

As amended by Halifax Regional Council on June 10, 2025

**ATTACHMENT D - PROPOSED AMENDMENTS TO SECONDARY MUNICIPAL PLANNING
STRATEGIES**

Table of Contents

Attachment D-1.....	4
Proposed Amendments to the Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville.....	4
Attachment D-2.....	6
Proposed Amendments to the Municipal Planning Strategy for Bedford	6
Attachment D-3.....	12
Proposed Amendments to the Municipal Planning Strategy for Cole Harbour/Westphal	12
Attachment D-4.....	14
Proposed Amendments to the Municipal Planning Strategy for Dartmouth.....	14
Attachment D-5.....	17
Proposed Amendments to the Municipal Planning Strategy for	17
Eastern Passage/Cow Bay	17
Attachment D-6.....	20
Proposed Amendments to the Municipal Planning Strategy for	20
Eastern Shore (East).....	20
Attachment D-7.....	22
Proposed Amendments to the Municipal Planning Strategy for	22
Eastern Shore (West).....	22
Attachment D-8.....	24
Proposed Amendments to the Municipal Planning Strategy for Halifax	24
Attachment D-9.....	26
Proposed Amendments to the Municipal Planning Strategy for Lawrencetown	26
Attachment D-10.....	28
Proposed Amendments to the Municipal Planning Strategy for Musquodoboit Valley/Dutch Settlement	28
Attachment D-11.....	30
Proposed Amendments to the Municipal Planning Strategy for North Preston / Lake Major / Lake Loon / Cherry Brook / East Preston.....	30
Attachment D-12.....	32
Proposed Amendments to the Municipal Planning Strategy for Planning District 4 (Prospect).....	32
Attachment D-13.....	34
Proposed Amendments to the Municipal Planning Strategy for Planning District 5 (Chebucto Peninsula).....	34

Attachment D-14.....	37
Proposed Amendments to the Municipal Planning Strategy for Planning Districts 1 and 3 (St. Margarets Bay).....	37
Attachment D-15.....	39
Proposed Amendments to the Municipal Planning Strategy for Planning Districts 14/17 (Shubenacadie Lakes)	39
Attachment D-16.....	41
Proposed Amendments to the Municipal Planning Strategy for Planning Districts 8 & 9 (Lake Echo/Porters Lake).....	41
Attachment D-17.....	43
Proposed Amendments to the Secondary Planning Strategy for Sackville Drive.....	43
Attachment D-18.....	46
Proposed Amendments to the Municipal Planning Strategy for Sackville	46
Attachment D-19.....	48
Proposed Amendments to the Municipal Planning Strategy for the Timberlea/Lakeside/Beechville	48
Attachment D-20.....	50
Proposed Amendments to the Regional Centre Secondary Municipal Planning Strategy	50
Attachment D-21.....	54
Proposed Amendments to the Suburban Housing Accelerator Secondary Municipal Planning Strategy	54

Attachment D-1

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

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

1. Amending Policy P-137 in SECTION IV, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “, amendments to a development agreement, or” after the text “agreements” before the text “amendments”;
 - b. Deleting the text “and” after the newly added text “or” and before the text “amendments”;
 - c. Deleting the text “Plan, Council shall have appropriate regard to the following matters:” and replacing it with the text “Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”
 - d. Repealing Clauses (a) through (e), inclusively.

P-137 In considering development agreements, **amendments to a development agreement, or** ~~and~~ amendments to the land use by-law, in addition to all other criteria as set out in various policies of this ~~Plan, Council shall have appropriate regard to the following matters:~~ **Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) that the proposal is in conformity with the intent of this Plan and with the requirements of all other municipal by-laws and regulations;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
 - ~~the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(i) — the adequacy of central or on-site sewerage and water services;~~
 - ~~(ii) — the adequacy or proximity of school, recreation or other community facilities;~~
 - ~~(iii) — the adequacy of road networks leading or adjacent to or within the development; and~~
 - ~~(iv) — the potential for damage to or for destruction of designated historic buildings and sites.~~
- ~~(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
 - ~~(i) — type of use;~~
 - ~~(ii) — height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) — traffic generation, access to and egress from the site, and parking;~~
 - ~~(iv) — open storage;~~
 - ~~(v) — signs; and~~

- (vi) ~~any other relevant matter of planning concern.~~
- (d) ~~that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.~~
- (e) ~~Within any designation, where a holding zone has been established pursuant to Infrastructure Charges Policy P 81, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the Infrastructure Charges Policies of this MPS.~~

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 D-2

Proposed Amendments to the Municipal Planning Strategy for Bedford

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

1. Amending Subsection (h) “Mainstreet Commercial Core” under the COMMERCIAL Section, as shown below in **bold**, by adding the text “These controls also present challenges for renovations and expansions to registered heritage properties. To encourage the conservation and adaptive re-use of heritage properties in the Mainstreet Commercial Designation, Council may consider a reduction of these standards in accordance with Policy C-20(a).” after the text “it shall be the intention of Council to consider a reduction of these standards for 1091 and 1095 Bedford Highway in accordance with Policy C-21.”

It is recognized that such limitations are difficult to achieve at 1091 and 1095 Bedford Highway. This particular property is relatively large in size, its lot configuration is long and narrow and a significant grade differential exists from the front property line, along the Bedford Highway, and the rear property line along the CN rail line. These characteristics are unlike those of the majority of properties which have been zoned Mainstreet Commercial. Therefore, it shall be the intention of Council to consider a reduction of these standards for 1091 and 1095 Bedford Highway in accordance with Policy C-21.

These controls also present challenges for renovations and expansions to registered heritage properties. To encourage the conservation and adaptive re-use of heritage properties in the Mainstreet Commercial Designation, Council may consider a reduction of these standards in accordance with Policy C-20(a).

2. Amending the COMMERCIAL Section, as shown below in **bold**, by adding the new policy, immediately following Policy C-20:

Policy C-20(a):

To encourage the conservation and adaptive re-use of heritage properties in the Mainstreet Commercial Designation, renovations and expansions to existing heritage buildings shall be considered by a development agreement in accordance with the Heritage Development Agreement Policies of the Regional Municipal Planning Strategy, and may consider modification of the requirements for height, lot coverage, setbacks, and maximum percentage of gross floor area occupied by residential dwelling units.

3. Amending “General Future Land Use” under the IMPLEMENTATION Section, as shown below in **bold**, by:
 - a. adding the text “A” after the text “Table III” and before the text (Appendix B) in

- the second paragraph; and
- b. adding the text “A” after the text “Table III” and before the text “in identifying” in the second paragraph.

These land uses are identified on the Generalized Future Land Use Map as referred to in Policy Z-1. Table IIIA (Appendix B) identifies in a matrix form the uses which are permitted through rezoning or development agreement procedures. Policy Z-2 refers to the role of Table IIIA in identifying permitted land uses.

4. Amending “Development Agreements” under the IMPLEMENTATION Section, as shown below in **bold**, by:
 - a. Adding the text “A” after the text “Table” and before the text “, may be considered” in the first paragraph.

Development Agreements

Except within existing residential areas, within any zone, a development that would not normally be permitted by the zone, but falls within the potentially permitted uses of the Generalized Land Use category as shown on Table IIIA, may be considered by Council through the application of development agreements as provided for under Section 55 of the Planning Act. Development agreements will also be applied in situations set forth elsewhere in this plan.

5. Amending “Municipal Planning Strategy Amendments Not Required” under the IMPLEMENTATION Section, as shown below in **bold**, by:
 - a. Adding the text “A” after the text “Table” and before the text “and the” in the first paragraph”.

Municipal Planning Strategy Amendments Not Required

An amendment to the municipal planning strategy shall not be required where rezoning and development agreements fall within the list of potentially permitted uses within the Generalized Land Use categories as shown on Table IIIA and the Generalized Future Land Use Map.

6. Amending Policy Z-2 in the IMPLEMENTATION Section, as shown below in **bold**, by:
 - a. Adding the text “A” after the text “Table III” and before the text “the land uses”; and
 - b. Adding the text “A” after the text “Table III” and before the text “may be considered”.

Policy Z-2:

It shall be the intention of Town Council to indicate on Table IIIA the land uses which may be permitted in each Generalized Future Land Use category as-of-right, or by rezoning or development agreement consistent with all other policies. Council shall consider these uses through the zoning amendment or development agreement process, subject to the criteria in Policy Z-3 and all other applicable policies in this Strategy. The procedure to be followed for all rezoning

applications or requests for development agreements is in accordance with the Planning Act. Except within residential areas, within any zone, a development that would not normally be permitted by the zone, but falls within the potentially permitted uses of the Generalized Future Land Use category as shown on Table IIIA may be considered by Town Council through the application of development agreements as provided for under Section 55 of the Planning Act.

7. Amending Policy Z-3 in the IMPLEMENTATION Section, as shown below in **bold** and ~~strikeout~~, by:
- a. Deleting the text “It shall be the policy of Town Council when” and replacing it with the text “In” before the text “considering”;
 - b. Deleting the text “with the advice of the Planning Department, to have regard for all relevant” and replacing it with the text “amendments to a development agreement, or amendments to the land use bylaw, in addition to all other” after the text “development agreements,” and before the text “criteria”;
 - c. Deleting the text “plan as well as the following matters:” and replacing it with the text “Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.” after the newly struck text “following matters”; and
 - d. Repealing clauses 1 through 10, inclusively.

Policy Z-3 ~~It shall be the policy of Town Council when~~**In** considering ~~zoning amendments and~~ development agreements, [excluding the WFCDD area [excluding the WFCDD area and Bedford West Sub-Area 1 and 12 shown on schedule BW-9] ~~with the advice of the Planning Department, to have regard for all other relevant~~**amendments to a development agreement, or amendments to the land use bylaw, in addition to all other** criteria as set out in various policies of this ~~plan as well as the following matters:~~**Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~1. That the proposal is in conformance with the intent of this Plan and with the requirements of all other Town By laws and regulations, and where applicable, Policy R-16 is specifically met;~~
- ~~2. That the proposal is compatible with adjacent uses and the existing development form in the neighbourhood in terms of the use, bulk, and scale of the proposal;~~
- ~~3. That provisions are made for buffers and/or separations to reduce the impact of the proposed development where incompatibilities with adjacent uses are anticipated;~~
- ~~4. That provisions are made for safe access to the project with minimal impact on the adjacent street network;~~
- ~~5. That a written analysis of the proposal is provided by staff which addresses whether the proposal is premature or inappropriate by reason of:~~
 - ~~i) the financial capability of the Town to absorb any capital or operating costs relating to the development;~~
 - ~~ii) the adequacy of sewer services within the proposed development and~~

- ~~the surrounding area, or if services are not provided, the adequacy of physical site conditions for private on-site sewer and water systems;~~
 - ~~iii) the adequacy of water services for domestic services and fire flows at Insurers Advisory Organization (I.A.O.) levels; the impact on water services of development on adjacent lands is to be considered;~~
 - ~~iv) precipitating or contributing to a pollution problem in the area relating to emissions to the air or discharge to the ground or water bodies of chemical pollutants;~~
 - ~~v) the adequacy of the storm water system with regard to erosion and sedimentation on adjacent and downstream areas (including parklands) and on watercourses;~~
 - ~~vi) the adequacy of school facilities within the Town of Bedford including, but not limited to, classrooms, gymnasiums, libraries, music rooms, etc.;~~
 - ~~vii) the adequacy of recreational land and/or facilities;~~
 - ~~viii) the adequacy of street networks in, adjacent to, or leading toward the development regarding congestion and traffic hazards and the adequacy of existing and proposed access routes;~~
 - ~~ix) impact on public access to rivers, lakes, and Bedford Bay shorelines;~~
 - ~~x) the presence of significant natural features or historical buildings and sites;~~
 - ~~xi) creating a scattered development pattern which requires extensions to trunk facilities and public services beyond the Primary Development Boundary;~~
 - ~~xii) impact on environmentally sensitive areas identified on the Environmentally Sensitive Areas Map; and,~~
 - ~~xiii) suitability of the proposed development's siting plan with regard to the physical characteristics of the site.~~
6. ~~Where this plan provides for development agreements to ensure compatibility or reduce potential conflicts with adjacent land uses, such agreements may relate to, but are not limited to, the following:~~
- ~~i) type of use, density, and phasing;~~
 - ~~ii) traffic generation, access to and egress from the site, and parking;~~
 - ~~iii) open storage and landscaping;~~
 - ~~iv) provisions for pedestrian movement and safety;~~
 - ~~v) provision and development of open space, parks, and walkways;~~
 - ~~vi) drainage, both natural and subsurface;~~
 - ~~vii) the compatibility of the structure(s) in terms of external design and external appearance with adjacent uses; and,~~
 - ~~viii) the implementation of measures during construction to minimize and mitigate adverse impacts on watercourses.~~
7. ~~Any other matter enabled by Sections 73 and 74 of the Planning Act.~~
8. ~~In addition to the foregoing, all zoning amendments and development agreements shall be prepared in sufficient details to:~~
- ~~i) provide Council with a clear indication of the nature of the proposed development; and~~

- ~~ii) permit staff to assess and determine the impact such development would have on the proposed site and the surrounding community.~~
- ~~9. To assist in the evaluation of applications to enter into development agreements, Council shall encourage proponents to provide the following information:~~
 - ~~a) a plan to a scale of 1":100' or 1":40' showing such items as:~~
 - ~~i) an overall concept plan showing the location of all proposed land uses;~~
 - ~~ii) each residential area indicating the number of dwelling units of each type and an indication of the number of bedrooms;~~
 - ~~iii) description, area, and location of all proposed commercial, cultural, mixed use projects proposed;~~
 - ~~iv) location, area, shape, landscaping and surface treatment of all public and private open spaces and/or park areas;~~
 - ~~v) plan(s) showing all proposed streets, walkways, sidewalks, bus bays and bike routes;~~
 - ~~vi) a description of any protected viewplanes; and,~~
 - ~~vii) an indication of how the phasing and scheduling is to proceed.~~
 - ~~b) For individual phases of a development more detailed concept plans are to be provided indicating such items as maximum building heights, location and configuration of parking lots, landscaping plans, and any additional information required to be able to assess the proposal in terms of the provisions of the Municipal Planning Strategy.~~
 - ~~c) Plans to the scale of 1":100' showing schematics of the proposed sanitary and storm sewer systems and, water distribution system.~~
- ~~10. Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges - Policy IC-6", Subdivision Approval shall be subject to the provisions of the Subdivision By law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the Infrastructure Charges" Policies of this MPS.~~

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 D-3

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

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

1. Amending Policy IM-11 in the IMPLEMENTATION Section, as shown below in **bold** and ~~strikeout~~, by,
 - a. Adding the text “or amendments to a development agreement,” after the text “development agreements,” and before the text “in addition to”;
 - b. Deleting the text “planning strategy, Cole Harbour/Westphal Community Council shall have appropriate regard to the following matters:” and replacing it with the text “Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”
 - c. Repealing Clauses (a) to (f), inclusively.

IM-11 In considering amendments to the land use by-law or development agreements, **or amendments to a development agreement**, in addition to all other criteria as set out in various policies of this ~~planning strategy,~~ Cole Harbour/Westphal Community Council shall have appropriate regard ~~to the following matters:~~ **Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

~~(a) that the proposal is in conformity with the intent of this planning strategy and with the requirements of all other municipal by-laws and regulations;~~

~~(b) that the proposal is not premature or inappropriate by reason of:~~

~~(i) — the financial capability of the Municipality to absorb any costs relating to the development;~~

~~(ii) — the adequacy of sewer and water services;~~

~~(iii) — the adequacy or proximity of school, recreation and other community facilities;~~

~~(iv) — the adequacy of road networks leading or adjacent to or within the development; and~~

~~(v) — the potential for damage to or destruction of designated historic buildings and sites.~~

~~(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~

~~(i) — type of use;~~

~~(ii) — height, bulk and lot coverage of any proposed building;~~

~~(iii) — traffic generation, access to and egress from the site, and parking;~~

~~(iv) — open storage;~~

~~(v) — signs; and~~

~~(vi) — any other relevant matter of planning concern.~~

- ~~(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding; and~~
~~(e) any other relevant matter of planning concern.~~
~~(f) Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges – Policy IC-6", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS.~~

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 D-4

Proposed Amendments to the Municipal Planning Strategy for Dartmouth

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

1. Amending Policy H-14, as shown below in **bold** and ~~strikeout~~, by deleting the text “Policy IP-1©” and replacing it with the text “Policy IP-1(c)” after the text “listed in” and before the text “, are addressed” in Clause (h).

*(h) any other matters, including criteria listed in ~~Policy IP-1©~~ **Policy IP-1(c)**, are addressed.*

2. Amending Policy H-15, as shown below in **bold** and ~~strikeout~~, by deleting the text “Policy IP-1©” and replacing it with the text “Policy IP-1(c)” after the text “set out in” and before the text “in considering any”.

*Policy H 15 It shall be the intention of Council to require development of lands known as Craigwood Estates (PID # 40380396 & 40740037) by development agreement. The lands shall be developed for single unit residential dwellings on lots with a minimum of 75 feet of frontage and minimum lot area of 7500 square feet. Best management practices shall be used to address environmental concerns relating to storm water discharge to Lake Charles. Council shall have regard for the Land Use By-law amendment criteria as set out in ~~Policy IP-1©~~ **Policy IP-1(c)** in considering any development agreement application.*

3. Amending Policy IP-1(c) in the IMPLEMENTATION Chapter, as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “In considering zoning amendments and contract zoning, Council shall have regard to the following:” after the text “processed as zoning amendments” in the second paragraph;
 - b. Repealing subsections (1) through (10) inclusive; and
 - c. Adding the text “In considering development agreements, amendments to a development agreement or amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.” after the text “processed as zoning amendments.”

(c) Zoning By-law

The Zoning By-law is the principal mechanism by which land use policies shall be implemented. It shall set out zones, permitted uses and development standards which shall reflect the policies of the Municipal Development Plan as per Section 33 (3) of the Planning Act. The zoning by-law may use site plan approval as a mechanism to regulate various uses.

It shall recognize that certain areas are premature for specific zoning classifications by reason of lack of services, public facilities or other constraints. Council shall use the H-zone (Holding Zone). In the H Zone the permitted types of uses shall be limited in accordance with the Reserve classification in Table 4 (As amended by By-law C-475, Sept. 20, 1983). In this manner, Council can maintain a comparatively high degree of control, and major development proposals contemplated for such areas shall be processed as zoning amendments.

~~In considering zoning amendments and contract zoning, Council shall have regard to the following:-~~

- ~~(1) that the proposal is in conformance with the policies and intent of the Municipal Development Plan~~
- ~~(2) that the proposal is compatible and consistent with adjacent uses and the existing development form in the area in terms of the use, bulk, and scale of the proposal~~
- ~~(3) provisions for buffering, landscaping, screening, and access control to reduce potential incompatibilities with adjacent land uses and traffic arteries~~
- ~~(4) that the proposal is not premature or inappropriate by reason of:~~
 - ~~(i) the financial capability of the City is to absorb any costs relating to the development~~
 - ~~(ii) the adequacy of sewer and water services and public utilities~~
 - ~~(iii) the adequacy and proximity of schools, recreation and other public facilities~~
 - ~~(iv) the adequacy of transportation networks in adjacent to or leading to the development~~
 - ~~(v) existing or potential dangers for the contamination of water bodies or courses or the creation of erosion or sedimentation of such areas~~
 - ~~(vi) preventing public access to the shorelines or the waterfront~~
 - ~~(vii) the presence of natural, historical features, buildings or sites~~
 - ~~(viii) create a scattered development pattern requiring extensions to truck facilities and public services while other such facilities remain under utilized~~
 - ~~(ix) the detrimental economic or social effect that it may have on other areas of the City.~~
- ~~(5) that the proposal is not an obnoxious use~~
- ~~(6) that controls by way of agreements or other legal devices are placed on proposed developments to ensure compliance with approved plans and coordination between adjacent or near by land uses and public facilities. Such controls may relate to, but are not limited to, the following:-~~
 - ~~(i) type of use, density, and phasing~~
 - ~~(ii) emissions including air, water, noise~~
 - ~~(iii) traffic generation, access to and egress from the site, and parking~~
 - ~~(iv) open storage and landscaping~~
 - ~~(v) provisions for pedestrian movement and safety~~
 - ~~(vi) management of open space, parks, walkways~~
 - ~~(vii) drainage both natural and sub-surface and soil stability~~
 - ~~(viii) performance bonds~~

- ~~(7) suitability of the proposed site in terms of steepness of slope, soil conditions, rock outcroppings, location of watercourses, marshes, swamps, bogs, areas subject to flooding, proximity to major highways, ramps, railroads, or other nuisance factors~~
- ~~(8) that in addition to the public hearing requirements as set out in the Planning Act and City by laws, all applications for amendments may be aired to the public via the "voluntary" public hearing process established by City Council for the purposes of information exchange between the applicant and residents. This voluntary meeting allows the residents to clearly understand the proposal previous to the formal public hearing before City Council~~
- ~~(9) that in addition to the foregoing, all zoning amendments are prepared in sufficient detail to provide:~~
- ~~(i) Council with a clear indication of the nature of proposed development, and~~
 - ~~(ii) permit staff to assess and determine the impact such development would have on the land and the surrounding community~~
- ~~(10) Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges Policy IC-6", Subdivision Approval shall be subject to the provisions of the Subdivision By law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS.~~

In considering development agreements, amendments to a development agreement or amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.

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 D-5
Proposed Amendments to the Municipal Planning Strategy for
Eastern Passage/Cow Bay

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

1. Amending SECTION II under the heading RURAL AREA DESIGNATION and the subheading Tourist Accommodation, as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “bed and breakfast operations” after the text “short-term bedroom rentals” and before the text “are allowed”; and
 - b. Adding the text “and short-term rentals” after the text “While tourist cottages” and before the text “are a generally acceptable use”.

Tourist Accommodation

Given the proximity of the plan area to the metropolitan area, the availability of outdoor recreation and sightseeing opportunities, and the success of the Fisherman’s Cove project as a tourism destination, there is a need to provide a broad range of accommodation options for tourists and the travelling public. While small scale short-term bedroom rentals ~~bed and breakfast operations~~ are allowed throughout the communities, there is also a demand for campground facilities and tourist cottages. Due to potential concerns over large scale tree clearing, traffic, noise, visual intrusion, scale of the development, and environmental matters, such uses would best be permitted only through the development agreement process. While tourist cottages **and short-term rentals** are a generally acceptable use, there are community concerns relative to the location of such developments, the potential number of rental units, and the potential for their conversion to permanent dwellings. These concerns must be addressed, in addition to other issues which are also applicable to campgrounds.

2. Amending Policy RA-4a, as shown below in **bold**, by adding the text “and short-term rental” after the text “consider permitting tourist cottage” and before the text “developments outside of the serviceable area”.

RA-4a It shall be the intention of Council to consider permitting tourist cottage **and short-term rental** developments outside of the serviceable area, and only on Dyke Road, Cow Bay Road, Bissett Road and Old Dyke Road (Rainbow Haven Lane) pursuant to the development agreement provisions of the Municipal Government Act. In considering any such proposal, Council shall have regard to the following:

3. Amending policy IM-11 in the IMPLEMENTATION in SECTION II, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “, amendments to a development agreement, or” after the text “development agreements,” before the text “and amendments to the land use by-law”;

- b. Deleting the text “and” after the newly added text “or” and before the text “amendments to the land use by-law”;
- c. Deleting the text “planning strategy, Council shall have appropriate regard to the following matters:” and replacing it with the text “Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”
- d. Repealing Clauses (a) through (e), inclusive.

IM-11 In considering development agreements, **amendments to a development agreement, or** ~~and~~ amendments to the land use by-law, in addition to all other criteria as set out in various policies of this ~~planning strategy, Council shall have appropriate regard to the following matters:~~ **Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) that the proposal is in conformity with the intent of this planning strategy and with the requirements of all other municipal by laws and regulations;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:

 - ~~(i) the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) the adequacy of sewerage and water services;~~
 - ~~(iii) the adequacy or proximity of school, recreation or other community facilities;~~
 - ~~(iv) the adequacy of road networks leading or adjacent to or within the development; and~~
 - ~~(v) the potential for damage to or for destruction of designated historic buildings and sites.~~~~
- ~~(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:

 - ~~(i) type of use;~~
 - ~~(ii) height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) traffic generation, access to and egress from the site, and parking;~~
 - ~~(iv) open storage;~~
 - ~~(v) signs; and~~
 - ~~(vi) any other relevant matter of planning concern.~~~~
- ~~(d) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.~~
- ~~(e) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges – Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots~~

~~created per year, except in accordance with the development agreement
provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.~~

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 D-6
Proposed Amendments to the Municipal Planning Strategy for
Eastern Shore (East)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Eastern Shore (East) is hereby amended as follows:

1. Amending Policy IM-10 in SECTION IV, as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “and” and replacing it with the text “amendments to a development agreement, or” after the text “agreements,” and before the text “amendments to”;
 - b. Adding the text “Planning” after the text “policies of this” and before the text “Strategy”;
 - c. Deleting the text “Council shall have appropriate regard to the following matters:” and replacing it with the text “the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”; and
 - d. Repealing Clauses (a) through (f) inclusive.

IM-10 In considering development agreements, **and amendments to a development agreement, or** amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this **Planning** Strategy, ~~Council shall have appropriate regard to the following matters:~~ **the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) that the proposal is in conformity with the intent of this Strategy and with the requirements of all other municipal by-laws and regulations;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
 - ~~(i) the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) the adequacy of central or on-site sewerage and water services;~~
 - ~~(iii) the adequacy or proximity of school, recreation or other community facilities;~~
 - ~~(iv) the adequacy of road networks leading or adjacent to or within the development; and~~
 - ~~(v) the potential for damage to or for destruction of designated historic buildings and sites.~~
- ~~(c) That controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
 - ~~(i) type of use;~~

- ~~(ii) — height, bulk and lot coverage of any proposed building;~~
- ~~(iii) — traffic generation, access to and egress from the site, and parking;~~
- ~~(iv) — open storage; and~~
- ~~(v) — signs.~~
- ~~(d) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and~~
- ~~(e) any other relevant matter of planning concern.~~
- ~~(f) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.~~

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 D-7
Proposed Amendments to the Municipal Planning Strategy for
Eastern Shore (West)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Eastern Shore (West) is hereby amended as follows:

1. Amending Policy MU-16, as shown below in **bold**, by adding the text “short term rentals,” after the text “rooms to let” and before the text “commercial uses permitted”.

MU-16 It shall be the intention of Council to consider permitting convenience stores, garden centers, medical and veterinary clinics, offices, short-term bedroom rentals with more than five (5) rooms to let, **short-term rentals**, commercial uses permitted in the R-6 Zone and FV Zone (excluding existing kennels) where the floor area is greater than two thousand (2,000) square feet, institutional uses, and recreation uses in accordance with the development agreement provisions of the Planning Act.

2. Amending Policy IM-10 in SECTION V, as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “and” and replacing it with the text “amendments to a development agreement, or” after the text “agreements,” and before the text “amendments to”;
 - b. Adding the text “Planning” after the text “policies of this” and before the text “Strategy”;
 - c. Deleting the text “Council shall have appropriate regard to the following matters:” and replacing it with the text “the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”; and
 - d. Repealing Clauses (a) through (f) inclusive.

IM-10 In considering development agreements, ~~and amendments to a development agreement, or~~ amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this **Planning** Strategy, ~~Council shall have appropriate regard to the following matters:~~ **the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

~~(a) that the proposal is in conformity with the intent of this Strategy and with the requirements of all other municipal by-laws and regulations;~~

~~(b) that the proposal is not premature or inappropriate by reason of:~~

- ~~(i) the financial capability of the Municipality to absorb any costs relating to the development;~~
- ~~(ii) the adequacy of central or on-site sewerage and water services;~~
- ~~(iii) the adequacy or proximity of school, recreation or other community facilities;~~

- (iv) ~~the adequacy of road networks leading or adjacent to or within the development; and~~
- (v) ~~the potential for damage to or for destruction of designated historic buildings and sites.~~
- (c) ~~That controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
 - (i) ~~type of use;~~
 - (ii) ~~height, bulk and lot coverage of any proposed building;~~
 - (iii) ~~traffic generation, access to and egress from the site, and parking;~~
 - (iv) ~~open storage; and~~
 - (v) ~~signs.~~
- (d) ~~that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and~~
- (e) ~~any other relevant matter of planning concern.~~
- (f) ~~Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges – Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.~~

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 D-8
Proposed Amendments to the Municipal Planning Strategy for Halifax

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

1. Amending Map 9F to redesignate the lands to Major Community Open Space (OS) and Low Density Residential (LDR), as shown on Schedule D-8A, attached hereto.
2. Amending Map 9F to redesignate the lands to Major Community Open Space (OS) as shown on Schedule D-8B, attached hereto.
3. Amending Map 1: Bedford Highway Area Plan Boundary to include lands within the Bedford Highway Secondary Planning Strategy, as shown on Schedule D-8C, attached hereto.
4. Amending Map 9: Generalized Future Land Use to include lands within the Bedford Highway Secondary Planning Strategy as shown on Schedule D-8C, attached hereto.
5. Amend Map 9Dd: Generalized Future Land Use – Bedford Highway as illustrated on Schedule D-8C, attached hereto.
6. Amend Map 9De: Generalized Future Land Use – Bedford Highway as illustrated on Schedule D-8C, attached hereto.
7. Amend Map 9Df: Seton Ridge Neighbourhood Plan to change the designations as illustrated on Schedule D-8C, attached hereto.
8. Amending Map 9C: to redesignate the portion of land, known as 3524 Dutch Village Road (PID 00188771), from the Low Density Residential (LDR) Designation to the Commercial (COM) Designation. *[as amended at First Reading]*
9. Amending Map 9C(1) to add the portion of land, known as 3524 Dutch Village Road (PID 00188771), to Area D. *[as amended at First Reading]*

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 D-9

Proposed Amendments to the Municipal Planning Strategy for Lawrencetown

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

1. Amending the first paragraph in SECTION II before Policy P-8, as shown below in **bold**, by adding the text “short-term rentals,” after the text “campgrounds, lodges,” and before the text “and short-term bedroom rentals”.

Given the recreational and aesthetic qualities of Lawrencetown, the abundance of large tracts of vacant land, and the existence of land with frontage on bodies of salt water, certain tourist related accommodations and certain water-related recreation uses could potentially be integrated within the semi-rural environment supported by the Lawrencetown Designation. The types of tourist related accommodations that would be acceptable would be limited to campgrounds, lodges, **short-term rentals**, and short-term bedroom rentals such as, but not limited to, bed and breakfast operations of a larger scale than permitted under the land use by-law provisions. The types of water-related recreational uses that would be acceptable would be limited to facilities located on property with frontage on a body of salt water allowing for activities such as canoeing, kayaking windsurfing, surfing and other non-motorized means of movement on water.

2. Amending Policy P-61 in SECTION IV, as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “and” and replacing it with the text “amendments to a development agreement, or” after the text “agreements,” and before the text “amendments to”;
 - b. Deleting the text “planning strategy, Council shall have appropriate regard to the following matters:” and replacing it with the text “Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”; and
 - c. Repealing Clauses (a) through (f) inclusive.

P-61 In considering development agreements ~~and~~ **amendments to a development agreement, or** amendments to the land use by-law, in addition to all other criteria as set out in various policies of this ~~planning strategy, Council shall have appropriate regard to the following matters:~~ **Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

~~(a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by laws and regulations;~~

~~(b) that the proposal is not premature or inappropriate by reason of:~~

~~(i) the financial capability of the Municipality to absorb any costs relating to the development;~~

- ~~(ii) — the adequacy of on-site sewerage and water services;~~
- ~~(iii) — the adequacy or proximity of school, recreation or other community facilities;~~
- ~~(iv) — the adequacy of road networks leading or adjacent to or within the development; and~~
- ~~(v) — the potential for damage to or for destruction of designated historic buildings and sites.~~
- ~~(c) that in development agreements controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
 - ~~(i) — type of use;~~
 - ~~(ii) — height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) — traffic generation, access to and egress from the site, and parking;~~
 - ~~(iv) — open storage;~~
 - ~~(v) — signs; and~~
 - ~~(vi) — any other relevant matter of planning concern.~~
- ~~(d) that the proposed site is suitable with respect to the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and~~
- ~~(e) any other relevant matter of planning concern.~~
- ~~(f) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges — Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.~~

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 D-10

Proposed Amendments to the Municipal Planning Strategy for Musquodoboit Valley/Dutch Settlement

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Musquodoboit Valley/Dutch Settlement is hereby amended as follows:

1. Amending Policy IM-10 in SECTION IV, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “, amendments to a development agreement,” after the text “agreements” and before the text “or amendments to”;
 - b. Deleting the text “Council shall have appropriate regard to the following matters:” and replacing it with the text “the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”; and
 - c. Repealing Clauses (a) through (f) inclusive.

IM-10 In considering development agreements, **amendments to a development agreement**, or amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this Planning Strategy, ~~Council shall have appropriate regard to the following matters:~~ **the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) that the proposal is in conformity with the intent of this Planning Strategy and with the requirements of all other municipal by-laws and regulations;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
 - ~~(i) — the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) — the adequacy of on-site sewerage and water services;~~
 - ~~(iii) — the proximity of the proposed development to schools, recreation or other community facilities and the capability of these services to absorb any additional demands;~~
 - ~~(iv) — the adequacy of road networks leading to or within the development; and~~
 - ~~(v) — the potential for damage to or for destruction of designated historic buildings and sites.~~
- ~~(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
 - ~~(i) — type of use;~~
 - ~~(ii) — height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) — traffic generation, access to and egress from the site, and parking;~~
 - ~~(iv) — open storage;~~
 - ~~(v) — signs; and~~
 - ~~(vi) — any other relevant matter of planning concern.~~
- ~~(d) that the proposed site is suitable with respect to the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and~~
- ~~(e) any other relevant matter of planning concern.~~
- ~~(f) Within any designation, where a holding zone has been established pursuant to~~

~~“Infrastructure Charges – Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.~~

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 D-11

Proposed Amendments to the Municipal Planning Strategy for North Preston / Lake Major /
Lake Loon / Cherry Brook / East Preston

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for North Preston / Lake Major / Lake Loon / Cherry Brook / East Preston is hereby amended as follows:

1. Amending SECTION IV, as shown below in **bold** and ~~strikeout~~, by repealing Policy IM-9 and replacing it with Policy IM-9A.
 - a. Adding the text “, amendments to a development agreement,” after the text “agreements” and before the text “or amendments to”;
 - b. Deleting the text “strategy, Council shall have appropriate regard to the following matters:” and replacing it with the text “Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.” after the text “policies of this”.
 - c. Repealing Clauses (a) through (f) inclusive.

IM-9 In considering development agreements, **amendments to a development agreement**, or amendments to the land use by-law, in addition to all other criteria as set out in various policies of this ~~strategy, Council shall have appropriate regard to the following matters:~~ **Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by laws and regulation;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
 - ~~(i) the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) the adequacy of sewer and water services;~~
 - ~~(iii) the adequacy or proximity of school, recreation and other community facilities;~~
 - ~~(iv) the adequacy of road networks leading or adjacent to or within the development;~~
 - ~~(v) the potential for the contamination of watercourses, potable water supply sources such as Lake Major and Long Lake, or for the creation of erosion and sedimentation;~~
 - ~~(vi) the potential for damage to or destruction of designated historic buildings and sites;~~
 - ~~(vii) the provision of access to community facilities and schools.~~
- ~~(c) that, in development agreements, controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
 - ~~(i) type of use;~~
 - ~~(ii) height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) traffic generation, access to and egress from the site, and parking;~~

- ~~(iv) — open storage;~~
- ~~(v) — signs; and~~
- ~~(vi) — any other relevant matter of planning concern;~~
- ~~(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding; and~~
- ~~(e) any other relevant matter of planning concern.~~
- ~~(f) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges — Policy IC 6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.~~

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 D-12

Proposed Amendments to the Municipal Planning Strategy for Planning District 4 (Prospect)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning District 4 (Prospect) is hereby amended as follows:

1. Amending Policy RRD-6 in SECTION III, as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “and” and replacing it with the text “short-term rentals,” after the text “tourist cottages” and before the text “commercial entertainment uses”.

RRD-6 Notwithstanding Policy RRD-2, within the Rural Residential D Designation, Council may consider permitting service stations, motels and tourist cottages, **short-term rentals**, ~~and~~ commercial entertainment uses and commercial recreation uses in accordance with the development agreement provisions of the Planning Act. In considering such agreements, Council shall have regard to the following:

2. Amending Policy IM-11 in SECTION III, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “, amendments to a development agreement,” after the text “agreements,” and before the text “or amendments to”;
 - b. Deleting the text “Council shall have appropriate regard to the following matters:” and replacing it with the text “the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”; and
 - c. Repealing Clauses (a) through (e) inclusive.

IM-11 In considering development agreements, **amendments to a development agreement**, or amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this Planning Strategy, ~~Council shall have appropriate regard to the following matters: the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.~~

- ~~(a) that the proposal is in conformity with the intent of this Planning Strategy and with the requirements of all other municipal by-laws and regulations;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
 - ~~(i) the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) the adequacy of on-site sewerage and water services;~~
 - ~~(iii) the proximity of the proposed development to schools, recreation or other community facilities and the capability of these services to absorb any additional demands;~~
 - ~~(iv) the adequacy of road networks leading to or within the development; and~~
 - ~~(v) the potential for damage to or for destruction of designated historic buildings and sites.~~
- ~~(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
 - ~~(i) type of use;~~

- ~~(ii) — height, bulk and lot coverage of any proposed building;~~
- ~~(iii) — traffic generation, access to and egress from the site, and parking;~~
- ~~(iv) — open storage;~~
- ~~(v) — signs; and~~
- ~~(vi) — any other relevant matter of planning concern.~~
- ~~(d) that the proposed development is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.~~
- ~~(e) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges – Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS. (RC Jul 2/02; E-Aug 17/02)~~

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 D-13

Proposed Amendments to the Municipal Planning Strategy for Planning District 5 (Chebucto Peninsula)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning District 5 (Chebucto Peninsula) is hereby amended as follows:

1. Amending SECTION III under the heading RESIDENTIAL DESIGNATION, as shown below in ~~strikeout~~, by deleting the text “such as, but not limited to, bed and breakfasts outlets” after the text “bedroom rentals” and before the text “may also be accommodated” in the eleventh paragraph.

Short-term bedroom rentals ~~such as, but not limited to, bed and breakfast outlets~~ may also be accommodated within a residential environment without visual and traffic impact on neighbouring properties. These outlets provide desired business opportunities which are considered complementary to the residential use of the property. In order to ensure that undesired effects are not realized, however, the land use by-law will limit the maximum rental of bedrooms to three (3) rooms and establish restrictions on the use of signage, as provided for larger home occupations.

2. Amending SECTION III under the heading VILLAGE CENTRE DESIGNATION and the subheading Herring Cove, as shown below in ~~strikeout~~, by deleting the text “such as, but not limited to, bed and breakfasts,” after the text “short-term bedroom rentals” and before the text “and uses related to” in the sixth paragraph.

While the older sections of the village act as a focal point for the surrounding community, it is felt that the physical Character of the Cove would suffer if this area was to be considered as the principle service centre for adjacent residential developments. As a result, major commercial development will not be encouraged in Herring Cove. Only those land uses which are felt to complement and enhance the physical character of Herring Cove's village centre will be considered. These uses include fishery support uses, medical and dental services, public facilities, short-term bedroom rentals ~~such as, but not limited to, bed and breakfasts~~, and uses related to art and crafts shops.

3. Amending SECTION III under the heading VILLAGE CENTRE DESIGNATION and subheading Ketch Harbour, as shown below in ~~strikeout~~, by deleting the text “such as, but not limited to, bed and breakfasts” after the text “short-term bedroom rentals” and before the text “. General industrial” in the third paragraph.

Concerns have been expressed by many Ketch Harbour residents about the need to preserve the character and village-like qualities of the community, while retaining the village's focus as a service centre. This is supported in the Plan by accommodating home businesses, local convenience stores, and local tourism related uses such as arts and crafts studios and short-term bedroom rentals ~~such as, but not limited to, bed and~~

~~breakfasts.~~ General industrial services will be limited to those presently existing.

4. Amending policy IM-10 in SECTION IV, as shown below in **bold** and ~~strikeout~~, by
 - a. Adding the text “, amendments to a development agreement, or” after the text “agreements,”;
 - b. Deleting the text “and” after the text “agreement, or” and before the text “amendments to”;
 - c. Deleting the text “Plan, Council shall have appropriate regard to the following matters:” and replacing it with the text “Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”
 - d. Repealing Clauses (a) through (e) inclusive.

IM-10 In considering development agreements, **amendments to a development agreement, or** ~~and~~ amendments to the Land Use By-law, in addition to all other criteria as set out in various policies of this Plan, ~~Council shall have appropriate regard to the following matters:~~ **Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) that the proposal is in conformity with the intent of this Plan and with the requirements of all other municipal by laws and regulations;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
 - ~~(i) — the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) — the adequacy of on-site sewerage and water services;~~
 - ~~(iii) — the adequacy or proximity of school, recreation or other Community facilities;~~
 - ~~(iv) — the adequacy of road networks leading or adjacent to or within the development;~~
 - ~~(v) — pedestrian safety; and~~
 - ~~(vi) — the potential for damage to or for destruction of designated historic buildings and sites.~~
- ~~(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
 - ~~(i) — type of use;~~
 - ~~(ii) — height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) — traffic generation, access to and egress from the site, and parking;~~
 - ~~(iv) — open storage;~~
 - ~~(v) — signs; and~~
 - ~~(vi) — any other relevant matter of planning concern.~~
- ~~(d) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility of flooding.~~
- ~~(e) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges — Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law~~

~~respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.~~

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 D-14

Proposed Amendments to the Municipal Planning Strategy for Planning Districts 1 and 3 (St. Margarets Bay)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning Districts 1 and 3 (St. Margarets Bay) is hereby amended as follows:

1. Amending Policy MU-17A, as shown below in **bold**, by adding the text “of the Regional Municipal Planning Strategy” after the text “Policy IM-9” and before the text “within the”.

MU-17A Notwithstanding Policy MU-2 and subsection (a) of Policy IM-9 of the **Regional Municipal Planning Strategy** within the Mixed Use “A” Designation, it shall be the intention of Council to apply the tourist industry zone to 8646 and 8650 Peggys Cove Road (PID 40037327) recognizing that the structures located on the property on or before the date of Council’s first notice to adopt this section may not meet all the requirements of the tourist industry zone. The application of the tourist industry zone would permit the use of the property as a resort and future expansion of the resort in accordance with the tourist industry zone.

2. Amending policy IM-9 in SECTION IV, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “, amendments to a development agreement, or” after the text “agreements,”;
 - b. Deleting the text “and” after the text “agreement, or” and before the text “amendments to”
 - c. Deleting the text “strategy, Council shall have appropriate regard to the following matters:” and replacing it with the text “Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”
 - d. Repealing Clauses (a) through (f) inclusive.

IM-9 In considering development agreements, **amendments to a development agreement, or** ~~and~~ amendments to the land use by-law, in addition to all other criteria as set out in various policies of this ~~strategy~~, ~~Council shall have appropriate regard to the following matters:~~ **Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
- ~~(i) — the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) — the adequacy of on-site sewerage and water services;~~
 - ~~(iii) — the adequacy or proximity of school, recreation or other community facilities;~~
 - ~~(iv) — the adequacy of road networks leading or adjacent to or within the development; and~~

- (v) ~~the potential for damage to destruction of designated historic buildings and sites;~~
- (c) ~~that in development agreement controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
- ~~(i) type of use;~~
 - ~~(ii) height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) traffic generation, access to and egress from the site, and parking;~~
 - ~~(iv) open storage;~~
 - ~~(v) signs; and~~
 - ~~(vi) any other relevant matter of planning concern.~~
- (d) ~~that the proposed site is suitable with respect to the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and~~
- (e) ~~any other relevant matter of planning concern.~~
- (f) ~~Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges – Policy p 79F", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS.~~

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 D-15

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

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning Districts 14/17 (Shubenacadie Lakes) is hereby amended as follows:

1. Amending Policy P-155 in SECTION IV, as shown below in **bold** and ~~strikeout~~, by repealing Policy P-155 and replacing it with Policy P-155A.
 - a. Adding the text “, amendments to a development agreement, or” after the text “agreements,”;
 - b. Deleting the text “and” after the text “agreement, or” and before the text “amendments to”;
 - c. Deleting the text “Plan, Council shall have appropriate regard to the following matters:” and replacing it with the text “Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”
 - d. Repealing Clauses (a) through (f) inclusive.

P-155 In considering development agreements, **amendments to a development agreement, or** ~~and~~ amendments to the land use by-law, in addition to all other criteria as set out in various policies of this ~~Plan, Council shall have appropriate regard to the following matters:~~ **Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) that the proposal is in conformity with the intent of this Plan and with the requirements of all other municipal by-laws and regulations;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
 - ~~(i) — the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) — the adequacy of central or on-site sewerage and water services;~~
 - ~~(iii) — the adequacy or proximity of school, recreation or other community facilities;~~
 - ~~(iv) — the adequacy of road networks leading or adjacent to or within the development; and~~
 - ~~(v) — potential for damage to or for destruction of designated historic buildings and sites.~~
- ~~(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
 - ~~(i) — type of use;~~
 - ~~(ii) — height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) — traffic generation, access to and egress from the site, and parking;~~
 - ~~(iv) — open storage;~~
 - ~~(v) — signs; and~~
 - ~~(vi) — any other relevant matter of planning concern.~~
- ~~(d) that the proposed site is suitable in terms of the steepness of grades, soil and~~

~~geological conditions, locations of watercourses, marshes or bogs and susceptibility or flooding.~~

- ~~(e) Within any designation, where a holding zone has been established pursuant to Infrastructure Charges Policy P-64F, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the Infrastructure Charges Policies of this MPS.~~

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 D-16

Proposed Amendments to the Municipal Planning Strategy for Planning Districts 8 & 9 (Lake Echo/Porters Lake)

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning Districts 8 & 9 (Lake Echo/Porters Lake) is hereby amended as follows:

1. Amending the second paragraph after Policy P-67 in SECTION III under the heading LAKE ECHO COMMUNITY DESIGNATION and the subheading Commercial Development, as shown below in **bold**, by adding the text “, short-term rentals” after the text “hotels, motels” and before the text “and motor inns”.

The need to encourage job creating opportunities has been previously identified as an important issue. Tourism is a vital industry in this regard as the community is situated in close proximity to both a provincial coastal heritage park and the largest metropolitan centre in Atlantic Canada. The Designation while supporting the development of general commercial activities, restricts them to a location at the intersection of Highway No. 107 and Mineville Road 80 as to minimize potential intrusive effects on the residential areas of Lake Echo.

An exception is made for hotels, motels, **short-term rentals**, and motor inns as it is felt that businesses serving the accommodation and food needs of tourists and other members of the travelling public will benefit from having a greater choice of location. Control over the location and intrusive effects of such activities will be effectively controlled by a development agreement.

2. Amending Policy P-89 in SECTION IV, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “, amendments to a development agreement, or” after the text “agreements,”;
 - b. Deleting the text “and” after the text “agreement, or” and before the text “amendments to”;
 - c. Adding the text “Planning” after the text “policies of this” and before the text “Strategy”;
 - d. Deleting the text “Council shall have appropriate regard to the following matters:” and replacing it with the text “the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”; and
 - e. Repealing Clauses (a) through (f) inclusive.

P-89 In considering development agreements, **amendments to a development agreement, or** ~~and~~ amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this **Planning** Strategy, ~~Council shall have appropriate regard to the following matters:~~ **the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) that the proposal is in conformity with the intent of this Strategy and with the requirements of all other municipal by laws and regulations.~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
- ~~(i) the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) the adequacy of central or on-site sewerage and water services;~~
 - ~~(iii) the adequacy or proximity of school, recreation or other community facilities;~~
 - ~~(iv) the adequacy of road networks leading or adjacent to or within the development; and~~
 - ~~(v) the potential for damage to or for destruction of designated historic buildings and sites.~~
- ~~(c) That controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
- ~~(i) type of use;~~
 - ~~(ii) height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) traffic generation, access to and egress from the site, and parking;~~
 - ~~(iv) open storage; and~~
 - ~~(v) signs.~~
- ~~(d) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and~~
- ~~(e) any other relevant matter of planning concern.~~
- ~~(f) Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges – Policy P-79F", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS.~~

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 D-17

Proposed Amendments to the Secondary Planning Strategy for Sackville Drive

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

1. Amending Section 5.3.1 in PART 5, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “short-term” after the text “hotels, motels,” in the fourth paragraph;
 - b. Deleting the text “bedroom” after the text “short-term” in the fourth paragraph;
 - c. Adding the text “rentals” after the deleted text “bedroom” in the fourth paragraph; and
 - d. Deleting the text “such as, but not limited to, bed and breakfasts,” after the text “rentals” and before the text “wilderness” in the fourth paragraph.

Tourism or recreation-based uses within the Pedestrian Retail Designation should also be encouraged. Such uses reflect the tremendous recreational and educational opportunities that natural resources like the Little Sackville River and Trail System provide in this area. Specifically, hotels, motels, **short-term** ~~bedroom~~ **rentals** ~~such as, but not limited to, bed and breakfasts,~~ wilderness, hiking, canoeing, fishing and other outdoor outfitter uses should be encouraged to capitalize on Sackville’s natural assets and to facilitate greater tourism and recreation based pedestrian activities.

2. Amending Policy PR-2, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “short-term” after the text “bakeries”;
 - b. Deleting the text “bedroom” after the text “short-term”; and
 - c. Adding the text “rentals,” after the deleted text “bedroom”.

Policy PR-2

Within the Pedestrian Retail Designation, a Pedestrian Retail Zone shall be established and applied to the lands shown on Schedule B. The Zone shall permit a range of pedestrian oriented uses, including but not limited to, retail, offices, service and personal service shops, restaurants (full service, take-out), bakeries, **short-term** ~~bedroom~~ **rentals**, motels, and institutional and community developments, with footprints less than 5,000 square feet. One and two residential units, and Multiple Dwelling uses shall be permitted within the Zone where street front commercial is provided. All uses in existence as of May 7, 2002 with the exception of any existing pawn shops, shall be permitted within the Zone.

3. Amending Policy I-5 in PART 10: IMPLEMENTATION, as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “a development agreement or rezoning, Council shall have regard to the following matters” and replacing it with the text “development agreements, amendments to a development agreement, or amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this

- Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.” after the text “In considering”; and
- b. Repealing Clauses (a) through (c), inclusive.

Policy I-5 In considering ~~a development agreement or rezoning, Council shall have regard to the following matters:~~ **development agreements, amendments to a development agreement, or amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) the proposal furthers the intent of the streetscape guidelines established within the Land Use By law and Schedule D relating to signage, architecture, landscaping, parking and driveway entrances;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
- ~~(i) the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) the adequacy of sewer and water services;~~
 - ~~(iii) the adequacy or proximity of school, recreation and other community facilities;~~
 - ~~(iv) the adequacy of road networks leading or next to, or within the development; and~~
 - ~~(v) the potential for damage to or for destruction of designated historic buildings and sites.~~
- ~~(c) that controls are placed on the proposed development to reduce conflict with any adjacent or nearby land uses by reason of:~~
- ~~(i) type of use;~~
 - ~~(ii) height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) traffic generation, access to and egress from the site, and parking;~~
 - ~~(iv) open storage;~~
 - ~~(v) maintenance; and~~
 - ~~(vi) any other relevant matter of planning concern.~~

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 D-18

Proposed Amendments to the Municipal Planning Strategy for Sackville

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

1. Amending Policy IM-13 in SECTION IV, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “development agreements, amendments to a development agreement, or” after the text “In considering” and before the text “amendments to the”;
 - b. Deleting the text “or development agreements” after the text “land use by-law” and before the text “in addition”;
 - c. Deleting the text “planning strategy” and replacing it with “Planning Strategy,” after the text “policies of this”;
 - d. Deleting the text “the Sackville Community Council shall have appropriate regard to the following matters” after the text “Planning Strategy,” and replacing it with the text “the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”; and
 - e. Repealing Clauses (a) through (f), inclusive.

IM-13 In considering **development agreements, amendments to a development agreement, or** amendments to the land use by-law ~~or development agreements~~, in addition to all other criteria as set out in various policies of this ~~planning strategy~~ **Planning Strategy**, ~~the Sackville Community Council shall have appropriate regard to the following matters:~~ **the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) that the proposal is in conformity with the intent of this planning strategy and with the requirements of all other municipal by-laws and regulations;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
- ~~(i) the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) the adequacy of sewer and water services;~~
 - ~~(iii) the adequacy or proximity of school, recreation and other community facilities;~~
 - ~~(iv) the adequacy of road networks leading or adjacent to, or within the development; and~~
 - ~~(v) the potential for damage to or for destruction of designated historic buildings and sites.~~
- ~~(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
- ~~(i) type of use;~~
 - ~~(ii) height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) traffic generation, access to and egress from the site, and parking;~~
 - ~~(iv) open storage;~~
 - ~~(v) signs; and~~
 - ~~(vi) any other relevant matter of planning concern.~~

- ~~(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding;~~
- ~~(e) any other relevant matter of planning concern; and~~
- ~~(f) Within any designation, where a holding zone has been established pursuant to Infrastructure Charges – Policy IC-6", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the Infrastructure Charges of Policies of this MPS.~~

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 D-19
Proposed Amendments to the Municipal Planning Strategy for the
Timberlea/Lakeside/Beechville

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

1. Amending Policy IM-12 in the IMPLEMENTATION section, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “development agreements, amendments to a development agreement, or” after the text “In considering” and before the text “amendments to the”;
 - b. Deleting the text “or development agreements,” after the text “land use by-law” and before the text “, in addition”;
 - c. Deleting the text “strategy, Council shall have appropriate regard to the following:” after the words “policies of the”, and replacing with the words “Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”; and
 - d. Repealing Clauses (a) through (e), inclusive.

IM-12 In considering **development agreements, amendments to a development agreement, or** amendments to the land use by-law ~~or development agreements~~, in addition to all other criteria as set out in various policies of this ~~strategy~~, **Council shall have appropriate regard to the following: Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~(a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations;~~
- ~~(b) that the proposal is not premature or inappropriate by reason of:~~
- ~~(i) the financial capability of the Municipality to absorb any costs relating to the development;~~
 - ~~(ii) the adequacy of sewer and water services;~~
 - ~~(iii) the adequacy or proximity to school, recreation or other community facilities;~~
 - ~~(iv) the adequacy of road networks leading or adjacent to, or within the development; and~~
 - ~~(v) the potential for damage to or for destruction of designated historic buildings and sites;~~
 - ~~(vi) the proposed means of handling storm water and general drainage within and from the development. (RC Oct 30/01; E Dec 8/01)~~
- ~~(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:~~
- ~~(i) type of use;~~
 - ~~(ii) height, bulk and lot coverage of any proposed building;~~
 - ~~(iii) traffic generation, access to and egress from the site, and parking;~~
 - ~~(iv) open storage and outdoor display;~~
 - ~~(v) signs; and~~

- ~~(vi) — any other relevant matter of planning concern.~~
- ~~(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding.~~
- ~~(e) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges — Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.~~

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 D-20

Proposed Amendments to the Regional Centre Secondary Municipal Planning Strategy

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

1. Amending Section 9.12 of the “Table of Contents” by adding the text “9.12.6 Lake Banook Paddler’s Cove (LB-PC) Special Area” .
2. Amending Section 2.7 in Part 2: Urban Structure, as shown below in **bold** and ~~strikeout~~, by deleting the text “neighbourhoods” and replacing it with the text “neighbourhoods” after the text “residential” and before the text “. It supports” in the second bullet point.
 - The Higher-Order Residential 1 (HR-1) Zone is applied to areas that are located next to low-rise residential ~~neighbourhoods~~ **neighbourhoods**. It supports the development of low to mid-rise buildings, with tall mid-rise buildings permitted in certain locations. The HR-1 zone also permits a more limited scale and range of commercial uses.
3. Amending Section 2.8 in PART 2: Urban Structure, as shown below in **bold** and ~~strikeout~~, by deleting the text “is” and replacing it with the text “was” after the text “Zone” and before the text “primarily” in the third bullet point.
 - At the time this Plan was adopted, the Established Residential 1 (ER-1) Zone ~~is~~ **was** primarily applied to areas that predominately contain single-unit dwelling and that did not traditionally permit other housing forms under former planning documents. To retain the character and scale of these existing neighbourhoods, the ER-1 Zone limits permitted uses to single-unit dwellings. While this Zone exists in this Plan, the land use by-law no longer applies it to any of the lands in the Regional Centre due to the increased growth in population and recognized housing shortage in the Municipality.
4. Amending Section 2.8 in Part 2: Urban Structure, as shown below in **bold** and ~~strikeout~~, by deleting the text “four” and replacing it with the text “six” after the text “up to” and before the text “units” in the last bullet point.
 - The Cluster Housing 1 (CH-1) Zone is applied to limited areas to provide opportunities to cluster a variety of low-rise residential buildings on a single property where the development of a new public street is not practical or needed to support pedestrian connectivity. The CH-1 Zone permits the clustering of dwellings containing up to ~~four~~ **six** units per building on the same lot, and may be applied to additional areas through a Land Use By-law amendment process.

5. Amending Policy E-1(e) in Part 2: Urban Structure, as shown below in **bold** and ~~strikeout~~, by deleting the text “four” and replacing it with the text “six” after the text “up to” and before the text “units”.

e) The Cluster Housing 1 (CH-1) Zone shall apply to limited areas to provide opportunities to cluster a variety of low-density residential buildings on a single property in areas where the development of new public streets is not practical or needed to support pedestrian connectivity. The CH-1 Zone shall permit a maximum of 24 dwelling units on a lot, consisting of dwellings containing up to ~~four~~ **six** units per building.

6. Amending Policy UD-9(n) in Part 3: Urban Design, as shown below in **bold**, by:
- a. Adding the text “stepback,” after the text “streetwall” and before the text “side”;
 - and
 - b. Adding the text “stepback,” after the text “side” and before the text “and rear”

n) establishing minimum streetwall **stepback**, side **stepback**, and rear stepback requirements for mid-rise, tall mid-rise, and high-rise buildings where the building typology is enabled by the zone, as follows:

7. Amending Policy IM-7 in Part 9: IMPLEMENTATION, as shown below in **bold** and ~~strikeout~~, by:
- a. Deleting the text “proposals to amend” and replacing it with the text “development agreements, amendments to a development agreement, or amendments to” after the text “considering” and before the text “the Land Use”;
 - b. Deleting the text “amend the zoning boundaries, or enter into development agreements, Council shall consider that:” and replacing it with the text “in addition to all other criteria as set out in various policies of this Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.”; and
 - c. Repealing Clauses a) through d), inclusive.

Policy IM-7 In considering ~~proposals to amend~~ **development agreements, amendments to a development agreement, or amendments to** the Land Use By-law, ~~amend the zoning boundaries, or enter into development agreements, Council shall consider that:~~ **in addition to all other criteria as set out in various policies of this Planning Strategy, the provisions of Policy IM-9 of the Regional Municipal Planning Strategy shall apply.**

- ~~a) the proposal is consistent with the Vision, Core Concepts, Urban Design Goals, and all applicable objectives and policies set out in the Regional Plan and this Plan;~~
- ~~b) the proposal is appropriate and not premature by reason of:~~
 - ~~i) the financial capacity of the Municipality to absorb any costs relating to~~

- ~~the development,~~
- ~~ii) the adequacy of municipal wastewater facilities, stormwater systems or water distribution systems,~~
- ~~iii) the proximity of the proposed development to schools, parks, and community facilities, and the capability of these services to absorb any additional demands,~~
- ~~iv) the adequacy of transportation infrastructure for pedestrians, cyclists, public transit and vehicles for travel to and within the development, and~~
- ~~v) the impact on registered heritage buildings, heritage streetscapes, and heritage conservation districts;~~
- ~~e) the subject lands are suitable for development in terms of the steepness of grades, soil and geological conditions, locations of watercourses, wetlands, and susceptibility to flooding;~~
- ~~d) that development regulations in the proposed rezoning or development agreement will adequately mitigate potential conflict between the proposed development and nearby land uses, by reason of:~~
 - ~~i) type of use(s),~~
 - ~~ii) built form of the proposed building(s),~~
 - ~~iii) impacts on adjacent uses, including compatibility with adjacent residential neighbourhoods, parks, community facilities, and railway operations,~~
 - ~~iv) traffic generation, safe access to and egress from the site, and parking,~~
 - ~~v) open storage and signage, and~~
 - ~~vi) impacts of lighting, noise, fumes and other emissions.~~

8. Amending Part 9, Section 9.12, Site Specific Development Agreement Policies, as shown below in **bold**, by:
 - a. Adding Section 9.12.4 – Lake Banook Paddler’s Cove (LB-PC) Special Area; and
 - b. Adding Policy IM-47.

9.12.4 LAKE BANOOK PADDLER’S COVE (LB-PC) SPECIAL AREA

This plan establishes the Lake Banook Paddler’s Cove (LB-PC) Special Area at 300 Prince Albert Road, Dartmouth (PID 00209544). The property is the site of Paddler’s Cove, a commercial building with a variety of tenants. The land was previously infilled and the shoreline altered before riparian buffer regulations were introduced. The result is a large outdoor space in the rear yard supported above the shoreline by a rock retaining wall. This site is one of the few properties zoned for commercial uses on Lake Banook, and the open space is directly adjacent to an HRM-owned paved walking path that extends around the lake.

Given the opportunities for enhancing the commercial and pedestrian realm at this site with minimal impact on the existing natural shoreline of Lake Banook, this plan establishes an option for a development agreement at the property to allow certain recreational and commercial uses in the riparian buffer area.

Policy IM-47

In the Lake Banook Paddler's Cove (LB-PC) Special Area at 300 Prince Albert Road (PID 00209544), Council may consider a development agreement to permit certain recreational uses and commercial uses in the watercourse buffer.

(1) A development agreement for these lands must meet the following criteria:

- a) within the watercourse buffer, only the following uses are permitted: local commercial uses, local drinking establishment uses and club recreation uses;**
- b) the proposed development shall not encroach on municipal land;**
- c) the dimensions of the existing shoreline retaining rock wall shall not be increased or expanded.**

(2) In considering a development agreement for these lands, Council shall consider:

- a) whether the proposed development is designed in an environmentally sensitive manner, with consideration for natural green space and vegetation, including but not limited to permeable landscaping and trees;**
- b) water quality protection and mitigation measures to ensure that no polluting runoff or drainage from the site will impact the water quality of Lake Banook;**
- c) whether proposed structures or uses will negatively impact the use of the Lake Banook Canoe Course; and**
- d) Policy IM-7 in Part 9 of this Plan.**

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 D-21

Proposed Amendments to the Suburban Housing Accelerator Secondary Municipal Planning Strategy

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

1. Amending Section 1.7.1, as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “Regional Plan Urban Service Designation” and replacing it with the text “Urban Area,”; and
 - b. Adding the text “, as identified in the Regional Municipal Planning Strategy” after the text “Regional Centre”.
 - Suburban Area means lands within the ~~Regional Plan Urban Service Designation~~ **Urban Area**, but outside the Regional Centre, **as identified in the Regional Municipal Planning Strategy**.
2. Amending Policy UD-5(c), as shown below in **bold** and ~~strikeout~~, by:
 - a. deleting the text “and” after the text “built form” and the semi-colon in subclause vii);
 - b. deleting the text “.” and replacing it with the text “; and” after the text “shipping containers” in subclause viii); and
 - c. adding subclause ix) after subclause viii).

vii) prohibiting drive-throughs as a built form; ~~and~~

viii) establishing setback and massing requirements for accessory structures, backyard suites, and shipping containers-; **and**

ix) establishing minimum streetwall setback, and side setback and rear setback requirements for mid-rise, tall mid-rise, and high-rise buildings, as follows:

 - (i) streetwall setback of 2.0 metres for a mid-rise building, 3.0 metres for a tall mid-rise building, and 4.5 metres for a high-rise building, if building height transition requirements are not applied;
 - (ii) streetwall setback of 2.5 metres for a mid-rise building, and 6.0 metres for a tall mid-rise building and a high-rise building, if building height transition requirements are applied;
 - (iii) side setback of 2.5 metres and rear setback of 4.5 metres for a tall mid-rise building, if building height transition requirements are not applied; and
 - (iv) side and rear setbacks of 3.0 metres for a mid-rise building, and 6.0 metres for a tall mid-rise building and a high-rise building, if building height transition requirements are applied.

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_____.

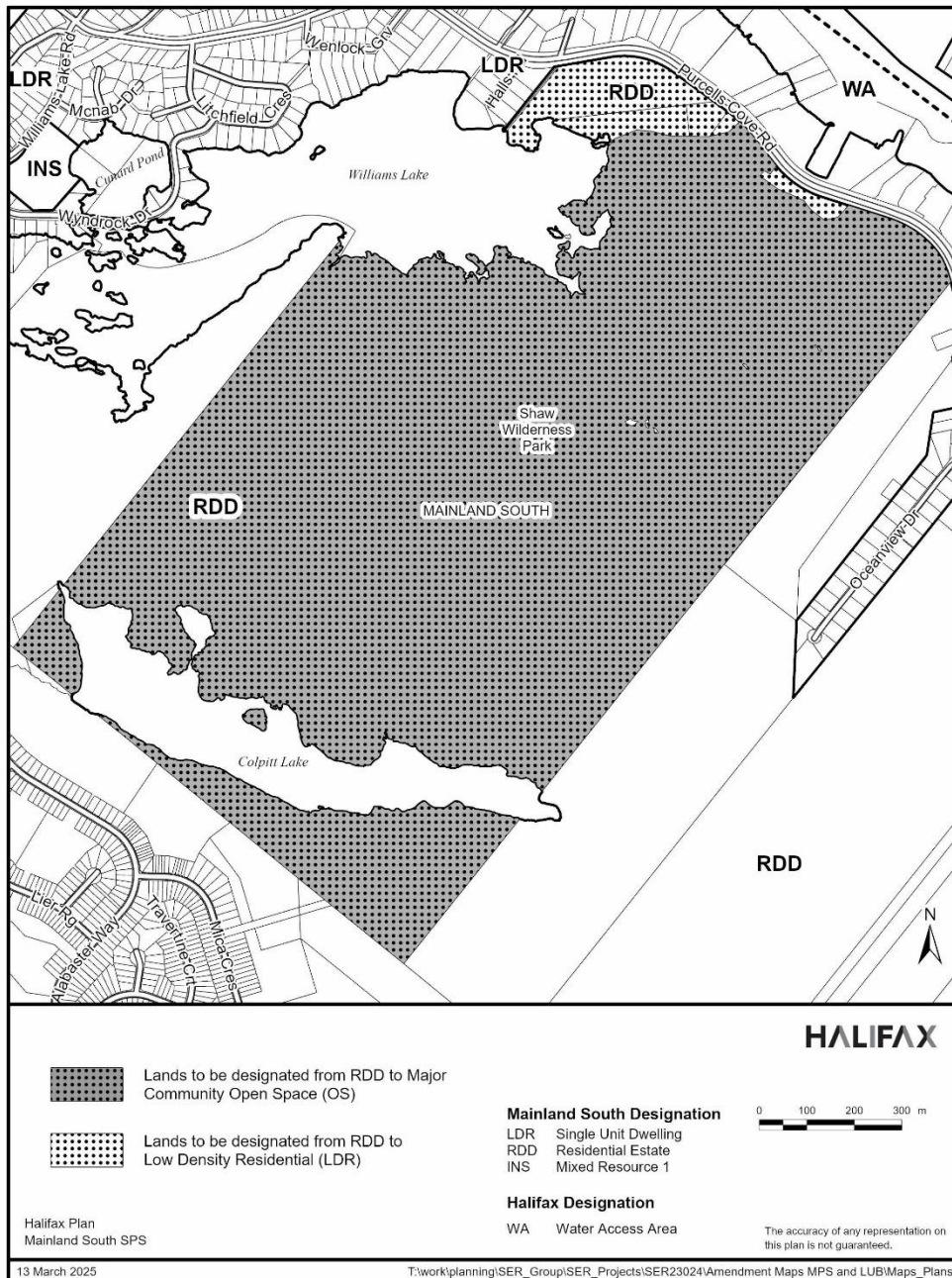
Municipal Clerk

SCHEDULE D

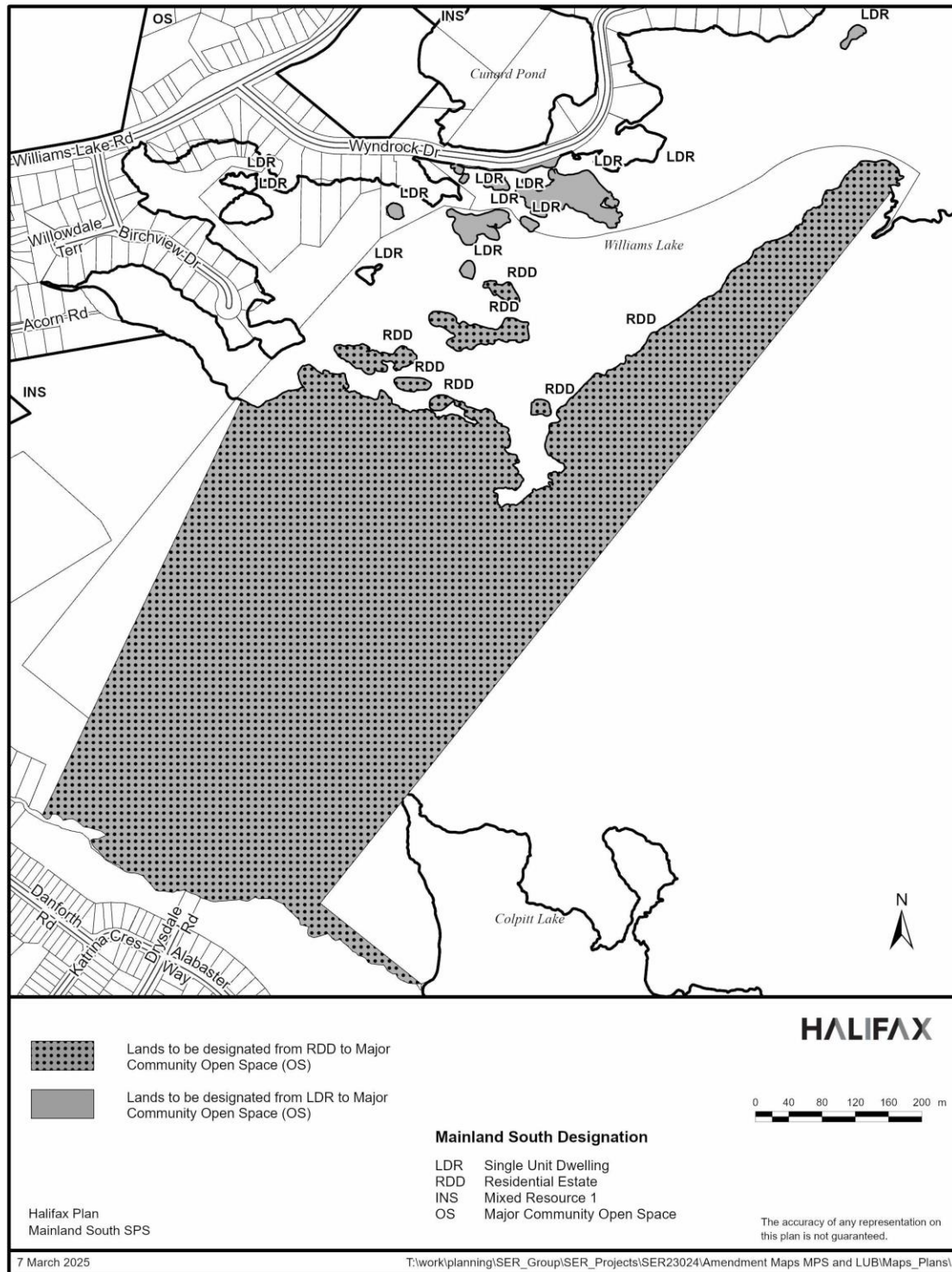
AMENDMENTS TO THE MUNICIPAL PLANNING STRATEGY SCHEDULES

SCHEDULE D-8: HALIFAX MUNICIPAL PLANNING STRATEGY

Schedule D-8A: "Map 9F- Mainland South Generalized Future Land Use"



Schedule D-8B: "Map 9F- Mainland South Generalized Future Land Use"



Schedule D-8C: “Map 1 Bedford Highway Area Plan Boundary; Map 9 Generalized Future Land Use; Map 9Dd Generalized Future Land Use - Bedford Highway; Map 9De - Generalized Future Land Use Bedford Highway, and Map 9Df: Seton Ridge Neighbourhood Plan”

