

## **REVISED**

### **ATTACHMENT A**

#### **Proposed Amendments to the Sackville Drive Land Use By-law**

**BE IT ENACTED** by the North West Community Council of the Halifax Regional Municipality that the Sackville Drive Land Use By-law is hereby further amended as follows:

1. In Part 9, Section 1, by inserting text shown in bold, as follows:

No development permit shall be issued in any DC-1 (Downsview Complex-1) Zone except for the following:

#### Uses

- Shopping Centres containing any of the following uses:
  - Retail Stores
  - Food Stores
  - Offices
  - Service and Personal Service Shops
  - Health and Wellness Centres
  - Banks and Financial Institutions
  - Restaurants (full service and take-out)
  - Commercial Entertainment Uses
  - All Age/Teen Club
  - Commercial Recreation Uses
  - Garden Market associated with Retail Stores
  - Bakeries
  - Automotive Repair Outlets in conjunction with retail store
  - Educational Institutions (including commercial schools)
  - Denominational Institutions excluding cemeteries
  - Medical, Veterinary and Health Service Clinics; outdoor kennels associated with veterinary clinics are prohibited
  - Civic Buildings including but not limited to public office, post office, fire station, police station, library, museum, and gallery
  - Day Care Facilities
  - Community/Recreational Centre
- **Commercial Uses:**
  - **Motel/Hotel/Guest Home**
  - **Restaurants (full service, drive-thru and takeout)**

- Big Box (Large Box Retail) containing any of the following uses:
  - Retail Stores
  - Food Stores
  - Offices
  - Service and Personal Service Shops
  - Health and Wellness Centres
  - Banks and Financial Institutions
  - Restaurants (full service and take-out)
  - Commercial Entertainment Uses
  - All Age/Teen Club
  - Commercial Recreation Uses
  - Garden Market associated with Retail Stores
  - Educational Institutions (including commercial schools)
  - Medical, Veterinary and Health Service Clinics; outdoor kennels associated with veterinary clinics are prohibited
  
- Community Parkland and Facility uses

Uses Permitted by Site Plan Approval

2. In Part 9, Section 2, by inserting text shown in bold, as follows:

- Shopping Centres
- Big Box (Large Box Retail)
- **Commercial Uses**

3. In Part 9, Section 4, by inserting text shown in bold, as follows:

No development permit shall be issued for a shopping centre, **commercial use** or a big box (large box retail) in the DC-1 (Downsview Complex-1) Zone prior to the Development Officer granting Site Plan Approval. Applications for site plan approval shall be in the form specified in Appendix A. All applications shall be accompanied by a plan or sketch of sufficient detail to address all of the matters identified in this Section. Notwithstanding, site plan approval shall not be required for a change in use or occupancy within an existing building, internal renovations with no external renovation or modifications to an existing building, (RC-Apr 12/05;E-May 7/05) or any signage associated with a change in use or occupancy.

4. In Part 9, Section 5, by inserting text shown in bold, as follows:

Where provisions of the Site Plan Approval conflict with Part 6 and Part 7, the Site Plan Approval provisions shall prevail.

General Requirements for Site Plan Approval:

Shopping Centres, **Commercial Uses** and Big Box (Large Box Retail)

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 North West Community Council of Halifax Regional Municipality held on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

GIVEN under the hand of the municipal clerk and under the Corporate Seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Municipal Clerk