

As amended by Halifax Regional Council on June 10, 2025

ATTACHMENT G

**SCHEDULES TO AMEND LAND USE BY-LAWS AND SECONDARY MUNICIPAL
PLANNING STRATEGIES FOR MINIMUM PLANNING REQUIREMENTS**

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Attachment G-1
Proposed Amendments to the Land Use Bylaw for Beaver Bank, Hammonds Plains and Upper Sackville Plan Area

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

1. Amending Section 4.13 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for** ~~or~~ the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

2. Amending Section 4.26 in PART 4, as shown below in **bold**, by adding subsection (c) after subsection (a) and (b).

(c) Notwithstanding subsections (a) and (b), there shall be no required parking for residential uses within the Urban Service Area.

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

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

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

Municipal Clerk

Attachment G-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 Policy C-13, as shown below in **bold** and ~~strikeout~~, by deleting the text “75 feet” and replacing it with the text “8 storeys” after the text “the maximum building height is to be”.

Policy C-13:

It shall be the intention of Town Council to enter into a Development Agreement with the owners of the Travellers' Motel, Esquire Motel and Clearwater Lobster Limited properties to permit CCDD development when municipal services become available. In recognition of the site's unique position at the entrance to the Town overlooking the Bedford Basin, an agreement if entered into shall specify that two thirty foot wide separations are to be provided between the buildings on either side of the entrance road to the waterfront project to provide views from the highway and from the existing homes above the site. Buildings are to be set back 60 feet on either side of the entrance road to the waterfront project to provide a view. As well, the maximum building height is to be ~~75 feet~~ **8 storeys**.

2. Amending Policy C-20, as shown below in **bold**, by adding the text “For multi-unit residential buildings that begin construction before April 1, 2027, ground floor residential uses located on the street front of the first floor are permitted” after the text “and existing residential uses.”

Policy C-20:

Town Council shall establish a Mainstreet Commercial Zone within the Land Use By-Law and apply it to the portion of the mainstreet commercial core area extending from the Sackville River south to Locke Street on the north side of the street and between the Sackville River and Shore Avenue on the south side of the street as shown on Map 2. Permitted uses within the Mainstreet Commercial Zone shall be small scale, pedestrian oriented uses including but not limited to general retail stores, business and professional offices, personal and household service shops, financial institutions, full service restaurants, pubs, lounges, recycling depots, dwelling units within a commercial building not to exceed 50 percent of the gross floor area and not located on the street front of the first floor, and existing residential uses. **For multi-unit residential buildings that begin construction before April 1, 2027, ground floor residential uses located on the street front of the first floor are permitted.** In addition, shared housing with

special care will be permitted by development agreement pursuant to Policy R-19A. All commercial developments shall be subject to specific signage, landscaping, parking, and architectural design controls as specified in the Land Use By-Law. Town Council shall prohibit front yard parking and deep front and side yard setbacks for new development. Town Council shall consider modification of the requirements for such items as front and side yard setbacks as well as front yard parking through a development agreement in situations involving the redevelopment of existing buildings. Those properties designated Mainstreet Commercial, but not zoned Mainstreet Commercial, shall continue to have an RSU Zone consistent with current land uses.

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

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

Municipal Clerk

Attachment G-3
Proposed Amendments to the Land Use Bylaw for Bedford

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

1. Amending PART 2, as shown below in **bold**, by adding the definition “Mezzanine” after the definition “Massage Parlour”.

Mezzanine means an intermediate floor assembly between the floor and ceiling of a room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine counts as two full storeys.

2. Amending PART 2, as shown below in **bold**, by adding the definition “Grade-Related Dwelling Unit” after the definition “Garden Markets”.

Grade-Related Dwelling Unit - means a dwelling unit within a multi-unit dwelling use that is accessible by pedestrians from a private entrance that fronts and faces a streetline.

3. Amending PART 2, as shown below in **bold** and ~~strikeout~~, by repealing and replacing the definition of “Storey” after the deleted definition of “Special Care Facilities”.

~~Storey - means that portion of a building between any floor and the floor or ceiling or roof next above, provided that any portion of building partly below grade level shall not be deemed to be a storey unless its ceiling is at least six feet above grade. Provided also that any portion of a storey exceeding fourteen feet in height shall be deemed an additional storey for each fourteen (14) feet or fraction of such excess.~~

Storey means the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it, and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade.

4. Amending PART 2, as shown below in **bold**, by adding the definition “Urban Service Area” after the definition “Town”.

URBAN SERVICE AREA means the Urban Service Area under Schedule B of the Regional Subdivision By-law.

5. Amending Section 6 in PART 5, as shown below in **bold** and ~~strikeout~~, by:
- Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for** ~~or~~ the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

6. Amending PART 4, as shown below in **bold**, by adding Section 11 after Section 10:

11. Notwithstanding any other provisions of this By-law, development proposals for residential or mixed-use buildings that provide primarily residential uses within the Suburban area may be permitted by development agreement in accordance with Policy IM-25, Policy IM-26 and Policy IM-27 of the Regional Municipal Planning Strategy.

7. Amending Section 34 in PART 5, as shown below in **bold**, by adding subsection (d) after subsection (c).

(d) Notwithstanding subsections (a), (b), and (c), there shall be no required parking for residential uses within the Urban Service Area.

8. Amending PART 14 as shown below in ~~strikeout~~, by deleting the text “, not to exceed 50% of the gross floor area and not to be located fronting on a street on the first floor” in Subsection (a).

(a) dwelling units, including shared housing uses, ~~not to exceed 50% of the gross floor area and not to be located fronting on a street on the first floor~~

9. Amending the ZONE REQUIREMENTS in PART 14, as shown below in **bold** and ~~strikeout~~, but deleting the text “floors” and replacing it with the text “storeys”.

ZONE REQUIREMENTS CMC

In any Mainstreet Commercial (CMC) Zone, no development permit shall be issued except in conformity with the following requirements:

- Minimum Lot Area4,000 sq. ft
- Minimum Lot frontage 40 ft.
- Minimum Rear Yard 40 ft.
- Minimum Front Yard 0 ft.
- Minimum Sideyard0 feet; 25 ft. corner vision triangle required for corner lots.
- Maximum Height of Building.....2 floors storeys above Bedford Highway

10. Amending PART 14, as shown below in **bold**, by adding the section “SPECIAL REQUIREMENT: DWELLING UNITS” after the ZONE REQUIREMENTS and before the section “SPECIAL REQUIREMENT: PARKING.”

SPECIAL REQUIREMENT: DWELLING UNITS

- a) Dwelling units, including shared housing uses, shall not exceed 50% of a building’s gross floor area, and**
- b) Dwelling units, including shared housing uses, shall not be located fronting a street on the first floor.**
- c) Notwithstanding clause (b), grade-related dwelling units may front up to 80% of the streetline for multiple unit residential buildings that begin construction before April 1, 2027.**

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of _____, A.D., 20_____.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of

_____, A.D., 20_____.

Municipal Clerk

Attachment G-4
Proposed Amendments to the Land Use Bylaw for Cole Harbour/Westphal

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

1. Amending PART 2, as shown below in **bold**, by adding the definition “2.41A MEZZANINE” after Section 2.41.

2.41A MEZZANINE means an intermediate floor assembly between the floor and ceiling of a room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine counts as two full storeys.

2. Amending PART 2, as shown below in **bold**, by adding at the definition “2.67B STOREY” after Section 2.67A.

2.67B STOREY means the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it, and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade.

3. Amending Section 4.12 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land ~~on or near a worksite for~~ or the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is

directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

4. Amending Section 4.25 in PART 4, as shown below in **bold**, by adding subsection (d) after subsection (c). [*as amended at First Reading*].

(d) Notwithstanding subsections (a), (b), and (c), there shall be no required parking for residential uses within the Urban Service Area.

5. Amending Section 15A.3.3 in PART 15A, as shown below in **bold**, by adding Subsection (ba) after Subsection (b).

Building Form

(a) No building footprint shall exceed 929 sq. m (10,000 sq. ft.);

(b) No building shall exceed 13.7 m (45 ft.) in height;

(ba) Notwithstanding clause (b), the height of a mid-rise multiple unit building with more than 4 units shall not exceed 4 storeys;

(c) Non-residential uses shall only be permitted on the ground floor of any mixed use building;

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of _____,
A.D., 20_____.

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

Municipal Clerk

Attachment G-5
Proposed Amendments to the Land Use Bylaw for Dartmouth

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

1. Amending the “Table of Contents” by deleting the text “PART 25: GC (GENERAL COMMERCIAL ZONE)” immediately after the text “PART 24: MF-1 (MULTIPLE FAMILY RESIDENTIAL) ZONE.”
2. Amending “SECTION 1: DEFINITIONS”, as shown below in **bold**, by adding the definition “(zab) MEZZANINE” after subsection 1(zaaa).

(zab) MEZZANINE means an intermediate floor assembly between the floor and ceiling of a room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine counts as two full storeys.

3. Amending “SECTION 1: DEFINITIONS”, as shown below in **bold**, by adding the definition “(aibc) STOREY” after subsection (aib).

(aibc) STOREY means the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it, and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade.

4. Amending Subsection 14 in “SECTION 2: GENERAL PROVISIONS”, as shown below in **bold**, by adding clause (q) after clause (p).

(q) Notwithstanding clauses (b) and (l), there shall be no required parking for residential uses within the Urban Service Area.

5. Amending Subsection 18B as shown below in **bold** and ~~strikeout~~ by replacing the words “GC” with the words “C-3”.

18B Notwithstanding any other provision of this By-law, and except within the Main Street Designation, apartment development in R-3, R-4, C-2, MF-1 and ~~GC~~ C-3 Zones may also be permitted by Development Agreement.

6. Amending SECTION 2, as shown below in **bold**, by adding Section 18(Zd) after Section 18(Zc):

18(Zd). Notwithstanding any other provisions of this By-law, development proposals for residential or mixed-use buildings that provide primarily residential uses within the Suburban area may be permitted by development agreement in accordance with Policy IM-25, Policy IM-26 and Policy IM-27 of the Regional Municipal Planning Strategy.

7. Amending Subsection 25 in “SECTION 2: GENERAL PROVISIONS”, as shown below in **bold** and ~~strikeout~~, by:
- Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (g);
 - Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (g); and
 - Adding Clause (i) after Subsection (g).

(g) Nothing in this by-law shall prevent the use of land **on or near a worksite for** ~~or~~ the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

8. Amending Subsection 34(3) in “PART 4: R-3 MULTIPLE FAMILY RESIDENTIAL) ZONE – MEDIUM DENSITY”, as shown below in **bold**, by adding clause (fa) after clause (f).

(fa) Notwithstanding clause (f), the maximum height of a main building with more than 4 units shall be 4 storeys.

9. Amending Subsection 34(3) in “PART 4: R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE – MEDIUM DENSITY”, as shown below in **bold**, by adding Clause (k) after Clause (j).

(k) Notwithstanding Clause (j), requirements for dwelling unit mix shall not apply for a new apartment building that begins construction before April 1, 2027.

10. Amending Subsection 35(3) in “PART 5: R-4 (MULTIPLE FAMILY RESIDENTIAL) ZONE – HIGH DENSITY, as shown below in **bold**, by adding Clause (j) after Clause (i).

(j) Notwithstanding Clause (i), requirements for dwelling unit mix shall not apply for a new apartment building that begins construction before April 1, 2027.

11. Amending clause 40(1)(a) in “PART 10: C-3 (GENERAL BUSINESS) ZONE”, as shown below in ~~strikeout~~, by deleting the words “, excepting therefrom any residential uses”.

40(1) The following uses only shall be permitted in a C-3 Zone:

(a) C-2 uses as herein set out, ~~excepting therefrom any residential uses;~~

12. Repealing “PART 25: GC (GENERAL COMMERCIAL) ZONE”, as shown below in ~~strikeout~~.

PART 25: GC (GENERAL COMMERCIAL) ZONE

~~52(1) The following uses only shall be permitted in a GC Zone:~~

- ~~(a) R-4 uses as herein set out;~~
- ~~(b) any business or commercial enterprise except obnoxious uses and uses creating a hazard to the public.~~

~~52(2) Buildings used for R-4 uses in a GC Zone shall comply with the requirements of an R-4 Zone.~~

~~52(3) Where apartments are to be constructed above commercial uses, the maximum density of apartments shall be as in the R-4 Zone, provided however, that the commercial uses may cover 100% of the lot. In this case, the area of any floor where any portion is devoted to apartments shall not exceed 40% of the total area.~~

~~(As amended by By law C-392, Dec 22/79)~~

Deleted [As amended at First Reading].

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of

_____,
A.D., 20_____.

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

Municipal Clerk

Attachment G-6
Proposed Amendments to the Land Use Bylaw for Eastern Passage/Cow Bay

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

1. Amending PART 2, as shown below in **bold**, by adding the definition “2.40AA MEZZANINE” after Section 2.40.

2.40AA MEZZANINE means an intermediate floor assembly between the floor and ceiling of a room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine counts as two full storeys.

2. Amending PART 2, as shown below in bold, by adding the definition “2.63C STOREY” after Section 2.63B.

2.63C STOREY means the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it, and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade.

3. Amending Section 4.13 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land ~~on or near a worksite for~~ or the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is

directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

4. Amending Section 4.25 in PART 4, as shown below in **bold**, by adding subsection (c) after subsection (b).

(c) Notwithstanding subsections (a) and (b), there shall be no required parking for residential uses within the Urban Service Area.

5. Amending Section 14.2 in PART 14, as shown below in **bold**, by:
- a. Adding the text “Maximum height for Multiple Unit dwellings with more than 4 units: 4 storeys” below the text “Maximum Lot Coverage 50 percent”; and
 - b. Adding the text “(all other uses)” after the text “Maximum Building Height”.

14.2 LOT AND YARD REQUIREMENTS: COMMERCIAL AND INSTITUTIONAL USES, MULTIPLE UNIT DWELLINGS, AND SHARED HOUSING USES

Minimum Lot Area:	4000 square feet
Minimum Lot Frontage:	50 feet
Minimum Front / Flankage Yard:	4 feet except for 25 foot daylighting triangle on corner lots.
Minimum Rear Yard:	20 feet
Minimum Side Yard:	4 feet on one side, 20 feet on the other
Maximum Lot Coverage:	50 percent
Maximum Height for Multiple Unit dwellings with more than 4 units:	4 storeys
Maximum Building Height (all other uses):	46 feet

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of _____, A.D., 20_____.

GIVEN under the hand of the Municipal

Clerk and under the Corporate
Seal of the said Municipality this _____ day
of

_____, A.D., 20_____.

Municipal Clerk

Attachment G-7
Proposed Amendments to the Land Use Bylaw for Eastern Shore (East)

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

1. Amending Section 4.13 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for** ~~or~~ the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

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

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

Municipal Clerk

Attachment G-8
Proposed Amendments to the Land Use Bylaw for Eastern Shore (West)

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

1. Amending Section 4.12 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for** ~~or~~ the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

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

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

Municipal Clerk

Attachment G-9
Proposed Amendments to the Land Use Bylaw for Halifax Mainland

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

1. Amending DEFINITIONS, as shown below in **bold**, by adding the definition “Mezzanine” after the definition “Medical Clinic”.

“Mezzanine” means an intermediate floor assembly between the floor and ceiling of a room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine counts as two full storeys.

2. Amending DEFINITIONS, as shown below in **bold**, by adding the definition “Storey” after the definition “Stepback”.

“Storey” means the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it, and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade.

3. Amending PARKING in GENERAL PROVISIONS, as shown below in **bold**, by adding subsection 9(e) after subsection 9(d).

9(e) Notwithstanding subsection (a), there shall be no required parking for residential uses within the Urban Service Area.

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

- a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
- b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
- c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land ~~on or near a worksite for~~ or the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp,

mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

5. Amending the R-2AM Zone, as shown below in **bold**, by adding Section 28BD (1) and Section 28BD(2) after Section 28BD.

28BD(2) Notwithstanding Section 28BD, an apartment with a minimum of 5 units and a maximum of 14 units has a maximum height of three storeys and the maximum height of additions shall be three storeys, but under no circumstances shall a permitted addition exceed the established height of the existing building.

6. Amending Section 28BF(1) in the R-2AM zone, as shown below in **bold** and ~~strikeout~~, by:
- Deleting the text “the” and replacing it with the text “an” after the text “if” and before the text “existing building”;
 - Adding the text “with three or four units” after the text “existing building” and before the text “is a full storey”; and
 - Adding clause (ab) after clause (a).

SPECIAL CONDITION

DEVELOPMENT PERMITTED

a) if ~~the~~**an** existing building **with three or four units** is a full storey lower than the average number of storeys of the existing residential buildings in the immediate neighbourhood;

the number of storeys may be increased to, but not exceed, the average number of storeys of the existing residential buildings in the immediate neighbourhood provided that the height of the building shall not exceed 35 feet.

ab) if an existing building with a minimum of 5 units and a maximum of 14 units is a full storey lower than the average number of storeys of the existing residential buildings in the immediate neighbourhood;

the number of storeys may be increased to, but not exceed, the average number of storeys of the existing residential buildings in the immediate neighbourhood provided that the height of the building shall not exceed three storeys.

7. Repealing Section 28CD(5) in the R-3 Zone, as shown below in ~~strikeout~~.

~~28CB(5) One separately accessible parking space at least 9 feet by 20 feet shall be provided for each stacked attached unit, exclusive of the area of the front yard and entrance or driveway leading to such building.~~

8. Amending Section 28CE in the R-3 Zone, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “with more than four units and” after the text “Apartment buildings”;
 - b. Deleting the text “of” after the text “four units and” and before the text “four (4)”;
 - c. Deleting the text “and not exceeding 50 feet in height” after the text “storeys” and before the text “shall be permitted”.

28CE Apartment buildings **with more than four units and** ~~of four (4) storeys or less and not exceeding 50 feet in height~~ shall be permitted in an R-3 Zone provided the following requirements are complied with:

9. Amending the R-3 Zone, as shown below in **bold**, by adding subsection 28CI(2) after Section 28CI.

28CI An apartment house which is located in the "Mainland South Area", shall be required to provide one two-bedroom unit for every three bachelor and/or one bedroom units.

28CI(2) Notwithstanding Subsection 28CI, requirements for bedroom counts shall not apply for any residential multi-unit dwelling use that begins construction before April 1, 2027.

10. Amending the R-4A Zone, as shown below in **bold**, by adding Subsection 34AAD(2) after Subsection 34AAD(1).

34AAD(1) Buildings erected, altered or used for R-4A uses, with the exception of shared housing use, in an R-4A Zone shall include a mixture of dwelling unit types. A minimum of 30 percent of the dwelling units within a building shall contain two or more bedrooms.

34AAD (2) Notwithstanding Subsection 34AAD(1), requirements for bedroom counts shall not apply for any residential multi-unit dwelling use that begins construction before April 1, 2027.

11. Amending the R-4B Zone, as shown below in **bold**, by adding Subsection 34B22(2) after Subsection 34B22.

34B22 At least 25% of all dwelling units in a new apartment house use, rounded up to the nearest whole number, shall contain at least two bedrooms.

34B22(2) Notwithstanding Subsection 34B22(1), requirements for bedroom counts shall not apply for any residential multi-unit dwelling use that begins construction before April 1, 2027.

12. Amending Section 38C(1) in the C-2A Zone, as shown below in **bold**, by adding the text “, except for apartment buildings with more than four units which shall have a maximum height of 3 storeys” after the text “exceed 35 feet”.

38C(1) The height of any building in a C-2A Zone shall not exceed 35 feet, **except for apartment buildings with more than four units which shall have a maximum height of 3 storeys.**

13. Repealing Section 38C(2) in the C-2A Zone, as shown below in ~~strikeout~~.

38C(2) ~~In the Bedford Highway Secondary Plan, notwithstanding Section 38B(2), R-3 uses shall not exceed 35 feet in height.~~

14. Amending Section 38C(3) in the C-2A Zone, as shown below in ~~strikeout~~, by deleting the text “including a maximum height of 50 feet” after the text “requirements of the R-3 Zone”.

38C(3) Notwithstanding Section 38C(2), in the Bedford Highway Secondary Plan, where commercial use(s) occupy the full ground floor of a mixed commercial and multiple unit residential development, inclusive of a residential entrance, the residential portion of the building shall be subject to the requirements of the R-3 Zone ~~including a maximum height of 50 feet.~~

15. Amending the C-2C Zone, as shown below in **bold**, by adding Subsection 38BF(2) after Subsection 38BF(1).

38BF(2) Notwithstanding Subsection 38BF(1), requirements for bedroom counts shall not apply for any residential multi-unit dwelling use that begins construction before April 1, 2027.

16. Amending the C-2D Zone, as shown below in **bold**, by adding Subsection 38CG(2) after Subsection 38CG(1).

38CG(2) Notwithstanding Subsection 38CG(1), requirements for bedroom counts shall not apply for any residential multi-unit dwelling use that begins construction before April 1, 2027.

17. Amending Section 71 under SCHEDULES as shown below in **bold**, by adding subsection 71(17) after subsection 71(16):

71(17) Notwithstanding any other provisions of this By-law, development proposals for residential or mixed-use buildings that provide primarily residential uses within the Suburban area may be permitted by development agreement in accordance with Policy IM-25, Policy IM-26 and Policy IM-27 of the Regional Municipal Planning Strategy.

18. Repealing and replacing “ZM-32: Plan Dutch Village Road Height Map” after “ZM-31”, as shown as Schedule G-9A, attached hereto.
19. Repealing and replacing “ZM-34: Maximum Height in the Dunbrack Multi Unit Zone” after “Zm-33”, as shown in Schedule G-9B, attached hereto.
20. Deleting the text “25 m” and replacing it with the text “9 storeys” after the text “more than” and before the text “shall be” in clause 70(f); *[As amended at First Reading]*

(f) Any building in Area A on ZM-28 that has a height of more than ~~25 m~~ **9 storeys** shall be considered a high-rise and may be permitted by a development agreement process, in accordance with Policies 2A.7 and 2A.7.1

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of _____,
A.D., 20_____.

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

Municipal Clerk

Attachment G-10
Proposed Amendments to the Land Use Bylaw for Lawrencetown

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

1. Amending Section 4.14 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for** ~~or~~ the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

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

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

Municipal Clerk

Attachment G-11
Proposed Amendments to the Land Use Bylaw for
Musquodoboit Valley & Dutch Settlement

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

1. Amending PART 2, as shown below in **bold**, by adding the definition “2.55A MEZZANINE” after Section 2.55.

MEZZANINE means an intermediate floor assembly between the floor and ceiling of a room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine counts as two full storeys.

2. Amending PART 2, as shown below in **bold**, by adding the definition “2.81B STOREY” after Section 2.81A.

2.81B Storey means the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it, and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade.

2. Amending PART 2, as shown below in **bold**, by adding the definition “2.85AA URBAN SERVICE AREA” after Section 2.85.

2.85AA URBAN SERVICE AREA means the Urban Service Area under Schedule B of the Regional Subdivision By-law.

3. Amending Section 4.14 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land on or near a worksite for or

the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

4. Amending Section 4.23 in PART 4, as shown below in **bold**, by adding Subsection (c) after Subsection (b).

(c) Notwithstanding subsections (a) and (b), there shall be no required parking for residential uses within the Urban Service Area.

5. Amending Section 8.2, as shown below in **bold**, by adding clause (g) after clause (f).

(f) Maximum height of main building: 35 feet (10.7 m) 35 feet (10.7 m)

(g) Maximum height of multi-unit dwelling with more than 4 units: 3 storeys 3 storeys

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of _____,
A.D., 20_____.

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

Municipal Clerk

Attachment G-12
Proposed Amendments to the Land Use Bylaw North Preston / Lake Major / Lake Loon /
Cherry Brook / East Preston Area

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

1. Amending PART 2 of the By-law by adding the new definition after Section 2.67.5 as shown below in **bold**:

2.67AA URBAN SERVICE AREA means the Urban Service Area under Schedule B of the Regional Subdivision By-law.

2. Amending Section 4.14 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for** ~~or~~ the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

3. Amending PART 4, Section 4.22 of the By-law by inserting the new subsection, shown below in bold, immediately following subclause (c):

(d) Notwithstanding subsections (a) and (b), there shall be no required parking for residential uses within the Urban Service Area.

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

GIVEN under the hand of the Municipal
Clerk and under the Corporate
Seal of the said Municipality this _____ day
of

_____, A.D., 20_____.

Municipal Clerk

Attachment G-13
Proposed Amendments to the Land Use Bylaw for Planning District 4 (Prospect)

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

1. Amending Section 4.14 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for** ~~or~~ the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

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

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

Municipal Clerk

Attachment G-14
Proposed Amendments to the Land Use Bylaw for Planning District 5 (Chebucto Peninsula)

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

1. Amending PART 2, as shown below in **bold**, by adding the definition “2.42A MEZZANINE” after Section 2.42.

MEZZANINE means an intermediate floor assembly between the floor and ceiling of a room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine counts as two full storeys.

2. Amending PART 2, as shown below in **bold**, by adding the definition “2.67B STOREY” after Section 2.67A.

2.67B STOREY means the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it, and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade.

3. Amending PART 2, as shown below in **bold**, by adding the definition “2.70AA URBAN SERVICE AREA” after Section 2.70.5.

(c) Notwithstanding subsections (a) and (b), there shall be no required parking for residential uses within the Urban Service Area.

4. Amending Section 4.15 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for** or the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

5. Amending Section 4.27 in PART 4, as shown below in **bold**, by adding Subsection (c) after Subsection (d).

(c) Notwithstanding subsections (a) and (b), there shall be no required parking for residential uses within the Urban Service Area.

6. Amending Section 15.2 in PART 15, as shown below in **bold**, to add the text “Maximum height of a multiple unit dwelling with more than 4 units 3 storeys” below the text “Maximum Height of Main Building 35 feet (10.7m)”

Maximum Height of Main Building	35 feet (10.7 m)
Maximum Height of a Multiple Unit dwelling with more than 4 units	3 storeys

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of _____,
A.D., 20_____.

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

Municipal Clerk

Attachment G-15
Proposed Amendments to the Land Use Bylaw for Planning Districts 1 and 3 (St. Margaret's Bay)

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

1. Amending PART 2, as shown below in **bold**, by adding the definition "2.47B MEZZANINE" after Section 2.47A".

2.47B MEZZANINE means an intermediate floor assembly between the floor and ceiling of a room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine counts as two full storeys.

2. Amending PART 2, as shown below in **bold**, by adding the definition "2.73AB STOREY" after Section 2.73AA.

2.73AB STOREY means the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it, and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade.

3. Amending Section 4.14 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text "on or near a worksite for" after the text "use of land" and before the text "or the use" in Subsection (a);
 - b. Deleting the text "or" after the text "worksite for" and before the text "the use" in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land on or near a worksite for or the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a

shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

- Amending Section 11B.3 in PART 11B, as shown below in **bold**, by adding the text “Maximum Height of a Multiple unit dwelling with more than 4 units 3 storeys” below the text “Maximum Height of Building 10.7 m (35 ft.), or 15 m (49 ft.) only where a gable roof with a pitch of at least 8:12 encloses a loft as the uppermost Storey of a 2 1/2-Storey building.

Maximum Height of Building

10.7 m (35 ft.), or 15 m (49 ft.) only where a gable roof with a pitch of at least 8:12 encloses a loft as the uppermost Storey of a 2 1/2-Storey building.

Maximum Height of Multiple Unit Dwelling with more than 4 units

3 storeys

- Amending Section 11C.2 in PART 11C, as shown below in **bold**, by adding the text “Maximum Height of a Multiple unit dwelling with more than 4 units 3 storeys” below the text “Maximum Height of Building 10.7 m (35 ft.), or 15 m (49 ft.) only where a gable roof with a pitch of at least 8:12 encloses a loft as the uppermost Storey of a 2 1/2-Storey building.

Maximum Height of Building

10.7 m (35 ft.), or 15 m (49 ft.) only where a gable roof with a pitch of at least 8:12 encloses a loft as the uppermost Storey of a 2 1/2-Storey building.

Maximum Height of Multiple Unit Dwelling with more than 4 units

3 storeys

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of
_____,
A.D., 20_____.

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

Municipal Clerk

Attachment G-16
Proposed Amendments to the Land Use Bylaw for Planning Districts 14/17 (Shubenacadie Lakes)

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

1. Amending PART 2, as shown below in **bold**, by adding the definition “2.49A MEZZANINE” after Section 2.49.

2.49A MEZZANINE means an intermediate floor assembly between the floor and ceiling of a room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine counts as two full storeys.

2. Amending PART 2, as shown below in **bold**, by adding the definition “2.74B STOREY” after Section 2.74A.

2.74B STOREY means the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it, and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade.

3. Amending PART 2 of the By-law by adding the new definition after section 2.77A as shown below in **bold**:

2.77B URBAN SERVICE AREA means the Urban Service Area under Schedule B of the Regional Subdivision By-law.

4. Amending Section 4.12 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for or** the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

5. Amending PART 4, Section 4.25 of the By-law by inserting the new subsection, shown below in **bold**, immediately following subclause (d):

(e) Notwithstanding subsections (b) and (c), there shall be no required parking for residential uses within the Urban Service Area.

6. Amending Section 14G.4 in PART 14G, as shown below in **bold**, by adding the text:

- a. Adding the text “Maximum Height of a Multiple Unit Dwelling (more than 4 units): 4 storeys” below the text “Minimum Rear Yard: 50 feet (15.24m); and
- b. Adding the text “(All other uses)” after the text “Main Building”.

14G.4 RLRC ZONE REQUIREMENTS

In any RLRC Zone, a development shall meet the following requirements:

(a) Minimum Lot Area:	5 acres (2.02 hectares)
Minimum Frontage:	100 feet (30.48 m)
Minimum Front or Flankage Yard:	30 feet (9.1 m)
Minimum Side Yard:	50 feet (15.24 m)
Minimum Rear Yard:	50 feet (15.24 m)
Maximum Height of Multiple Unit Building (more than 4 units):	4 storeys
Maximum Height of Main Building (All other uses):	50 feet (15.24 m) and 4 storeys

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of

_____,
A.D., 20____.

GIVEN under the hand of the Municipal
Clerk and under the Corporate
Seal of the said Municipality this _____ day
of

_____, A.D., 20_____.

Municipal Clerk

Attachment G-17
Proposed Amendments to the Land Use Bylaw for Planning Districts 8 & 9 (Lake Echo/Porters Lake)

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

1. Amending PART 2, as shown below in **bold**, by adding Section “2.38A MEZZANINE” after Section 2.38.

MEZZANINE means an intermediate floor assembly between the floor and ceiling of a room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine counts as two full storeys.

2. Amending PART 2, as shown below in bold, by adding Section “2.59B STOREY” after Section 2.59A.

Storey means the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it, and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade.

3. Amending Section 4.13 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land ~~on or near a worksite for~~ or the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is

directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

4. Amending Section 14.3 in PART 14, as shown below in **bold**, by adding the text “Maximum Height of Multiple Unit Dwelling with more than 4 units storeys” below the text “Maximum Height of Main Building 35 feet (10.7m).

Maximum height of main building	35 ft. (10.7 m)
Maximum height of Multiple Unit Dwelling with more than 4 units	3 Storeys

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

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

Municipal Clerk

Attachment G-18
Proposed Amendments to the Land Use Bylaw for Sackville Drive

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

1. Amending PART 2: DEFINITIONS, as shown below in **bold**, by adding the definition “Grade-Related Dwelling Unit” after the definition “Garden Market”.

Grade-Related Dwelling Unit Use means a dwelling unit within a multi-unit dwelling use that is accessible by pedestrians from a private entrance that fronts and faces a streetline.

2. Amending PART 2: DEFINITIONS, as shown below in **bold**, by adding the definition “Mezzanine” after the definition “Medical Clinic”.

Mezzanine means an intermediate floor assembly between the floor and ceiling of a room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine counts as two full storeys.

3. Amending PART 2: DEFINITIONS, as shown below in **bold** and ~~strikeout~~, by repealing and replacing the definition “Storey” after the definition “Soft Landscaping”.

~~Storey means that portion of a building between any floor and floor or ceiling or roof above, provided that any portion of a building partly below grade shall not be deemed to be a story unless its ceiling is at least six feet above grade. Provided also that any portion of a storey exceeding fourteen feet in height shall be deemed to be an additional storey.~~

Storey means the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it, and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade.

4. Amending Section 15 in PART 6, as shown, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);

- b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
- c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for** ~~or~~ the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

- 5. Amending Subsection 27(a) in PART 6, as shown below in **bold**, by adding the text “, except for Multiple Unit dwellings with more than 4 units which shall have a maximum height of 4 storeys” after the text “property line”.

27 (a) The height of a building in all zones shall be not more than 50ft (15.24m) in height measured from the established grade at front property line, **except for Multiple Unit Dwellings with more than 4 units which shall have a maximum height of 4 storeys.**

- 6. Amending the table “SPACES” after Section 16(a) in PART 7, as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “except as specified below” after the text “Any dwelling” in the first column, third row;
 - b. Deleting the text “Per each dwelling unit” in the third column, third row;
 - c. Deleting the text “Multiple Unit Dwelling” in the first column, fourth row;
 - d. Deleting the text “0.33” in the second column, fourth row; and
 - e. Deleting the text “Per each dwelling unit” in the third column, fourth row.

SPACES		
Proposed Use	Space(s) Required	Measurement Type (all square footage based on gross floor area unless specified otherwise)
Any dwelling except as specified below:	0	Per each dwelling unit
Multiple Unit Dwelling	0.33	Per each dwelling unit

7. Amending the table “MOBILITY DISABLED SPACES” after Section 18 in PART 7, as shown below in **bold** and ~~strikeout~~, by:
- Deleting the text “1” and replacing it with the text “0” in second column, fourth row;
 - Deleting the text “Reserved parking spaces for the mobility disability per 30 units to a maximum of 10 spaces” in the third column, fourth row; and
 - Adding the text “residential,” after the text “excluding” and before the text “fire stations in the first column, sixth row.

MOBILITY DISABLED SPACES		
Proposed Use	Space(s) Required	Measurement Type (all square footage based on gross floor area unless specified otherwise)
Medical Clinics of any health practitioner	1	Reserved parking spaces for the mobility disabled per 5-15 parking spaces required 1 additional parking space for each additional 15 required space or part thereof to a maximum of 10 spaces
Multiple Unit Dwellings	1 0	Reserved parking spaces for the mobility disabled per 30 units to a maximum of 10 spaces
Restaurants and Theater	1	Reserved parking spaces for the mobility disabled per 50 seats to a maximum of 10 spaces
All other uses excluding residential , fire stations, and any industrial use which does not have a retail function	1	Reserved parking space for the mobility disabled per 15-100 parking spaces required 1 additional space for each additional 100 required space or part thereof to a maximum of 10.

8. Amending Section 5 in PART 12, as shown below in **bold**, by adding Subsection (3) after Subsection (2).

(3) Notwithstanding Subsection 5(1),

(a) for any new multi-unit dwelling that begins construction before April 1, 2027, commercial uses located within the ground floor of a building shall occupy a minimum of 20% of the ground floor abutting the street line and

(b) the remaining ground floor of a building abutting the streetline shall be a permitted use listed in Part 12 Section 1, or a grade-related dwelling unit.

(c) For the purpose of calculating the 20% in Subsection 3(a), the following shall not be counted:

- (i) lobbies,**
- (ii) elevators,**
- (iii) mechanical areas,**
- (iv) vestibules,**
- (v) garages, and**
- (vi) ramps to access internal motor vehicle spaces.**

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of _____,
A.D., 20_____.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of

_____, A.D., 20_____.

Municipal Clerk

Attachment G-19
Proposed Amendments to the Land Use Bylaw for Sackville

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

1. Amending Section 4.12 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for** ~~or~~ the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

2. Amending Section 4.24 in PART 4, as shown below in **bold**, by adding subsection (c) after subsection (d).

(d) Notwithstanding subsections (a) and (b), there shall be no required parking for residential uses within the Urban Service Area.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of _____,
A.D., 20_____.

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

Municipal Clerk

Attachment G-20
Proposed Amendments to the Land Use Bylaw for Timberlea/Lakeside/Beechville

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

1. Amending Section 4.14 in PART 4, as shown below in **bold** and ~~strikeout~~, by:
 - a. Adding the text “on or near a worksite for” after the text “use of land” and before the text “or the use” in Subsection (a);
 - b. Deleting the text “or” after the text “worksite for” and before the text “the use” in Subsection (a); and
 - c. Adding Clause (i) after Subsection (a).

(a) Nothing in this by-law shall prevent the use of land **on or near a worksite for** ~~or~~ the use or erection of a temporary building or structure which is necessary and accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued.

(i) Where temporary buildings or structures are permitted near a worksite, the building or structure shall be located on a lot which directly abuts or is directly across a public street or highway, private road or private right-of-way from the lot where the development permit has been issued.

2. Amending Section 4.27 in PART 4, as shown below in **bold**, by adding Subsection (d) after Subsection (c).

(d) Notwithstanding subsections (a) and (b), there shall be no required parking for residential uses within the Urban Service Area.

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

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

Municipal Clerk

Attachment G-21
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 clause (a) in Policy UD-22, as shown below in **bold**, by adding the text “. For multi-unit residential buildings that begin construction before April 1, 2027, ground floor residential uses are also permitted” after the text “institutional land uses.”
 - a) limiting the uses permitted on the ground floor to active commercial, cultural, and institutional land uses. **For multi-unit residential buildings that begin construction before April 1, 2027, ground floor residential uses are also permitted;**

Attachment G-22
Proposed Amendments to the Regional Centre Land Use Bylaw

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

2. Amending Section 38 in PART II under Chapter 2, as shown below in **bold**, by adding Subsection 38(4) after Subsection 38(3).

38 (4) Notwithstanding Subsections 38(1) and 38(2),

(a) for a new multi-unit dwelling that begins construction before April 1, 2027, commercial uses located within the ground floor of a building shall occupy a minimum of 20% of the ground floor abutting the streetline, and

(b) the remaining ground floor of a building abutting the streetline shall be:

(i) in an DD or DH zone, a permitted use listed in subsection 38(1) or a grade-related dwelling unit, or

(ii) in any CEN-2, CEN-1, or COR zone, a permitted use listed in subsection 38(2) or a grade-related dwelling unit.

(c) For the purpose of calculating the 20% in 38(4)(a), the following shall not be counted:

- (i) lobbies,**
- (ii) elevators,**
- (iii) mechanical areas,**
- (iv) vestibules,**
- (v) garages, and**
- (vi) ramps to access internal motor vehicle spaces.**

- (d) Amending Section 64 in PART III under Chapter 2, as shown below in **bold**, by adding Subsection (3) after Subsection (2).

(3) Notwithstanding Subsection 64(1), requirements for dwelling unit mix shall not apply for a new building that begins construction before April 1, 2027.

- (e) Amending Section 65 in PART III under Chapter 2, as shown below in **bold**, by adding Subsection (5) after Subsection (4).

(5) Notwithstanding Subsections 65(1) and 65(4), the requirements for dwelling mix shall not apply for an addition to an existing building that results in 40 dwelling units or more for the entire building, providing construction begins before April 1, 2027.

- (f) Amending Section 66 in PART III under Chapter 2, as shown below in **bold**, by adding Subsection (6) after Subsection (5).

(6) Notwithstanding Subsection 66(1), the requirements for dwelling unit mix shall not apply for any change of use in an existing building that results in 40 dwelling units or more, providing construction begins before April 1, 2027.

- (g) Amending Subsection 116(3) in PART V under Chapter 2, as shown below in **bold** and ~~strikeout~~, by deleting the text “20.0 metres” and replacing it with the text “7 storeys” after the text “height of” and before the text “shall have”.

(3) Subject to Subsection 116(4), for a tall mid-rise building, any portion of the main building exceeding a height of ~~20.0 metres~~ **7 storeys** shall have a minimum required setback of 4.5 metres from a rear lot line

- (h) Amending Section 117 in PART V under Chapter 2, as shown below in **bold** and ~~strikeout~~, by:

- a. Deleting the text “Subject to Subsections 117(2) and 117(3), a” and replacing it with the text “A” in Subsection (1) after the text “main building’s” in Subsection (1);
- b. Deleting the text “any” after the text “for” and before the text “main building” in Clause (1)(b);
- c. Deleting the text “taller than 11.0 metres in height but no taller than 14.0 metres in height” and replacing it with the text “except under Clause 117(1)(a), that is no taller than 5 storeys,” after the text “main building” and before the text “the building height” in Clause (1)(b);
- d. Deleting the text “11.0 metres” and replacing it with the text “3 storeys” before the text “elsewhere” in Clause (1)(c);
- e. Repealing Subsection (2); and
- f. Repealing Subsection (3).

Maximum Streetwall Heights

117(1) ~~Subject to Subsections 117(2) and 117(3), a~~ **A** main building’s maximum required streetwall height shall be:

- (a) on a registered heritage property, the streetwall height of the registered heritage building on the coming into force date of this By-law;

(b) for ~~any a~~ main building taller than 11.0 metres in height but no taller than 14.0 metres in height **except under Clause 117(1)(a), that is no taller than 5 storeys**, the building height; or

(c) ~~11.0 metres~~ **3 storeys** elsewhere.

(2) ~~On a site having sloping conditions, the maximum streetwall height required in Subsection 117(1), may be exceeded by:~~

(a) ~~10%, where any main building is located on a streetline or a transportation reserve that has an average finished grade that results in a slope that is between 4% and 8% across the entire width of the streetwall; or~~

(b) ~~20%, where any main building is located on a streetline or a transportation reserve that has an average finished grade that results in a slope that exceeds 8% across the entire width of the streetwall.~~

(3) ~~The maximum required streetwall height may be exceeded by 1.5 metres to permit a clear glass guard and railing system or a parapet.~~

(i) Amending Section 118 in PART V under Chapter 2, as shown below in **bold** and ~~strikeout~~, by:

- a. Deleting the text “8.0 metres” and replacing it with the text “2 storeys” after the text “Schedule 7,” and before the text “; or” in Clause (1)(a);
- b. Deleting the text “less than 8.0 metres in height” and replacing it with the text “that is 2 storeys or less,” after the text “for any main building” and before the text “, the building height” in Clause (1)(b); and
- c. Repealing and replacing with the text “for any main building that is more than 2 storeys, 2 storeys” in Subclause (1)(b)(ii).

Minimum Streetwall Heights

118 (1) Subject to Subsections 118(2) and 118(3), any main building’s minimum required streetwall height shall be:

(a) along pedestrian-oriented commercial streets, as shown on Schedule 7, ~~8.0 metres~~ **2 storeys**; or

(b) along all other streets or transportation reserves:

(i) for any main building ~~less than 8.0 metres in height~~ **that is 2 storeys or less**, the building height, or

(ii) ~~8.0 metres elsewhere~~ **for any main building that is more than 2 storeys, 2 storeys.**

- (j) Amending Section 118 in PART V under Chapter 2, as shown below in **bold** and ~~strikeout~~, by deleting the text “3.5 metres” and replacing it with the text “1 storey” after the text “reduced below” and before the text “(Diagram 7)” in Subsection (2);

(2) Twenty percent or less of the entire streetwall width, to a maximum of 10.0 metres, may be reduced in height, providing the height is not reduced below ~~3.5 metres~~ **1 storey** (Diagram 7).

- (k) Amending Section 118 in PART V under Chapter 2, as shown below in **bold** and ~~strikeout~~, by deleting the text “3.5 metres” and replacing it with the text “1 storey” after the text “reduced to” and before the text “along a streetline” in Subsection (3).

(3) The minimum streetwall height required in Subsection 118(1) may be reduced to ~~3.5 metres~~ **1 storey** along a streetline or a transportation reserve, if the slope exceeds 4% across the building width or building depth.

- (l) Amending Subsection 125(1) in PART V under Chapter 2, as shown below in **bold** and ~~strikeout~~, by:

- a. Deleting the text “at a height between 6.0 metres and 11.0 metres,” after the text “rear setback” and before the text “as measured from”; and
- b. Adding the text “, on the 2nd, 3rd, or 4th storey” after the text “main building”.

125 (1) Subject to Subsection 125(3), where a lot abuts another lot, any portion of which, is zoned ER-3, ER-2, ER-1, CH-2, CH-1, PCF, or RPK zone, the wall of any main building facing such zone shall have a required side or rear setback ~~at a height between 6.0 metres and 11.0 metres,~~ as measured from the lowest finished grade on that side of the main building, **on the 2nd, 3rd, or 4th storey.**

- (m) Amending Subsection 335 in PART V under Chapter 19, as shown below in **bold** and ~~strikeout~~, by:

- a. Deleting the text “In” and replacing it with the text “Subject to subsection 335(5) and 335 (6), in” before the text “in all other zones” in Section (4);
- b. Adding the text “that does not contain a dwelling unit” after the text “shipping container” and before the text “shall not be” in Section (4);
- c. Adding Subsection (5) after Subsection (4); and
- d. Adding Subsection (6) after Subsection (5).

(4) **Subject to subsections 335(5) and 335(6),** in ~~In~~ all other zones a shipping container **that does not contain a dwelling unit** shall not be located within a front or flanking yard.

(5) If permitted in Subsection 335(2.4), a shipping container used as a main building shall meet the requirements for main buildings in the zone.

(6) If permitted in Subsection 335(2.4), a shipping container used as a backyard suite shall meet the requirements for backyard suites.

(n) Amending Section 499 in Part XVII, Chapter 1, as shown below in **bold**, by:

- a. Adding the text “DD,” after the text “within the” and before the text “CEN-2” in Clause (115)(b);
- b. Adding the text “DD,” after the text “within the” and before the text “CEN-2” in Clause (115.5)(b).

(115) High-Rise Building means a main building that:

(a) within the DH Zone, exceeds a height of 33.5 metres above the average finished grade;

(b) within the **DD**, CEN-2, CEN-1, COR, HR-2, or HR-1 Zone, exceeds 10 storeys; or

(c) in all other areas, exceeds a height of 30.0 metres above the average finished grade.

(115.5) High-Rise Typology means a portion of a main building, above the height of a streetwall, that:

(a) within the DH Zone, exceeds a height of 33.5 metres above the average finished grade to the top of the roof; or

(b) within the **DD**, CEN-2, CEN-1, COR, HR-2, or HR-1 Zone, exceeds 10 storeys to the top of the roof; or

(c) in all other areas, exceeds a height of 30.0 metres above the average finished grade to the top of the roof.

(o) Amending clause 499(160)(a) in Part XVII, Chapter 1, as shown below in **bold**, by adding the text “DD,” after the text “within” and before the text “CEN-2”.

(a) more than 4 storeys but no more than 7 storeys within **DD**, CEN-2, CEN-1, COR, HR-2, or HR-1 Zone;

(p) Amending Subsection 499(155) in Part XVII, Chapter 1, as shown below in ~~strikeout~~, by deleting the text “Space” after the text “Mezzanine” and before the text “an intermediate”.

(155) Mezzanine ~~Space~~ means an intermediate floor assembly between the floor and ceiling of any room or storey, and includes an interior balcony. For the purpose of height calculation, a storey with a mezzanine shall count as two full storeys.

(q) Amending Subsection 499(242) in Part XVII, Chapter 1 as shown below in **bold** and ~~strikeout~~, by striking out “a portion of building between a floor and another floor including a mezzanine” and replacing it with “the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it” after the text “Storey means” and before the text “, and”.

(242) Storey means ~~a portion of building between a floor and another floor including a mezzanine~~ **the portion of a building that is situated between the top of a floor and the top of the floor next above it, including a mezzanine, and if there is no floor above it, the portion between the top of the floor and the ceiling above it,** and

(a) for the purpose of calculating the streetwall height, a portion of a building that is partly below the streetline grade is not a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade; and

(b) for a purpose other than calculating the streetwall height, a portion of a building that is partly below the average finished grade is not a storey unless its ceiling is a minimum of 2.0 metres above the average finished grade

(r) Amending Clause 499(252)(b) in Part XVII, Chapter 1 as shown below in **bold**, by adding the text “the DD,” after the text “within” and before the text “CEN-2,”.

(b) within **the DD**, CEN-2, CEN-1, COR, HR-2, or HR-1 Zone, is more than 7 storeys but no more than 10 storeys; or

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of
_____,
A.D., 20_____.

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

Municipal Clerk

Attachment G-23
Proposed Amendments to the Suburban Housing Accelerator Land Use Bylaw

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

1. Amending Section 16 in Division A in Part II, as shown below in **bold**, by adding Subsection (3) after Subsection (2).

(3) Notwithstanding subsection 16(1), the required dwelling unit mix shall not apply to new buildings that begin construction before April 1, 2027.

2. Amending Division C in Part II, as shown below in **bold** and ~~strikeout~~, by replacing Section 57 with the following.

Shipping container

57 (1) Subject to subsections (2) and (3), a shipping container is not permitted.

(2) A shipping container may be used as a dwelling unit, including as a main building, and must meet zone requirements for the main building.

(3) A shipping container may be used as a backyard suite use and must meet the requirements for a backyard suite use.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of _____,
A.D., 20_____.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of

_____, A.D., 20_____.

Municipal
Clerk

Attachment G-24
Proposed Amendments to the Downtown Halifax Land Use Bylaw

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

1. Amending section 7 in Land Use Requirements, as shown below in **bold**, by adding subsection (4b) after subsection (4a).

(4a) One third of the total number of dwelling units, rounded up to the nearest full number, in a building erected, altered or used as a multiple unit dwelling shall be required to include two or more bedrooms.

(4b) Notwithstanding subsection (4a), requirements for dwelling unit mix shall not apply for a residential multi-unit dwelling use that begins construction before April 1, 2027.

2. Amending clause 8(20)(f) in Land Use Requirements, as shown below in **bold**, by: Adding the text “, except where a converted shipping container is used for a permitted residential use” after the text “exposed fasteners”.

(f) metal siding utilizing exposed fasteners, **except where a converted shipping container is used for a permitted residential use;**

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional

Municipality held on the ____ day of _____,
A.D., 20____.

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

Municipal Clerk

Attachment G-25
Proposed Amendments to the Municipal Planning Strategy for Halifax
[as amended at First Reading]

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 Policy 2A.7., as shown below in **bold** and ~~strikeout~~, by:
 - a. Deleting the text “25 m in height” and replacing it with the text “9 storeys” after the text “exceeds” and before the text “shall be” in Policy 2A.7;
 - b. Deleting the text “a height of 42 metres and a” after the text “not exceed” and before the text “height of 12” in clause a);
 - c. Deleting the text “25 metres” and replacing it with the text “9 storeys” after the text “height of” and before the text “shall be” in clause b);
 - d. Deleting the text “20 metres and” before the text “5 storeys” in subclause b)(i); and
 - e. Deleting the text “17 metres and” before the text “4 storeys” in subclause b)(ii).

Highrise Buildings

2A.7. Any building in Area A on Plan Dutch Village Road Overview Map that exceeds ~~25 m in height~~ **9 storeys** shall be considered a high-rise and shall only be considered by Council through the development agreement process. Any development proposal contemplated pursuant to this policy cannot be considered unless the following criteria are satisfied:

- a) Buildings shall not exceed ~~a height of 42 metres and~~ a height of 12 storeys above the average grade of the finished ground adjoining the building. This maximum height excludes any rooftop architectural features, landscape elements, and non-habitable penthouses (including residential amenity space). Rooftop architectural features, landscape elements and non-habitable penthouses shall not exceed 50 percent of the area of the roof on which they are located (RC-Jul 07/20;E-Aug 22/20);
- b) buildings exceeding a height of ~~25 metres~~ **9 storeys** shall be designed in a podium and tower configuration. The height of the streetwall/podium, excluding any rooftop architectural features and landscape or mechanical elements, shall not exceed:
 - (i) ~~20 metres and~~ 5 storeys, for lands located along Joseph Howe Drive; and
 - (ii) ~~17 metres and~~ 4 storeys, for lands located on Dutch Village Road;

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of

Halifax Regional
Municipality held on the ____ day of
_____,
A.D., 20_____.

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

Municipal Clerk

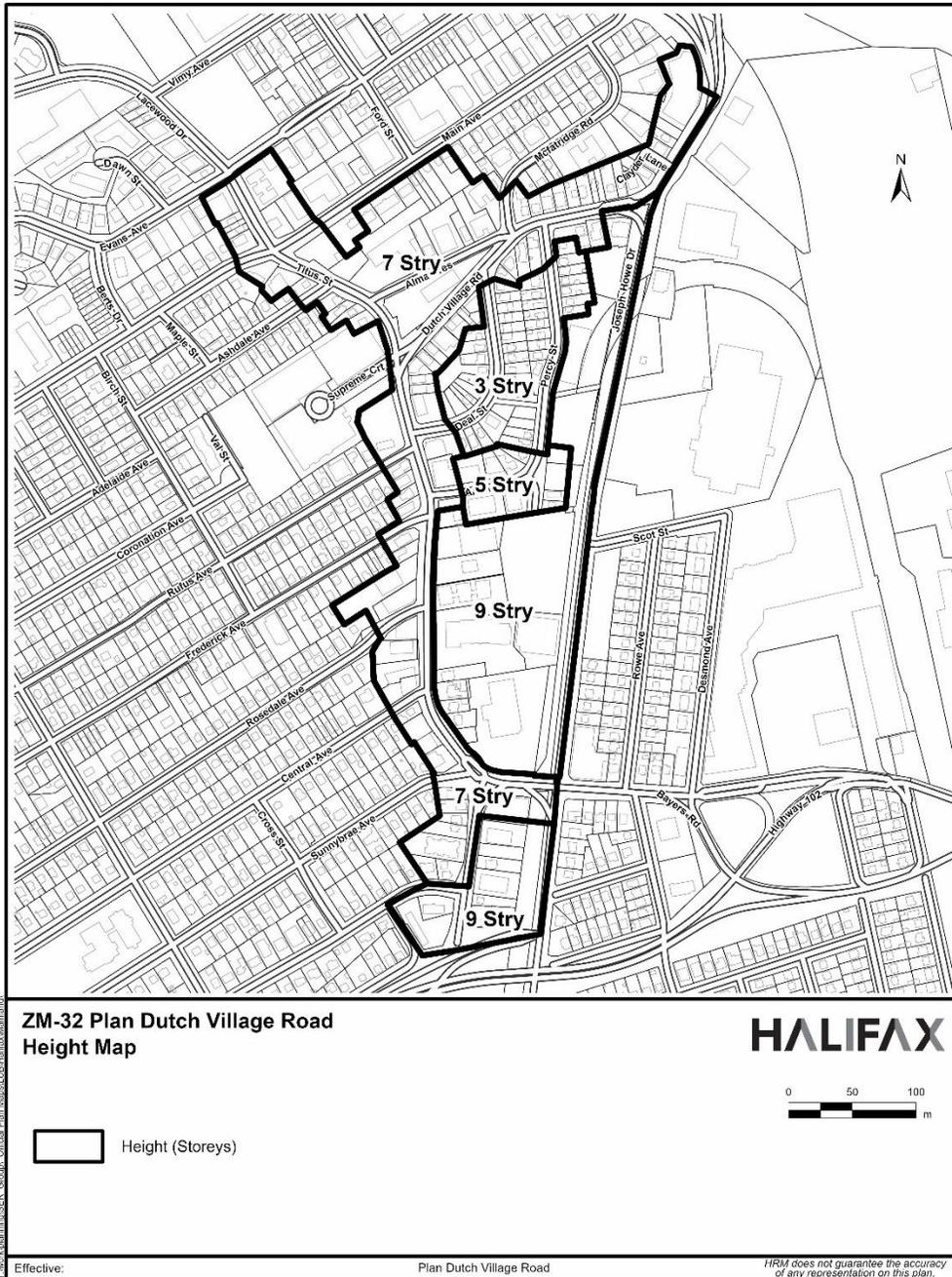
SCHEDULE G

SCHEDULES TO AMEND LAND USE BY-LAWS OF THE HALIFAX REGIONAL
MUNICIPALITY

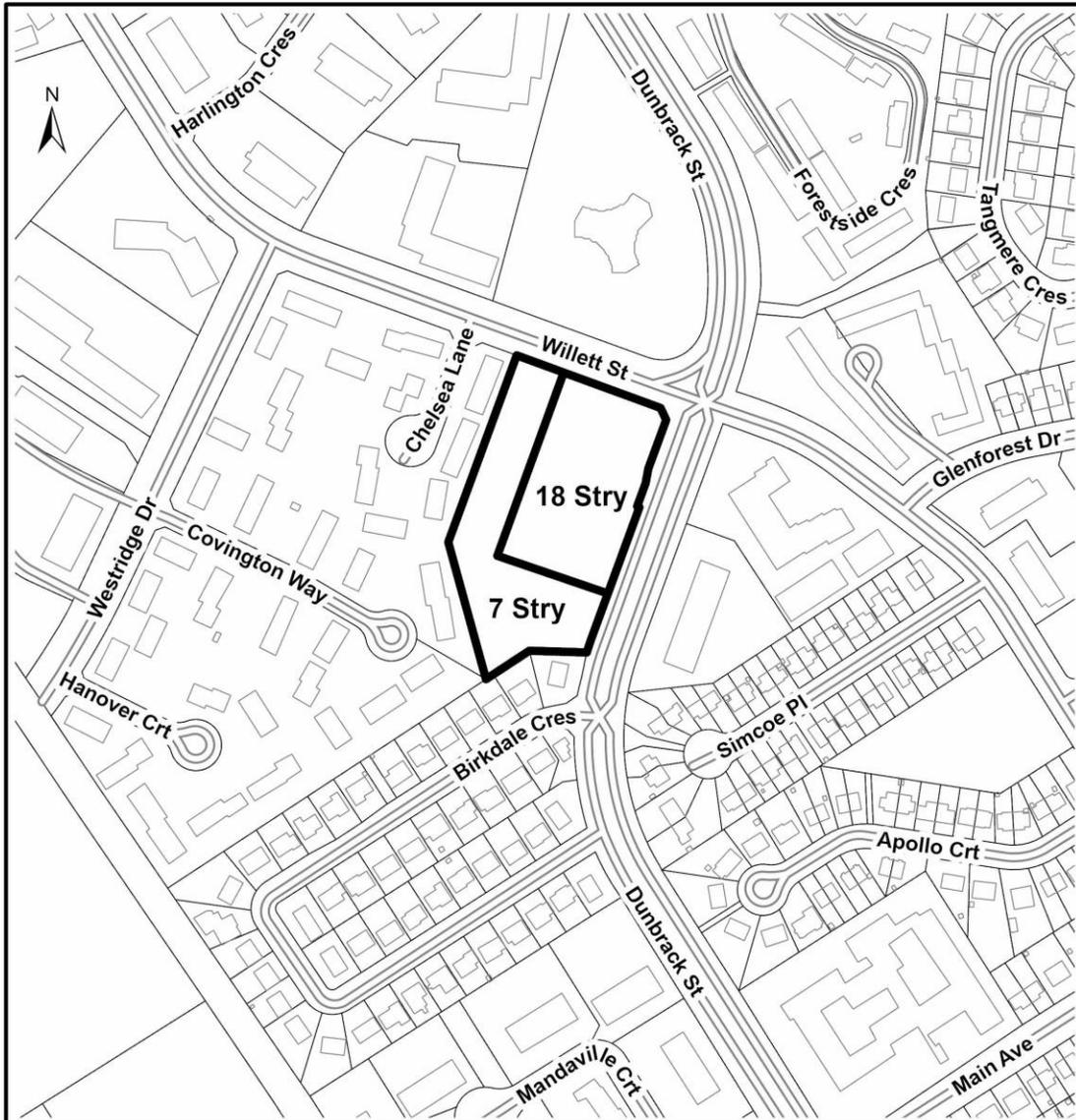
Deleted [as amended at First Reading]

SCHEDULE G-9: HALIFAX LAND USE BYLAW

Schedule G-9A – “ZM-32: Plan Dutch Village Road Height Map” *[as amended at First Reading]*



Schedule G-9B – “ZM-34: Maximum Height in the Dunbrack Multi Unit Zone”



ZM-34 Maximum Height in the Dunbrack Multi Unit Zone

HALIFAX

 Maximum Heights Precinct (Storeys)



Halifax Mainland Land Use By-law Area

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

Effective:

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