av) Mitchell Street – South Bland Street (MSSB)

Halifax Grain Elevator Special Areas (Schedule 55)

(aw) Halifax Grain Elevator Special Area 1 (HGE 1)

(ax) Halifax Grain Elevator Special Area 2 (HGE 2)

(ay) Halifax Grain Elevator Special Area 3 (HGE 3)

7. “Part II, Chapter 1: Establishment of Zones, Special Areas, Sub-Areas, and Heritage Conservation Districts” is amended by inserting the following text after subsection 31(k) and before “Part II, Chapter 2: Zones and Permitted Uses” as shown below in **bold**:

Interpretation of Schedule 55: Halifax Grain Elevator Special Areas Boundaries

- 31.1 (1) The exterior boundary of each Halifax Grain Elevator Special Area depicted in Schedule 55 is determined by its distance from the Halifax Grain Elevator Annexes as set out in Table HGE 1:**

Table HGE 1:

Halifax Grain Elevator Special Area	Distance in metres from Annex 1, 2 and 3	Distance in metres from Annex 4
Halifax Grain Elevator Special Area 1	30 metres	40 metres
Halifax Grain Elevator Special Area 2	70 metres	60 metres
Halifax Grain Elevator Special Area 3	90 metres	75 metres

- (2) The distances as shown in Table HGE 1 take precedence over the boundaries as depicted on Schedule 55 and must be verified by a professional surveyor prior to the issuance of a development permit by the Development Officer for development within the applicable special area.
8. Section 32 is amended by inserting the following text as shown below in **bold**:
- 32 Subject to Sections **32.1**, 33, 37, 38, and 39, and except for the CDD-2 and CDD-1 zones, and transportation reserves, which are addressed in Sections 34, 35, and 36, the use of land is regulated as follows:
9. “Part II, Chapter 2: Zones and Permitted Uses” is amended by inserting the following text after section 32 and before section 33 as shown below in **bold**:

Interpretation of Permitted Uses: Halifax Grain Elevator Special Areas

- 32.1 Within the Halifax Grain Elevator Special Area 1 (HGE 1), Halifax Grain Elevator Special Area 2 (HGE 2), and Halifax Grain Elevator Special Area 3**

(HGE 3) as shown on Schedule 55, the use of land is regulated by Table 1E, 1F and 1G.

10. Table 1A is amended by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) By deleting the circle number 15 from column “HR-2” and column “HR-1”;
- (b) By inserting a black dot in column “HR-2” and column “HR-1” where a circle number 15 previously was; and
- (c) By deleting footnote (15).

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~~ ●
Four-unit dwelling use (RC-May 23/24;E-Jun 13/24)	●	●	●	●	●	~~15~~ ●	~~15~~ ●
Multi-unit dwelling use	●	●	●	●	●	~~15~~ ●	~~15~~ ●
~~Repealed~~ (RC-May 23/24;E-Jun 13/24)							
Backyard suite use	●	●	●	●	●	~~15~~ ●	~~15~~ ●
Small shared housing use	●	●	●	●	●	~~15~~ ●	~~15~~ ●
Large shared housing use	●	●	●	●	●	~~15~~ ●	~~15~~ ●
Short-term bedroom rental (RC-Feb 21/23;E-Sep 1/23) use	●	●	●	~~24~~	●	~~15~~ ● ~~24~~	~~15~~ ● ~~24~~
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~~	~~24~~

~~15~~ Use is permitted, except within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F. New or expanded residential uses within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F, shall only be permitted by development agreement, in accordance with Section 497.

11. Table 1B is amended by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) By deleting the circle number 15 from column “ER-3” , column “ER-2” and column “ER-1”;
- (b) By inserting a black dot in column “ER-3” , column “ER-2” and column “ER-1” where a circle number 15 previously was; and
- (c) By deleting footnote (15).

Residential	ER-3	ER-2	ER-1	CH-2	CH-1
Single-unit dwelling use	~~15~~ ●	~~15~~ ●	~~15~~	●	●
Semi-detached dwelling use	~~15~~ ●	~~15~~ ●			
Townhouse dwelling use	~~15~~ ●				
Two-unit dwelling use	~~15~~ ●	~~15~~ ●	~~6~~ ~~14~~		

Three-unit dwelling use	15 ●	14 15 ● 26	6 14		
Four-unit dwelling use (RC-May 23/24;E-Jun 13/24)	15	14 15 ● 26			
Multi-unit dwelling use	15 ● 22	14 15 ● 26	14		
<i>Repealed</i> (RC-May 23/24;E-Jun 13/24)					
Backyard suite use	15 ●	15 ●	15 ●		
Small shared housing use	●	15 ●	15 ● 23	●	●
Large shared housing use					
Short-term bedroom rental (RC-Feb 21/23;E-Sep 1/23) use	24	15 ● 24	15 ● 24	24	24
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				●	●

15 Use is permitted, except within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F. New or expanded residential uses within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F, shall only be permitted by development agreement, in accordance with Section 497.

12. “Part II, Chapter 2: Zones and Permitted Uses” is amended by inserting the following text as shown below in **bold** following “Table 1D: Permitted uses by zone (HCD-SV)” and before “Part III: Land Use”:

Table 1E: Permitted uses by zone (HRI) in the Halifax Grain Elevator Special Area 1 (HGE 1)

RESIDENTIAL	HRI
Single-unit dwelling use	
Semi-detached dwelling use	
Townhouse dwelling use	
Two-unit dwelling use	
Three-unit dwelling use	
Multi-unit dwelling use	
Secondary suite use	
Backyard suite use	
Small shared housing use	
Large shared housing use	
Mobile home use	
Short-term bedroom rental use	
Home occupation use	
Home office use	
Work-live unit use	
Grade-related dwelling unit use	
Model suite use	
Cluster housing use	
COMMERCIAL	HRI
Broadcast and production studio use	
Cannabis lounge use	
Cannabis retail sales use	

Casino use	
Catering use	
Commercial recreation use	
Cruise ship terminal use	
Daycare use	
Dealership use	
Drinking establishment use	
Financial institution use	
Fitness centre use	
Garden centre use	
Grocery store use	
Hotel use	
Kennel use	
Local commercial use	
Local drinking establishment use	
Makerspace use	
Micro-brewery use	
Micro-distillery use	
Office use	
Pawn shop use	
Personal service use	
Pet daycare use	
Quick charging station use	
Restaurant use	
Retail use	
Self-storage facility use	
Service station use	
Service use	
Studio use	
Veterinary facility use	
Any other commercial use (if not prohibited above)	

URBAN AGRICULTURE		HRI
Educational farm use		
Farmers' market use		
Urban farm use		
INSTITUTIONAL		
Convention centre use		
Cultural use		
Emergency services use		
Hospital use		
Library use		
Minor spectator venue use		
Major spectator venue use		
Medical clinic use		
Public building use		
Religious institution use		
School use		
Shelter use		
University or college use		
INDUSTRIAL		

Auto repair use	
Cannabis production facility use	
Car wash use	
Crematorium use	
Data storage centre use	
Industrial training facility use	
Light manufacturing use	
Marine-related use	
Marine-related use existing on the coming into force date of this By-law	
Recycling depot use	
Research and development facility use	
Storage yard use	
Warehousing use	
Wholesale food production use	
Wholesale use	
Existing Grain Elevator Use	●
PARK AND COMMUNITY FACILITIES	HRI
Boating club use	
Cemetery use	
Club recreation use	
Community recreation use	
Conservation use	
Park use	
WATER ACCESS	HRI
Water access structure use	
MILITARY	HRI
Military use	
OTHER	HRI
Accessory structure or use	
Historic site or monument use	
Parking structure use	
Temporary construction use	
Transportation facility use	
Underground parking, access, and servicing for a CEN-2 use	
Utility use	
PROHIBITED IN ALL ZONES	HRI
Adult entertainment use	

C&D transfer, processing, and disposal use	
Heavy industrial use	
Obnoxious use	
Salvage use	

Table 1F: Permitted uses by zone (ER-1, ER-2, ER-3, CLI, HRI) in the Halifax Grain Elevator Special Area 2 (HGE 2)

RESIDENTIAL	ER-1	ER-2	ER-3	CLI	HRI
Single-unit dwelling use	⑦	⑦	⑦		
Semi-detached dwelling use		⑦	⑦		
Townhouse dwelling use			⑦		
Two-unit dwelling use		⑦	⑦		
Three-unit dwelling use		⑦	⑦		
Four-unit dwelling use		⑦	⑦		
Multi-unit dwelling use		⑦	⑦		
Backyard suite use	⑦	⑦	⑦		
Small shared housing use	⑥⑦	⑥⑦	⑥⑦		
Large shared housing use					
Short-term Bedroom Rental					
Short-term bedroom rental use					
Home occupation use	●	●	●		
Home office use	●	●	●		
Work-live unit use					
Grade-related dwelling unit use					
Model suite use				●	
Cluster housing use					
COMMERCIAL	ER-1	ER-2	ER-3	CLI	HRI
Broadcast and production studio use				●	
Cannabis lounge use				●	
Cannabis retail sales use				●	
Casino use				●	
Catering use				●	
Commercial recreation use				●	
Cruise ship terminal use					●
Daycare use					
Dealership use				●	
Drinking establishment use				●	
Financial institution use				●	
Fitness centre use				●	
Garden centre use				●	
Grocery store use				●	
Hotel use					
Kennel use				●	
Local commercial use				●	
Local drinking establishment use				●	
Makerspace use				●	
Micro-brewery use				●	
Micro-distillery use				●	
Office use				●	
Pawn shop use				●	
Personal service use				●	
Pet daycare use				●	
Quick charging station use				●	
Restaurant use				●	
Retail use				⑤	
Self-storage facility use				●	
Service station use				●	

Service use				●	
Studio use				●	
Veterinary facility use				●	
Any other commercial use (if not prohibited above except commercial accommodations)				●	

URBAN AGRICULTURE	ER-1	ER-2	ER-3	CLI	HRI
Educational farm use					
Farmers' market use				●	
Urban farm use	●	●	●	●	●
INSTITUTIONAL	ER-1	ER-2	ER-3	CLI	HRI
Convention centre use					
Cultural use				●	
Emergency services use					
Hospital use					
Library use					
Minor spectator venue use					
Major spectator venue use					
Medical clinic use					
Public building use					
Religious institution use					
School use					
Shelter use					
University or college use					
INDUSTRIAL	ER-1	ER-2	ER-3	CLI	HRI
Auto repair use				④	
Cannabis production facility use					
Car wash use				●	
Crematorium use					
Data storage centre use				●	●
Industrial training facility use				●	●
Light manufacturing use				④	
Marine-related use					●
Marine-related use existing on the coming into force date of this By-law					●
Recycling depot use				●	
Research and development facility use				●	●
Storage yard use					●
Warehousing use				●	●
Wholesale food production use				●	
Wholesale use				●	
PARK AND COMMUNITY FACILITIES	ER-1	ER-2	ER-3	CLI	HRI
Boating club use					
Cemetery use					
Club recreation use					
Community recreation use					
Conservation use	●	●	●	●	●
Park use	●	●	●	●	●
WATER ACCESS	ER-	ER-	ER-	CLI	HRI

	1	2	3		
Water access structure use					●
MILITARY	ER-1	ER-2	ER-3	CLI	HRI
Military use					
OTHER	ER-1	ER-2	ER-3	CLI	HRI
Accessory structure or use	●	●	●	●	●
Historic site or monument use	●	●	●	●	●
Parking structure use					
Temporary construction use	●	●	●	●	●
Transportation facility use					
Underground parking, access, and servicing for an HR-1 or HR-2 Use				●	
Utility use	●	●	●	●	●
PROHIBITED IN ALL ZONES	ER-1	ER-2	ER-3	CLI	HRI
Adult entertainment use					

C&D transfer, processing, and disposal use					
Heavy industrial use					
Obnoxious use					
Salvage use					

④ Use is permitted if entirely contained within a building, excluding parking and loading facilities.

⑤ Retail use shall not exceed a maximum gross floor area of 300.0 square metres per premises. This requirement shall not apply to a building supply establishment or a retail use accessory to a permitted industrial use.

⑥ Shared Housing with Special Care Use prohibited.

⑦ Residential units shall not exceed a maximum of 1 unit per 100 square metres of lot area and 10 units per building.

Table 1G: Permitted uses by zone (ER-1, ER-2, ER-3, HR-1, HR-2, HRI) in the Halifax Grain Elevator Special Area 3 (HGE 3)

RESIDENTIAL	ER-1	ER-2	ER-3	HR-1	HR-2	HRI
Single-unit dwelling use	●	●	●	●	●	
Semi-detached dwelling use		●	●	●	●	
Townhouse dwelling use			●	●	●	
Two-unit dwelling use		●	●	●	●	
Three-unit dwelling use		●	●	●	●	
Four-unit dwelling use		●	●			
Multi-unit dwelling use		●	●	●	●	
Backyard suite use	●	●	●	●	●	
Small shared housing use	⑥	⑥	⑥	⑥	⑥	
Large shared housing use				⑥	⑥	
Short-term bedroom rental use	●	●	●	●	●	
Home occupation use	●	●		●	●	
Home office use	●	●		●	●	

Work-live unit use				●	●	
Grade-related dwelling unit use				●	●	
Model suite use				●	●	
Cluster housing use				●	●	
COMMERCIAL	ER-1	ER-2	ER-3	HR-1	HR-2	HRI
Broadcast and production studio use						
Cannabis lounge use						
Cannabis retail sales use						
Casino use						
Catering use						
Commercial recreation use				③	③	
Cruise ship terminal use						●
Daycare use						
Dealership use				③	③	
Drinking establishment use						
Financial institution use						
Fitness centre use					③	
Garden centre use					③	
Grocery store use				③	③	
Hotel use					③	
Kennel use						
Local commercial use				③	③	
Local drinking establishment use				③	③	
Makerspace use					③	
Micro-brewery use				③	③	
Micro-distillery use				③	③	
Office use				③	③	
Pawn shop use					③	
Personal service use						
Pet daycare use				③	③	
Quick charging station use				③	③	
Restaurant use				③	③	
Retail use				③	③	
Self-storage facility use					③	
Service station use					③	
Service use						
Studio use						
Veterinary facility use				③	③	
Any other commercial use (if not prohibited above)				③	③	

URBAN AGRICULTURE	ER-1	ER-2	ER-3	HR-1	HR-2	HRI
Educational farm use				●	●	●
Farmers' market use				●	●	●
Urban farm use	●	●		●	●	●
INSTITUTIONAL	ER-1	ER-2	ER-3	HR-1	HR-2	HRI
Convention centre use						
Cultural use				●	●	
Emergency services use						
Hospital use						
Library use				●	●	

Minor spectator venue use						
Major spectator venue use						
Medical clinic use						
Public building use						
Religious institution use						
School use						
Shelter use						
University or college use						
INDUSTRIAL	ER-1	ER-2	ER-3	HR-1	HR-2	HRI
Auto repair use						
Cannabis production facility use						
Car wash use						
Crematorium use						
Data storage centre use						●
Industrial training facility use						●
Light manufacturing use						
Marine-related use						●
Marine-related use existing on the coming into force date of this By-law						●
Recycling depot use						●
Research and development facility use						●
Storage yard use						●
Warehousing use						●
Wholesale food production use						
Wholesale use						
PARK AND COMMUNITY FACILITIES	ER-1	ER-2	ER-3	HR-1	HR-2	HRI
Boating club use						
Cemetery use						
Club recreation use						
Community recreation use						
Conservation use	●	●		●	●	●
Park use	●	●		●	●	●
WATER ACCESS	ER-1	ER-2	ER-3	HR-1	HR-2	HRI
Water access structure use						●
MILITARY	ER-1	ER-2	ER-3	HR-1	HR-2	HRI
Military use						
OTHER	ER-1	ER-2	ER-3	HR-1	HR-2	HRI
Accessory structure or use	●	●		●	●	
Historic site or monument use	●	●		●	●	
Parking structure use						
Temporary construction use	●	●		●	●	
Transportation facility use						
Underground parking, access, and servicing for a CEN-2 use						
Utility use	●	●		●	●	
PROHIBITED IN ALL ZONES	ER-1	ER-2	ER-3	CLI	HRI	HRI
Adult entertainment use						

C&D transfer, processing, and disposal use						
Heavy industrial use						
Obnoxious use						
Salvage use						

③ Use is permitted within a mixed-use building that has no less than 75% of its floor area occupied by residential uses.

⑥ Shared Housing with Special Care Use prohibited.

13. Section 49 is amended by inserting the text as shown below in **bold**:

Combination of Uses in Established Residential Zones

49 Where permitted in Table 1B, **Table 1F or Table 1G** only one of the following uses shall be permitted, at any time, on a lot in an ER-3, ER-2, ER-1, CH-2, or CH-1 zone:

- (a) home occupation use;
- (b) short-term bedroom rental use (RC-Feb 21/23;E-Sep 1/23); or
- (c) repealed (RC-Aug 9/22;E-Sep 15/22)
- (d) daycare use.

14. Subsection 56(1) is amended by deleting the text as shown below in ~~strikeout~~ and inserting the text as shown below in **bold**:

Backyard Suite Uses

- 56 (1) If a backyard suite use is permitted in Tables 1A, 1B, 1C, ~~or 1D~~, **1F or 1G** a lot may contain only one backyard suite use, within the rear yard only, in conjunction with: (RC-May 23/24;E-Jun 13/24)
- (a) a single-unit dwelling use;
 - (b) a two-unit dwelling use;
 - (c) a semi-detached dwelling use;
 - (d) a three-unit dwelling use;
 - (e) a townhouse dwelling use; or
 - (f) a four-unit dwelling use. (RC-May 23/24;E-Jun 13/24)

15. "Part III, Chapter 2: Residential Use Requirements" is amended by inserting the text as shown below in **bold** following Section 70 and before "Part III, Chapter 3: Urban Agriculture Use Requirements":

Maximum Density of Residential Units Near the Halifax Grain Elevator

70.1 Within the Halifax Grain Elevator Special Area 2 (HGE 2), as shown on Schedule 55, residential units shall not exceed a maximum of 1 unit per 100 square metres of lot area and a maximum of 10 units per building.

16. Section 352 is amended by deleting the text as shown below in ~~strikeout~~ and inserting the text as shown below in **bold**:

352 With the exception of the developments listed under **Subsection 353 (1)** and subject to Sections 354, ~~and 355~~, **and 355.1** any developments in the DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, ER-3, ER-2, CH-2, CH-1, CLI, INS, UC-2, UC-1, PCF, and RPK zones shall meet all the applicable design requirements contained within this Part. (RC-May 23/24;E-Jun 13/24)

17. Section 353 is amended by deleting the text as shown below in ~~strikeout~~ and inserting the text as shown below in **bold**:

353 **(1) Subject to 353 (2),** ~~the following developments are exempted from all design requirements contained within this Part:~~

- (a) any development exempted from requiring a development permit in Section 9;
- (b) low-density dwelling uses, excluding:
 - (i) a townhouse dwelling use in any zone,
 - (ii) a two-unit dwelling use within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C,
 - (iii) a three-unit dwelling use within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C, or
 - (iv) a four-unit dwelling use within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C; (RC-May 23/24;E-Jun 13/24)
- (c) backyard suite uses;
- (d) enlargement, alterations and replacements in existing window and door openings; (RC-May 23/24;E-Jun 13/24)
- (e) new window and door openings on any portion of a building; (RC-May 23/24;E-Jun 13/24)
- (f) a building addition with a floor area of 500 square metres or less, which does not alter a streetwall;
- (g) a building addition that alters a streetwall, where the addition does not exceed 10.0 metres along the width of the streetwall; (RC-May 23/24;E-Jun 13/24)

- (h) changes to external cladding materials for any wall that is not a streetwall; (RC-May 23/24;E-Jun 13/24)
- (i) changes to external cladding materials for no more than 40% of any streetwall; (RC-May 23/24;E-Jun 13/24)
- (j) interior renovations;
- (k) the installation and replacement of minor building features;
- (l) a change of use or tenancy in a building that does not change the external appearance of the building, beyond what is already exempted within this Section;
- (m) temporary construction uses;
- (n) accessory structures;
- (o) in the Dartmouth Waterfront (DW) Special Area, as shown on Schedule 3A, and the Halifax Waterfront (HW) Special Area, as shown on Schedules 3B:
 - (i) shipping containers that are no greater than 3.0 metres in height, or
 - (ii) kiosks that are a maximum of 3.0 metres in height and have a maximum floor area of 32.0 square metres;
- (p) steps, stairs, ramps, and other building entrances or entrance features;
- (q) signs; and
- (r) transportation facility uses.

(2) Within the Halifax Grain Elevator Special Area 2 (HGE 2), and Halifax Grain Elevator Special Area 3 (HGE 3), as shown on Schedule 55, development listed in clauses 353 (1) (a) through (g) shall be subject to the design requirements contained within Part VII, Chapter 7: Design Requirements for the Halifax Grain Elevator Special Area 2 (HGE 2) and Halifax Grain Elevator Special Area 3 (HGE 3).

18. Part VII: General Design Requirements is amended by inserting the text as shown below in **bold** after section 379 and before Part VIII: Heritage Design Requirements:

Part VII, Chapter 7: Design Requirements for the Halifax Grain Elevator Special Area 2 (HGE 2) and Halifax Grain Elevator Special Area 3 (HGE 3)

Design Requirements Applicable to the Halifax Grain Elevator Special Area 2 (HGE 2) and Halifax Grain Elevator Special Area 3 (HGE 3)

379.1 (1) Any main building or portion of a main building within the Halifax Grain Elevator Special Area 2 (HGE 2) and Halifax Grain Elevator Special Area 3 (HGE 3), as shown on Schedule 55, shall meet the design requirements of this Chapter.

(2) In the event that the requirements under Part VII conflict with the requirements of this Chapter, the requirements of this Chapter take precedence.

Design Requirement: Windows, Doors and other Openings Facing the Halifax Grain Elevator

379.2 For any exterior wall facing the Halifax Grain Elevator, windows, doors and other openings shall not exceed 15% of the wall's total surface area.

Design Requirement: Pedestrian Entrances

379.3 (1) Subject to 379.3 (2), pedestrian entrances, including residential and commercial building lobbies, shall be located on facades which are not facing the Halifax Grain Elevator.

(2) Subsection 379.3 (1) shall not apply to pedestrian entrances which are required for emergency egress by the Nova Scotia Building Code or another act of the Legislature.

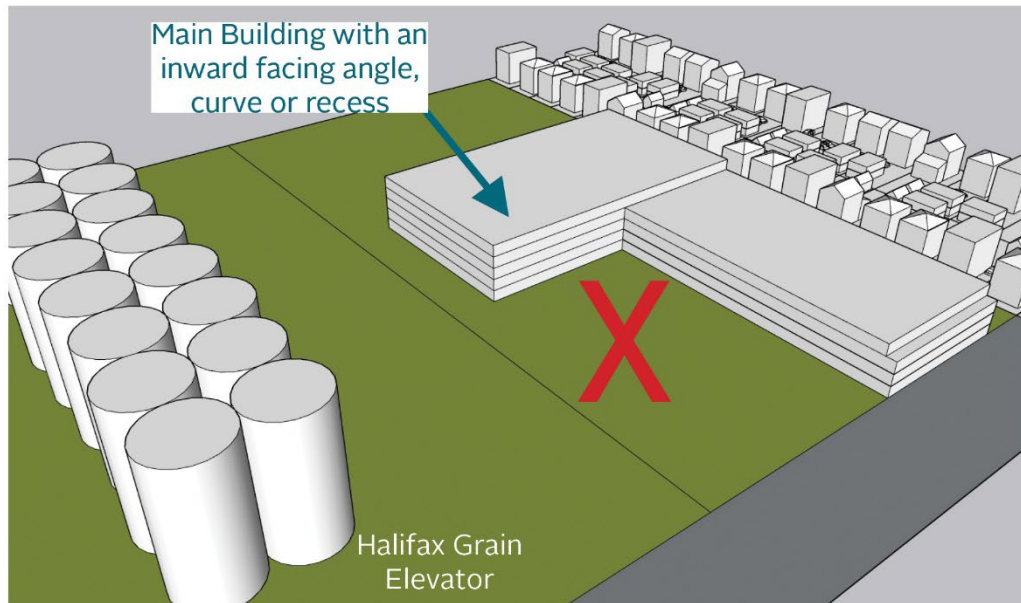
Design Requirement: Projections and Awnings Facing the Halifax Grain Elevator

379.4 For any exterior wall facing the Halifax Grain Elevator, projections, awnings, overhangs, shade sails, solar screens, balconies, railings and similar protruding features are prohibited.

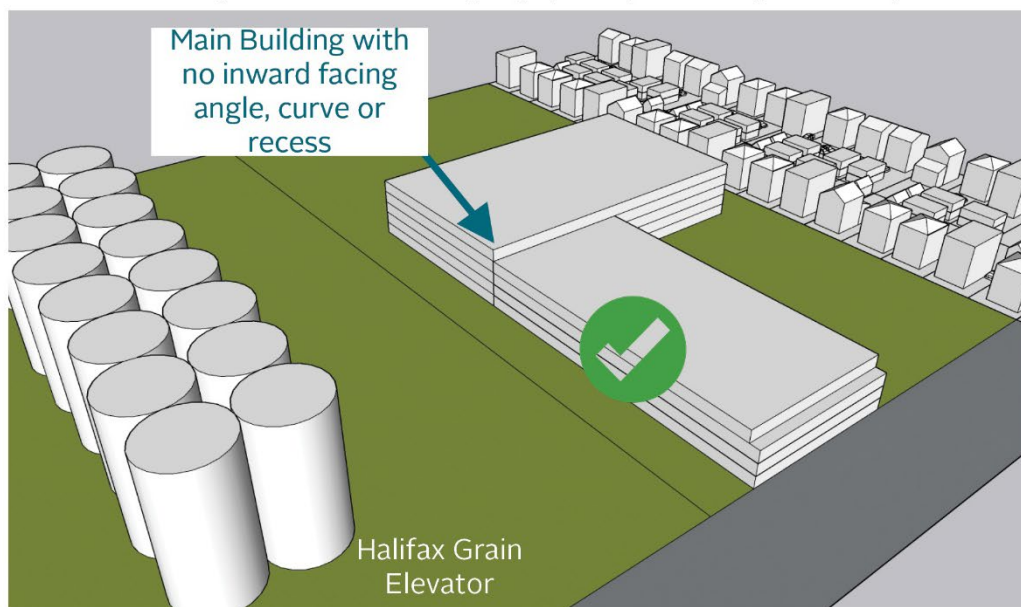
Design Requirement: Inward Facing Angles, Curves or Recesses on Main Buildings

379.5 Main buildings and portions of main buildings are prohibited from having inward facing angles, curves and recesses facing the Halifax Grain Elevator.

19. Insert the diagrams as shown below following the text for the newly inserted section 379.5:



A main building with an inward facing angle, curve, or recess prohibited by 379.5.



A main building without an inward facing angle, curve, or recess, permitted by 379.5.

20. Part XIII, Chapter 1: Motor Vehicle Parking is amended by inserting the text as shown below in **bold** after section 453 and before Part XIII, Chapter 3: Off-Street Loading:

Accessory Parking Lots in the Halifax Grain Elevator 1 (HGE 1) Special Area

453.1 Accessory parking lots and parking structures are prohibited within the Halifax Grain Elevator 1 (HGE 1) Special Area.

21. Section 497 is repealed.

22. Part XVI: Development Agreements is amended by inserting the text as shown below in **bold** after section 497 and before section 498:

Development in the Mitchell Street – South Bland Street (MSSB) Special Area

497.1 Development within the Mitchell Street – South Bland Street (MSSB) Special Area, as shown on Schedule 3F, may be permitted by development agreement in accordance with Policies IM-7 and IM-48 of the Regional Centre Secondary Municipal Planning Strategy.

23. Part XVII:, Chapter 1: Definitions is amended by inserting the text as shown below in **bold** after subsection 499(99) and before subsection 499(100):

(99.1) Existing Grain Elevator Use means an industrial facility used to store or stockpile grain or other bulk materials in silos or storage bins and containing equipment for conveying or discharging bulk materials into silos, storage bins, ships, and trains, which was in existence on the date that this by-law was adopted.

24. Schedule 2: Zone Boundaries is amended as shown in Attachment B: SCH 2.

25. Schedule 3F: Other Special Areas is amended as shown in Attachment B: SCH: 3F.

26. Schedule 15: Maximum Building Height Precincts is amended as shown in Attachment B: SCH: 15.

27. Schedule 55: Halifax Grain Elevator Special Areas is inserted as shown in Attachment B: SCH: 55.

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