



REVISED Sept 12/17
(Attachment B only)

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Item No. 10.1.4
Halifax and West Community Council
July 25, 2017
September 12, 2017

TO: Chair and Members of Halifax and West Community Council

SUBMITTED BY: **Original Signed**

Kelly Denty, Acting Director, Planning & Development

DATE: July 7, 2017

SUBJECT: **RP17-01: Proposed housekeeping amendment to the R-2P Zone within the Halifax Mainland Land Use Bylaw**

ORIGIN

Staff-initiated request to clarify the requirements of the R-2P Zone within the Halifax Mainland Land Use By-law.

LEGISLATIVE AUTHORITY

Please see Attachment A.

RECOMMENDATION

It is recommended that Halifax and West Community Council:

1. Give First Reading to consider approval of the proposed amendments to the Land Use By-law for Halifax Mainland, as set out in Attachment B, to further clarify the requirements for semi-detached dwellings and accessory buildings within the R-2P Zone, and schedule a public hearing;
2. Adopt the amendments to the Land Use By-law for Halifax Mainland, as set out in Attachment B to clarify the requirements for semi-detached dwellings and accessory building within the R-2P Zone.

BACKGROUND

In 1986, staff reviewed the semi-detached dwelling requirements for the R-2P Zone under the Halifax Mainland Land Use By-law (LUB). The review examined the requirements regarding the definition of semi-detached dwelling, inconsistencies between standards applied in other zones, subdivision requirements, and additions to existing structures. Amendments to the zone provisions were proposed and approved by Council at that time.

On November 18th, 2013 Halifax and West Community Council directed staff to clarify the side yard setback for semi-detached dwellings in the R-2P (General Residential) Zone. The LUB requirements for the R-2P Zone referenced both the R-2P (General Residential) Zone and the R-2 (Two-Family Dwelling) Zone. As these provisions referenced two different side yard setbacks for semi-detached dwellings, there was confusion as to which requirements should apply.

On December 14, 2016, Halifax and West Community Council approved amendments to the R-2P Zone to clarify the inconsistent side-yard setback requirements. While staff had been administering a setback of 8 feet, the LUB amendments clarified that the side yard setback is to be 5 feet, which is consistent with the original intent of the R-2P Zone. A copy of the current R2-P Zone requirements is contained in Attachment C.

Upon review of the approved amendments, staff identified that part of the wording of the amendment to Section 28AB(5)(3) had been inadvertently omitted.

Section 28AB(5)(3) of the amended R2-P Zone now reads as follows:

“Where a semi-detached dwelling is situated on a corner lot, such dwelling and abutting such lot.”

However, Section 28AB(5)(3) was intended to read, with the inclusion of the bolded text, as follows:

“Where a semi-detached dwelling is situated on a corner lot, such dwelling and **accessory buildings or use shall be at least 10 feet from the flanking street line** abutting such lot.”

Additional staff reviews have identified other inconsistencies between setback and separation distance requirements as well as front and rear yard setbacks within the R-2P Zone.

Setbacks refer to the distance between a building and lot line, while separation distance refers to the distance between two buildings. Section 28AB(1) requires a side yard setback of 5 feet for semi-detached dwellings, which results in main buildings on neighbouring lots being a least 10 feet from each other. However, Section 28(5)(2) states that a semi-detached dwelling must be at least 12 feet from any other building. The two sections, therefore, result in two different separation distances.

With respect to the required front and rear yards, section 28AB(2) requires a front yard setback of 15 feet and a rear yard setback of 20 feet for semi-detached dwellings, while section 28AB(5)(2) requires a front yard setback of 20 feet and a minimum rear yard setback of 8 feet. These two sections create further inconsistency regarding setback requirements. A comparison of these varied requirements is provided in the following table:

LUB Reference	Min. Side Yard	Separation distance between main buildings	Min. Front Yard	Min. Rear Yard
Section 28AB (1)	5 feet	10 feet		
Section 28AB(2)	-	-	15	20
Section 28AB(5)(2)	-	12 feet	20	8

Enabling Policy and LUB Context

The Halifax MPS does not contain specific policy for the R-2P Zone, but rather contains general policies that allow for residential development and the consideration of LUB amendments. Halifax and West Community Council may consider further amending the R-2P Zone provided the amendments are consistent with the general residential policies set out in Policies 2.1, 2.2, 2.4, 2.4.1, 2.7, 3.1.1, 4.1, and 4.2 (Attachment D).

The R-2P zoned properties are primarily located:

- North of Fairview in the area of Mcfatridge Road, Ford Street and Randall Avenue (Map 1).
- On the north side of St. Margaret's Bay Road near Crown Drive, Keating Road, Fenerty Road and Douglas Drive and Coronet Avenue (Map 2);
- On the west side of Herring Cove Road between Dentith Road and Punch Bowl Road, Margate Drive and Brighton Avenue and on the east side of Herring Cove Road on Hartlen Avenue, Pinegrove Drive, Aldergrove Drive and Levi Street (Map 3).

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website. Staff did not receive any comments.

A public hearing must be held by Halifax & West Community Council before they can consider approval of the proposed amendment. Should Community Council decide to proceed with a public hearing on this proposal, a notice will be published in the newspaper.

The proposal will potentially impact local residents and property owners.

DISCUSSION

Staff have reviewed the proposal relative to all relevant policies and advise that it is reasonably consistent with the intent of the MPS. Attachment B contains the proposed R2-P Zone amendments that would insert text which was inadvertently omitted from the December 14, 2016 amendments, remove the conflicting separation distance requirement, and add wording to the text to clarify the front and rear yard setback requirements. These proposed amendments impact only semi-detached dwelling requirements and not any other uses permitted in the R2-P Zone.

The highlights of the proposed LUB amendments are as follows:

- delete the 12 foot separation requirements for semi-detached dwellings of Section 28AB(5)(2); this would eliminate the discrepancy between the 5' side yard setback and the 12' building separation distance;
- insert the words "Notwithstanding Section 28AB(2)" at the beginning of Section 28AB(5)(2); this would clarify that semi-detached dwellings, front and rear yard setbacks are 20' and 8', respectively, and not the 15' front and 20' feet rear setback as set out in Section 28AB(2); and
- in Section 28AB(5)(3), insert the text that was inadvertently omitted in the December 14, 2016 amendments; this would clarify the requirements for semi-detached dwellings located on corner lots.

Attachment D provides an evaluation of the proposed LUB amendments against relevant MPS policies. Of the matters reviewed to satisfy the MPS criteria, the following have been identified for more detailed discussion:

Setback vs Separation Distances Requirements

In general, side yard setbacks are established in the LUB to maintain privacy and enable residents to access rear yards, and the sides of buildings. In this case, the 5 foot side yard setback established in the R-2P Zone is considered to be sufficient and results in a minimum total separation distance of 10 feet between main buildings.

The proposed removal of the 12 foot separation distance between buildings will have no effect on the ability of residents to access rear yards or the sides of buildings because the minimum 5 foot setback will be maintained. In addition, all building permit applications are reviewed to ensure the distance between buildings and side lot lines meet the National Building Code related to fire safety. If a building does not meet the setback requirements, its location or design must be revised in order for a building permit to be issued. Removing the 12 foot separation between main buildings would have no effect in relation to National Building Code standards. It should also be noted that no other zone in the LUB has two contradicting sections for building separation.

Front and Rear Yard Setbacks

Front and rear yard setbacks are established to provide open space, landscaping and recreation space as well as for visibility and traffic safety along the street.

Front yard setbacks under the Halifax Mainland LUB range between 15 and 20 feet. The proposal to clarify a minimum front yard setback of 20 feet for semi-detached dwellings would allow for vehicle parking as well as visibility while accessing the street. The 20 feet front yard setback is also consistent with the requirements of the R2 Zone.

Section 28AB(2) currently requires a 20 foot setback from the rear lot line, while Section 28AB(5)(2) indicates that the rear setback for semi-detached dwellings is 8 feet. The original 1986 staff report indicates that the intended requirements for semi-detached dwellings in the R-2P Zone were a front yard setback of 20 feet and a rear yard setback of 8 feet. The proposed amendments would implement this original intent, which is also consistent with the requirements for semi-detached dwellings within the R-2 Zone.

Conclusion

Staff have reviewed the proposed amendments in terms of all relevant policy criteria and advise that they are reasonably consistent with the intent of the MPS. Therefore, staff recommends that the Halifax and West Community Council approve the proposed LUB amendments as contained in Attachment B.

FINANCIAL IMPLICATIONS

There are no budget implications. The HRM cost associated with amending to the Land Use By-law can be accommodated within the approved 2017/2018 operating budget for C320 Policy and Strategic Initiatives.

RISK CONSIDERATION

There are no risks associated with the recommendations contained within this report. This application may be considered under existing MPS policies. Community Council has the discretion to make decisions that are consistent with the MPS, and such decisions may be appealed to the N.S. Utility and Review Board.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

ALTERNATIVES

1. Halifax and West Community Council may choose to approve the proposed LUB amendments subject to modifications. Such modifications may require further research and may require a supplementary report or another public hearing. A decision of Council to approve this amendment is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Halifax and West Community Council may choose to refuse the proposed LUB amendments, and in doing so, must provide reasons why the proposed amendment does not reasonably carry out the intent of the MPS. A decision of Council to refuse the amendment is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

Map 1: R-2P Zoned Properties - Fairview
Map 2: R-2P Zone Properties - St. Margaret's Bay Road
Map 3: R-2P Zoned Properties - Spryfield

Attachment A: Legislative Authority
Attachment B: Proposed LUB Amendments
Attachment C: Existing R-2P Zone
Attachment D: Review of Relevant MPS Policies

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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Report Approved by: Original Signed
Kate Greene, Program Manager, Policy and Strategic Initiatives, 902.225.6217



Map 1 - R-2P Zoned Properties Fairview

Halifax



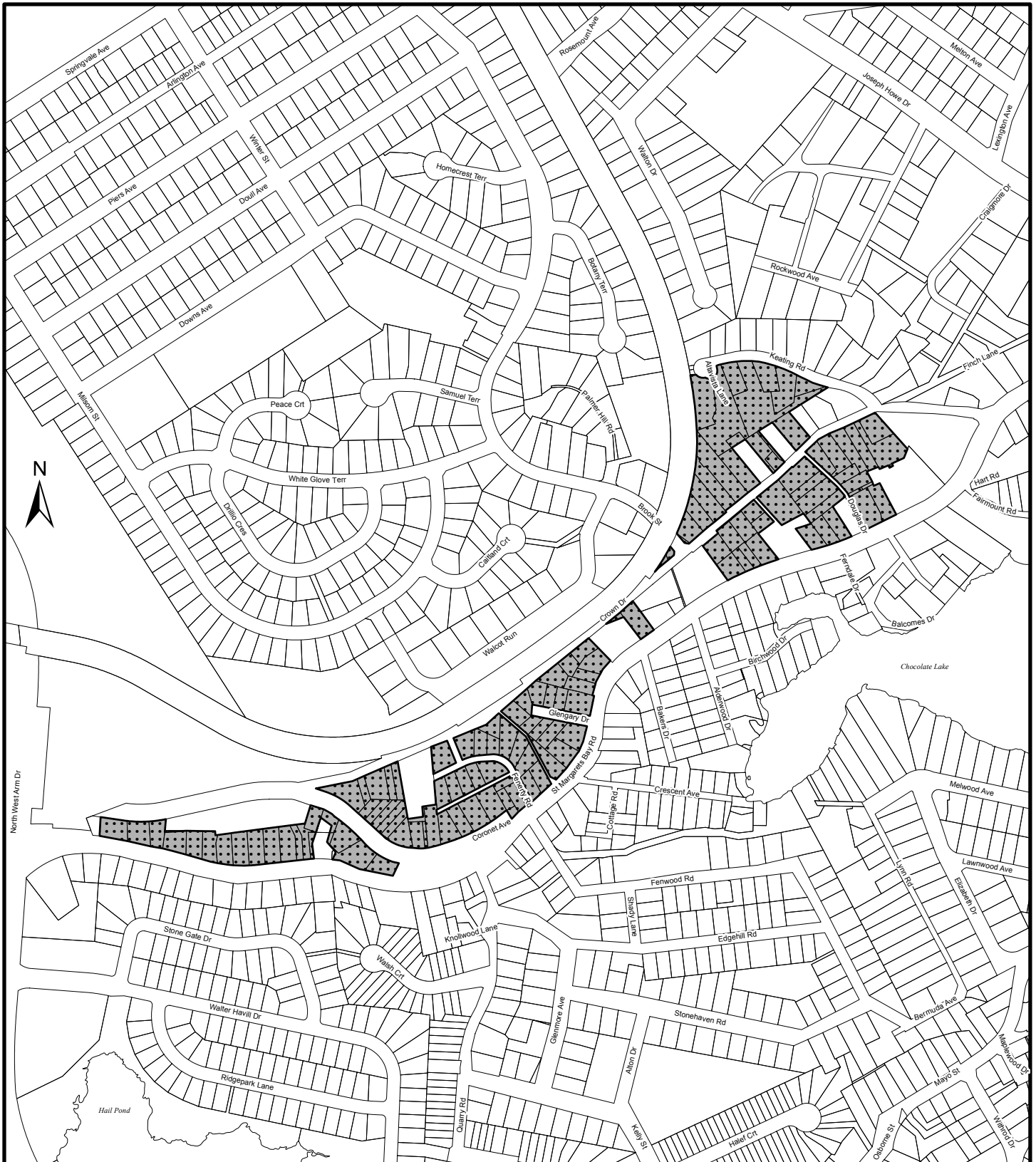
R-2P Zoned Properties

Halifax Mainland Land Use By-Law

HALIFAX



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



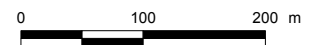
Map 2 - R-2P Zoned Properties St.Margaret's Bay Road



Halifax

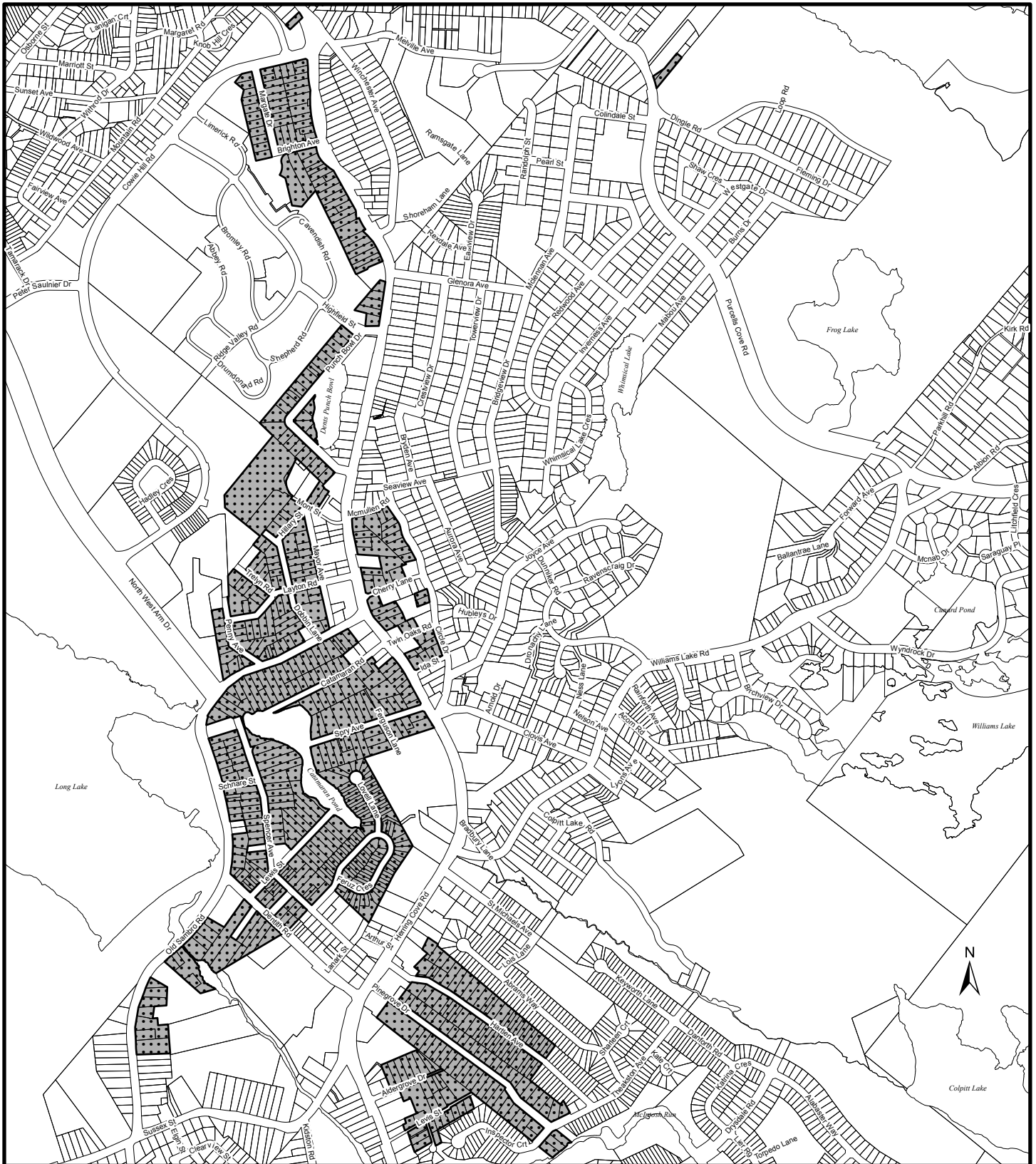


R-2P Zoned Properties



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

Halifax Mainland Land Use By-Law



Map 3 - R-2P Zoned Properties Spryfield

HALIFAX

Halifax



R-2P Zoned Properties



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

Halifax Mainland Land Use By-Law

Attachment A – Legislative Authority

Land Use By-law Amendments By Community Council

The *Community Council Administrative Order*, subsection 3 (1) “Subject to subsection (3) of this section, sections 29, 30 and 31 of the *Halifax Regional Municipality Charter* apply to each Community Council.”

Halifax Regional Municipality Charter (“HRM Charter”),

- 30 (3)** A community council may amend the land-use by-law of the Municipality applicable to the community with respect to any property in the community if the amendment carries out the intent of any municipal planning strategy of the Municipality applicable to the property and, in doing so, the community council stands in the place and stead of the Council and Part VIII applies with all necessary changes.

HRM Charter, Part VIII, Planning and Development, including:

Requirements for adoption of planning documents

- 220 (1)** The Council shall adopt, by by-law, planning documents.
- (3)** Before planning documents are read for a second time, the Council shall hold a public hearing.

Amendment of land-use by-law

- 225 (1)** An amendment to a land-use by-law that
- (a) is undertaken in accordance with the municipal planning strategy; and
 - (b) is not required to carry out a concurrent amendment to a municipal planning strategy,
 - (c) is not subject to the review of the Director or the approval of the Minister.
- (2)** The procedure for the adoption of an amendment to a land-use by-law referred to in subsection (1) is the same as the procedure for the adoption of planning documents, but a public participation program is at the discretion of the Council and the amendment may be adopted by a majority of votes of the Council members present at the public hearing.
- (3)** Upon the adoption of an amendment to a land-use by-law referred to in subsection (1), the Clerk shall place a notice in a newspaper circulating in the Municipality stating that the amendment has been adopted and setting out the right of appeal.
- (4)** When notice of an amendment to a land-use by-law referred to in subsection (1) is published, the Clerk shall file a certified copy of the amending by-law with the Minister.
- (5)** Within seven days after a decision to refuse to amend a land-use by-law referred to in subsection (1), the Clerk shall notify the applicant in writing, giving reasons for the refusal and setting out the right of appeal.
- (6)** Where the Council has not, within one hundred and twenty days after receipt of a completed application to amend a land-use by-law referred to in subsection (1), commenced the procedure required for amending the land-use bylaw by publishing the required notice of public hearing, the application is deemed to have been refused.
- (7)** Within seven days after an application to amend a land-use by-law, referred to in subsection (1), being deemed to be refused, the Clerk shall notify the applicant in writing that the application is deemed to have been refused and setting out the right to appeal.
- (8)** An amendment to a land-use by-law referred to in subsection (1) is effective when

- (a) the appeal period has elapsed and no appeal has been commenced; or
- (b) all appeals have been abandoned or disposed of or the amendment has been affirmed by the Board.

Content of land-use by-law

- 235 (1)** A land-use by-law must include maps that divide the planning area into zones.
- (2)** A land-use by-law must
- (a) list permitted or prohibited uses for each zone; and
 - (b) include provisions that are authorized pursuant to this Act and that are needed to implement the municipal planning strategy.
- (3)** A land-use by-law may regulate or prohibit development, but development may not be totally prohibited, unless prohibition is permitted pursuant to this Part.
- (4)** A land-use by-law may
- (a) regulate the dimensions for frontage and lot area for any class of use and size of structure;
 - (b) regulate the maximum floor area of each use to be placed upon a lot, where more than one use is permitted upon a lot;
 - (c) regulate the maximum area of the ground that a structure may cover;
 - (d) regulate the location of a structure on a lot;
 - (e) regulate the height of structures;
 - (f) regulate the percentage of land that may be built upon;
 - (g) regulate the size, or other requirements, relating to yards;
 - (h) regulate the density of dwelling units;
 - (i) require and regulate the establishment and location of off-street parking and loading facilities;
 - (j) regulate the location of developments adjacent to pits and quarries;
 - (k) regulate the period of time for which temporary developments may be permitted;
 - (l) prescribe the form of an application for a development permit, the content of a development permit, the period of time for which the permit is valid and any provisions for revoking or renewing the permit;
 - (m) regulate the floor area ratio of a building;
 - (n) prescribe the fees for an application to amend a land-use by-law or for entering into a development agreement, site plan or variance.
- (5)** Where a municipal planning strategy so provides, a land-use by-law may
- (a) subject to the *Public Highways Act*, regulate or restrict the location, size and number of accesses from a lot to the abutting streets, as long as a lot has access to at least one street;
 - (b) regulate or prohibit the type, number, size and location of signs and sign structures;
 - (c) regulate, require or prohibit fences, walks, outdoor lighting and landscaping;
 - (d) in connection with a development, regulate, or require the planting or retention of, trees and vegetation for the purposes of landscaping, buffering, sedimentation or erosion control;
 - (e) regulate or prohibit the outdoor storage of goods, machinery, vehicles, building materials, waste materials, aggregates and other items and require outdoor storage sites to be screened by landscaping or structures;
 - (f) regulate the location of disposal sites for any waste material;
 - (g) in relation to a development, regulate or prohibit the altering of land levels, the excavation or filling in of land, the placement of fill or the removal of soil unless these matters are regulated by another enactment of the Province;
 - (h) regulate or prohibit the removal of topsoil;
 - (i) regulate the external appearance of structures;
 - (j) set out conditions, including performance standards, to be met by a development before a development permit may be issued;

- (k) provide for incentive or bonus zoning in the HRM by Design Downtown Plan Area and the Centre Plan Area, including requirements for incentive or bonus zoning;
- (l) prescribe methods for controlling erosion and sedimentation during the construction of a development;
- (m) regulate or prohibit excavation, filling in, placement of fill or reclamation of land on floodplains identified in the land-use by-law;
- (n) prohibit development or certain classes of development where, in the opinion of the Council, the
 - (i) cost of providing municipal wastewater facilities, stormwater systems or water systems would be prohibitive,
 - (ii) provision of municipal wastewater facilities, stormwater systems or water systems would be premature, or
 - (iii) cost of maintaining municipal streets would be prohibitive;
- (o) regulate or prohibit development within a specified distance of a watercourse or a municipal water-supply wellhead;
- (p) prohibit development on land that
 - (i) is subject to flooding or subsidence,
 - (ii) has steep slopes,
 - (iii) is low-lying, marshy, or unstable,
 - (iv) is otherwise hazardous for development because of its soil conditions, geological conditions, undermining or topography,
 - (v) is known to be contaminated within the meaning of the *Environment Act*, or
 - (vi) is located in an area where development is prohibited by a statement of provincial interest or by an enactment of the Province;
- (q) regulate or prohibit development in areas near airports with a noise exposure forecast or noise exposure projections in excess of thirty, as set out on maps produced by an airport authority, as revised from time to time, and reviewed by the Department of Transport (Canada);
- (r) permit the development officer to grant variances in parking and loading spaces, ground area and height, floor area occupied by a home-based business and the height and area of a sign.

- (6) Where the land-use by-law provides for incentive or bonus zoning within the Centre Plan Area, the land-use by-law must require the inclusion of affordable housing in a development in addition to any other requirements adopted by the Council, as the contribution for any incentive or bonus zoning applicable to the development.

Appeals to the Board

- 262 (1)** The approval or refusal by the Council to amend a land-use by-law may be appealed to the Board by
- (a) an aggrieved person;
 - (b) the applicant;
 - (c) an adjacent municipality;
 - (d) the Director.

Attachment B

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

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

1. Amend Section 28AB(5)(2) by inserting the text shown in **bold** and deleting the text shown in ~~strikeout~~, as follows:

28AB (5)

(2) **Notwithstanding section 28AB(2), Every every** semi-detached dwelling shall be at least ~~12 feet from any other building and at least~~ 8 ft. from the rear lot lines of the lot on which it is situated and at least 20 ft. from any street line in front of such dwelling.

2. Amend Section 28AB(5)(3) by inserting the text shown in bold, as follows:

28AB (5)

(3) Where a semi-detached dwelling is situated on a corner lot, such dwelling **and accessory buildings or uses shall be at least 10 feet from the flanking street line** abutting such lot.

I HEREBY CERTIFY that the amendments to the Land Use By-law for Halifax Mainland, as set out above, were duly passed by a majority vote of the Halifax and West Community Council at a meeting held on the day of , 2017.

GIVEN under the hand of the Clerk and the Corporate Seal of the Halifax Regional Municipality this day of , 2017.

Municipal Clerk

Attachment C

R-2P ZONE

GENERAL RESIDENTIAL ZONE

28AA(1) The following uses shall be permitted in any R-2P Zone:

- (a) all R-1 and R-2 uses;
- (b) buildings containing not more than 4 apartments;
(Also note Section 28AE)
- (c) uses accessory to any of the foregoing uses.

28AA(2) No person shall, in any R-2P Zone, carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in Subsection (1)

28AA(3) No persons shall, in any R-2P Zone, use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in Subsection (1).

REQUIREMENTS

28AB(1) Buildings erected, altered or used for R-1, R-2 and R-2P in an R-2P Zone shall comply with the following requirements:

	Minimum Lot Frontage (ft.)	Minimum Lot Area (sq. ft.)	Minimum Side Yard (ft.)
R-1 Use	40	4000	4
Duplex Semi-detached Dwelling	50	5000	5
3 and 4 Unit Apt Building	60	6000	6

28AB(2) Front yard shall be 15 feet minimum;
Rear yard shall be 20 feet minimum.

28AB(3) Lot coverage shall be 35% maximum.

28AB(4) Height shall be 35 feet maximum.

SEMI-DETACHED DWELLING (HWCC-Dec 14/16;E-Dec 31/16)

28AB(5) (1) For each unit of a semi-detached dwelling, the minimum lot frontage shall be 25 feet, the minimum lot area shall be 2,500 square feet, and the maximum lot coverage shall be not greater than 35 percent.

- (2) Every semi-detached dwelling shall be at least 12 feet from any other building and at least 8 ft. from the rear lot lines of the lot on which it is situated and at least 20 ft. from any street line in front of such dwelling.
- (3) Where a semi-detached dwelling is situated on a corner lot, such dwelling and abutting such lot.
- (4) Notwithstanding subsection (2) where a lot containing a semi-detached dwelling is to be or has been subdivided so that each unit is on its own lot, there shall be no setback required from the common lot boundary.

INTERNAL CONVERSION TO DUPLEX

28AC A building in existence on or before the 11th of May, 1950 may be converted into a duplex dwelling provided that the building, after conversion, complies with the following:

- (a) a duplex dwelling containing up to and including five habitable rooms shall require a lot containing an area of not less than 3,300 sq.ft.
- (b) a duplex dwelling containing six to eight habitable rooms shall require a lot containing an area of not less than 4,000 sq.ft.
- (c) Lot coverage - maximum lot coverage shall be 35 percent.

28AD Notwithstanding the provisions of Section 28AB, the requirements of Sections 26(f) and (g), 27 and 28 above shall apply. (HWCC-Dec 14/16;E-Dec 31/16)

MAINLAND SOUTH - FOUR UNITS

28AE Notwithstanding Section 28AA(1)(b) of this by-law, apartments containing a maximum of four units may be permitted in the "Mainland South Area" provided that, of the total number of dwelling units in the building, there is a minimum of one two-bedroom unit for each bachelor or one-bedroom unit.

Attachment D

Review of Relevant Policies from the Municipal Planning Strategy for Halifax

Policy Criteria	Staff Comment
2. RESIDENTIAL ENVIRONMENTS Objective: The provision and maintenance of diverse and high quality housing in adequate amounts, in safe residential environments, at prices which residents can afford.	
2.1 Residential development to accommodate future growth in the City should occur both on the Peninsula and on the Mainland, and should be related to the adequacy of existing or presently budgeted services.	Clarity of the R-2P Zone may encourage development, and will reduce confusion.
2.2 The integrity of existing residential neighbourhoods shall be maintained by requiring that any new development which would differ in use or intensity of use from the present neighbourhood development pattern be related to the needs or characteristics of the neighbourhood and this shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.	Semi-detached dwellings are already permitted within the R-2P zone, and the proposed amendments will not jeopardize the integrity of existing neighborhoods.
2.4 Because the differences between residential areas contribute to the richness of Halifax as a city, and because different neighbourhoods exhibit different characteristics through such things as their location, scale, and housing age and type, and in order to promote neighbourhood stability and to ensure different types of residential areas and a variety of choices for its citizens, the City encourages the retention of the existing residential character of predominantly stable neighbourhoods, and will seek to ensure that any change it can control will be compatible with these neighbourhoods.	Clarity of the R-2P Zone may encourage development, and will reduce confusion. It is not anticipated that the proposed amendments will jeopardize the stability of existing neighborhoods.

Policy Criteria	Staff Comment
<p>2.4.1 Stability will be maintained by preserving the scale of the neighbourhood, routing future principal streets around rather than through them, and allowing commercial expansion within definite confines which will not conflict with the character or stability of the neighbourhood, and this shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.</p>	<p>N/A</p>
<p>2.7 The City should permit the redevelopment of portions of existing neighbourhoods only at a scale compatible with those neighbourhoods. The City should attempt to preclude massive redevelopment of neighbourhood housing stock and dislocations of residents by encouraging infill housing and rehabilitation. The City should prevent large and socially unjustifiable neighbourhood dislocations and should ensure change processes that are manageable and acceptable to the residents. The intent of this policy, including the manageability and acceptability of change processes, shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.</p>	<p>Semi-detached dwellings are already permitted within the R-2P Zone. It is not anticipated that the scale of existing neighborhoods will be negatively impacted.</p> <p>Policy 3.1 was repealed 6 June 1990</p>
IMPLEMENTATION POLICIES	
AMENDMENTS TO THE ZONING BY-LAW	
<p>3.1.1 The City shall review all applications to amend the zoning by-laws or the zoning map in such areas for conformity with the policies of this Plan with particular regard in residential areas to Section II, Policy 2.4.</p>	
<p>4.1 The City shall ensure that the proposal would conform to this Plan and to all other City by-laws and regulations.</p>	
<p>4.2 The City shall review the proposal to determine that it is not premature or inappropriate by reason of: i) the fiscal capacity of the City to absorb</p>	<p>It is not anticipated that the proposed amendment are premature.</p> <p>i)There are no fiscal impacts</p>

Policy Criteria	Staff Comment
the costs relating to the development; and ii) the adequacy of all services provided by the City to serve the development.	ii) The services are adequate.