



P.O. Box 1749  
Halifax, Nova Scotia  
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**Item No. 12.1**  
**Halifax Regional Council**  
**January 29, 2019**  
**March 5, 2019**

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:** Original Signed  
Chair of the special joint Harbour East-Marine Drive Community Council and North West Community Council

**DATE:** January 29, 2019

**SUBJECT:** Case 21955: Housekeeping Amendments to the Dartmouth Secondary Municipal Planning Strategy and the Dartmouth Land Use By-law

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#### **ORIGIN**

October 4, 2011 motion of Halifax Regional Council instructing staff to initiate a process for the Regional Centre Plan (Centre Plan). The motion included direction to amend the Halifax, Dartmouth, and Downtown Dartmouth Secondary Municipal Planning Strategies and Land Use By-laws, as needed, to facilitate the introduction of the Centre Plan.

January 29, 2019 Special Joint Meeting of Harbour East-Marine Drive Community Council and North West Community Council, Item 4.

#### **LEGISLATIVE AUTHORITY**

Section 25(c) of the *Halifax Regional Municipality Charter* sets out the powers and duties of Community Council to include "recommending to the Council appropriate by-laws, regulations, controls and development standards for the community".

#### **RECOMMENDATION**

That Harbour East-Marine Drive Community Council and North West Community Council recommend that Halifax Regional Council:

1. Give First Reading to consider the proposed amendments to the Dartmouth Secondary Municipal Planning Strategy and the Dartmouth Land Use By-law, as set out in Attachments A and B of the staff report dated January 9, 2019, respectively, and schedule a Public Hearing; and
2. Adopt the proposed amendments to the Dartmouth Secondary Municipal Planning Strategy and the Dartmouth Land Use By-law as set out in Attachments A and B, respectively.

## **BACKGROUND**

The Harbour East-Marine Drive Community Council and North West Community Council held a special joint meeting on January 29, 2019 to consider proposed amendments to the Dartmouth Secondary Municipal Planning Strategy and the Dartmouth Land Use By-law (Case 21955).

For further information, please refer to the attached staff report dated January 9, 2019.

## **DISCUSSION**

The Harbour East-Marine Drive Community Council and North West Community Council reviewed the January 9, 2019 staff report at a joint meeting held January 29, 2019 and approved the recommendation outlined in this report.

## **FINANCIAL IMPLICATIONS**

Financial Implications are outlined in the attached January 9, 2019 staff report.

## **RISK CONSIDERATION**

Risk consideration is outlined in the attached January 9, 2019 staff report.

## **COMMUNITY ENGAGEMENT**

Community Council meetings are open to public attendance and members of the public are invited to address the Community Council for up to five minutes at the end of each meeting during Public Participation. Community Councils' agendas, reports, and minutes are posted on Halifax.ca.

## **ENVIRONMENTAL IMPLICATIONS**

No environmental implications are identified in the attached January 9, 2019 staff report.

## **ALTERNATIVES**

Alternatives were not discussed at the Harbour East-Marine Drive Community Council and North West Community Council January 29, 2019 special joint meeting.

Alternatives are outlined in the attached January 29, 2019 staff report.

## **ATTACHMENTS**

Staff report dated January 9, 2019

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Krista Vining, Legislative Assistant, Office of the Municipal Clerk, 902-490-6520

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P.O. Box 1749  
Halifax, Nova Scotia  
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**Item No. 4**  
**Joint Meeting of Harbour East – Marine Drive Community Council**  
**and North West Community Council**  
**January 29, 2019**

**TO:** Chair and Members of Regional Council

Original Signed

**SUBMITTED BY:**

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Kelly Denty, Director, Planning and Development

Original Signed

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Jacques Dubé, Chief Administrative Officer

**DATE:** January 9, 2019

**SUBJECT:** **Case 21955: Housekeeping Amendments to the Dartmouth Secondary Municipal Planning Strategy and the Dartmouth Land Use By-law**

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**ORIGIN**

October 4, 2011 motion of Halifax Regional Council instructing staff to initiate a process for the Regional Centre Plan (Centre Plan). The motion included direction to amend the Halifax, Dartmouth, and Downtown Dartmouth Secondary Municipal Planning Strategies and Land Use By-laws, as needed, to facilitate the introduction of the Centre Plan.

**LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development*

**RECOMMENDATION**

It is recommended that Harbour East-Marine Drive Community Council and North West Community Council recommend to Regional Council to:

1. Give First Reading to consider the proposed amendments to the Dartmouth Secondary Municipal Planning Strategy and the Dartmouth Land Use By-law, as set out in Attachments A and B of this report, respectively, and schedule a Public Hearing; and
2. Adopt the proposed amendments to the Dartmouth Secondary Municipal Planning Strategy and the Dartmouth Land Use By-law as set out in Attachments A and B of this report, respectively.

## **BACKGROUND**

The Dartmouth Secondary Municipal Planning Strategy (SMPS) and the Dartmouth Land Use By-law (LUB) were adopted in September 1978. The official Generalized Future Land Use Map (GFLUM) and Zoning Map continue to be in a hard copy format – Mylar and paper. With the pending consideration by Regional Council of the adoption of the Centre Plan – Package A and future changes to planning documents as a result of the Centre Plan and By-law Simplification Project, staff has initiated this project to improve the processing and interpretation of future amendments to these documents. This will be achieved by changing the format on which the Dartmouth GFLUM and Zoning maps are adopted or amended from paper to digital. This project will also enable staff to clarify the designation and zoning boundaries in keeping with policy intent and previous mapping quality.

### **Current Dartmouth Map Format**

The original Dartmouth Generalized Future Land Use Map was displayed on one Mylar sheet, showing the various land use designations, while the Dartmouth Zoning Map was displayed on thirty-eight (38) Mylar sheets. The base information for these maps originated from aerial photography flown in June 1967.

At the very end of the 1970s and throughout the 1980s, both the Generalized Future Land Use Map and the Zoning Map were amended by hand on the official Mylar sheets, as needed, based on Council's direction. By the 1990's, one-page site or area specific paper maps were added to the SMPS and the LUB when an amendment affected either the Generalized Future Land Use Map or the Zoning Map. These maps were identified by a letter in the LUB or a number in the SMPS based on the sequence in which they were added. This practice for amending the Dartmouth planning documents has resulted in a very complex system, as multiple maps, both Mylar and paper versions, must be consulted to make determinations on official designations or zones. As a result, the potential risk of confusion or errors in interpreting the map boundaries is high for residents, industry, and staff.

## **COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy, the *HRM Charter*, and the Public Participation Program approved by Council on February 25, 1997. The level of community engagement on this file included providing information and seeking comments through two public open houses and the HRM website which resulted in minor adjustments to the Generalized Future Land Use and Zoning Maps, while staying within the scope of the project.

A public hearing must be held by Regional Council before it can consider approval of the proposed SMPS and LUB amendments. Should Regional Council decide to proceed with a public hearing to consider the proposed SMPS and LUB housekeeping amendments, local residents and property owners will be notified by published newspaper advertisements.

The proposal will potentially impact local residents and property owners.

## **DISCUSSION**

To improve the processing of future amendments to the Dartmouth GFLUM and Zoning Maps as well as improving the interpretation of the boundaries on the maps, staff are proposing that Regional Council re-adopt the Dartmouth GFLUM and Zoning Maps in a digital format.



## **Digital Maps**

The *Evidence Act* of Nova Scotia permits the introduction of by-laws into evidence in electronic form. This project is the first occasion in the municipality's history where Council is being presented with such an option. The maps for other secondary municipal planning strategies and land use by-laws within the Municipality exist in a consolidated format with the official version being on paper. On a go forward basis, most maps in future planning documents, including in the Centre Plan, will be forwarded to Council for approval in a digital format.

The adoption of digital maps will:

- enable maps to be printed off at any scale;
- modernize the mapping system;
- improve file management – reduce the need for map space;
- improve implementation of future plans and amendments; and
- improve the efficiency, accuracy, and security of the information.

## **Clarification of Designation and Zoning Boundaries**

Within the Municipality, most secondary municipal planning strategies are based upon designations and zones boundaries following property lines. However, the boundaries in the Dartmouth SMPS and LUB are more generalized and as such do not always follow property lines. This has resulted in many of the designation or zoning lines being close to the property lines of the day, but not following them exactly. The results of this are many unintentionally split zoned or split designated lots, where a substantial portion of the lot is zoned by its intended zone or designation, and a small portion of the lot is unintentionally zoned or designated something else.

To bring the Dartmouth Plan in line with other secondary plan areas and to address split or unintended designations or zones applying to portion of lots, staff have made amendments on the digital maps by tying the designation or zoning lines to the nearest property line, watercourse, right-of-way, or plan boundary.

## **Centre Plan and Plan/By-law Simplification**

The proposed digital versions of the Dartmouth Generalized Future Land Use and Zoning maps will help prepare the Municipality for the eventual adoption of the Centre Plan. With digital maps in effect for Dartmouth, the adoption of the Centre Plan Package A and a future suburban plan can be introduced as a digital overlay. By contrast, if staff had to introduce a Package A map overlay in a Mylar and paper system, staff would have to amend each of the 39 Mylar sheets and dozens of paper maps, which would be labour-intensive process using outdated manual mapping methods that could result in unintended errors.

## **Process**

The current delineation of the Dartmouth Plan boundary crosses into two community council jurisdictions, Harbour East – Marine Drive and North West (see Map 2). Prior to Regional Council giving first reading and scheduling a public hearing, the two community councils must consider the application and forward a recommendation to Regional Council. For the reasons outlined in this report, staff recommend adoption of the proposed amendments to the SMPS and LUB as set out in Attachments A and B of this report.

## **FINANCIAL IMPLICATIONS**

The HRM costs associated with processing this planning application can be accommodated within the approved 2018/2019 operating budget for C320 HRM Regional Planning.

### **RISK CONSIDERATION**

To ensure a smooth transition to the proposed Centre Plan, it is imperative that Regional Council amend the Dartmouth SMPS and the Dartmouth LUB as recommended in this report. If the proposed amendments are refused, it will complicate the implementation of Centre Plan in Dartmouth and will lead to significant delays in the rollout of the entire project.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental implications are identified.

### **ALTERNATIVES**

Regional Council may choose to:

1. Modify the proposed SMPS and LUB amendments, as set out in Attachments A and B of this report. If this alternative is chosen, specific direction regarding the requested modifications is required. Substantive amendments may require another public hearing to be held before approval is granted.
2. Refuse the proposed SMPS and LUB amendments, as set out in Attachments A and B of this report. Refusal of the proposed SMPS and LUB amendments would complicate, as well as delay the delivery of the proposed Centre Plan as staff will have to prepare amendments to each of the 39 Mylar sheets and dozens of paper maps.

### **ATTACHMENTS**

Map 1	Dartmouth Plan Area Boundary
Map 2	Electoral Districts Impacted by the Dartmouth Plan Area
Attachment A	Proposed Amendments to the Dartmouth Secondary Municipal Planning Strategy
Attachment B	Proposed Amendments to the Dartmouth Land Use By-law

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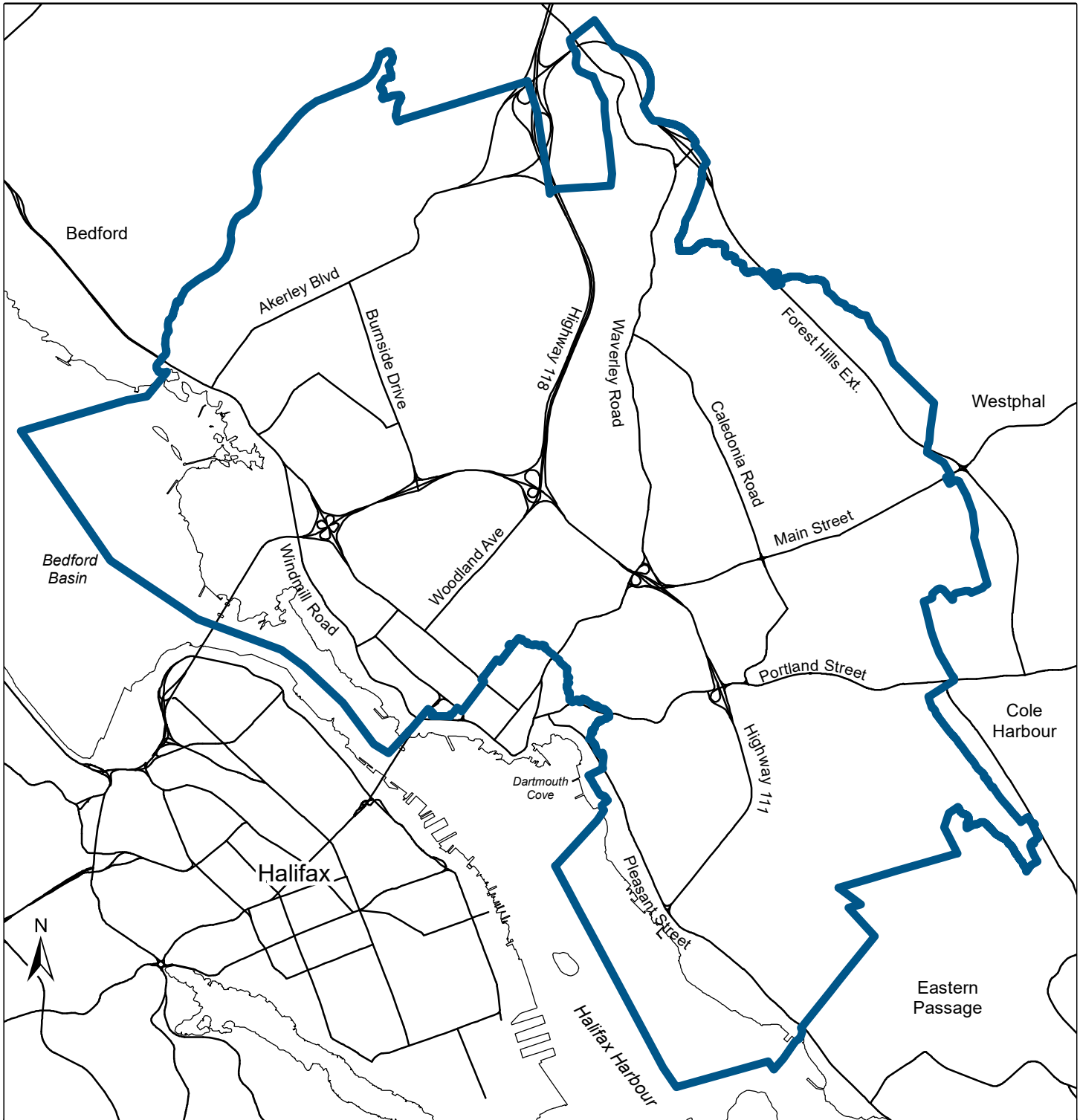
A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Mark Inness, Planner II, 902.490.6053  
Luc Ouellet, LPP, Planner III, 902.490.3689

Original Signed

Report Approved by: \_\_\_\_\_  
Eric Lucic, Manager of Regional Planning, 902.430.3954

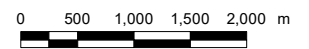
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**Map 1 - Dartmouth Plan Area Boundary**

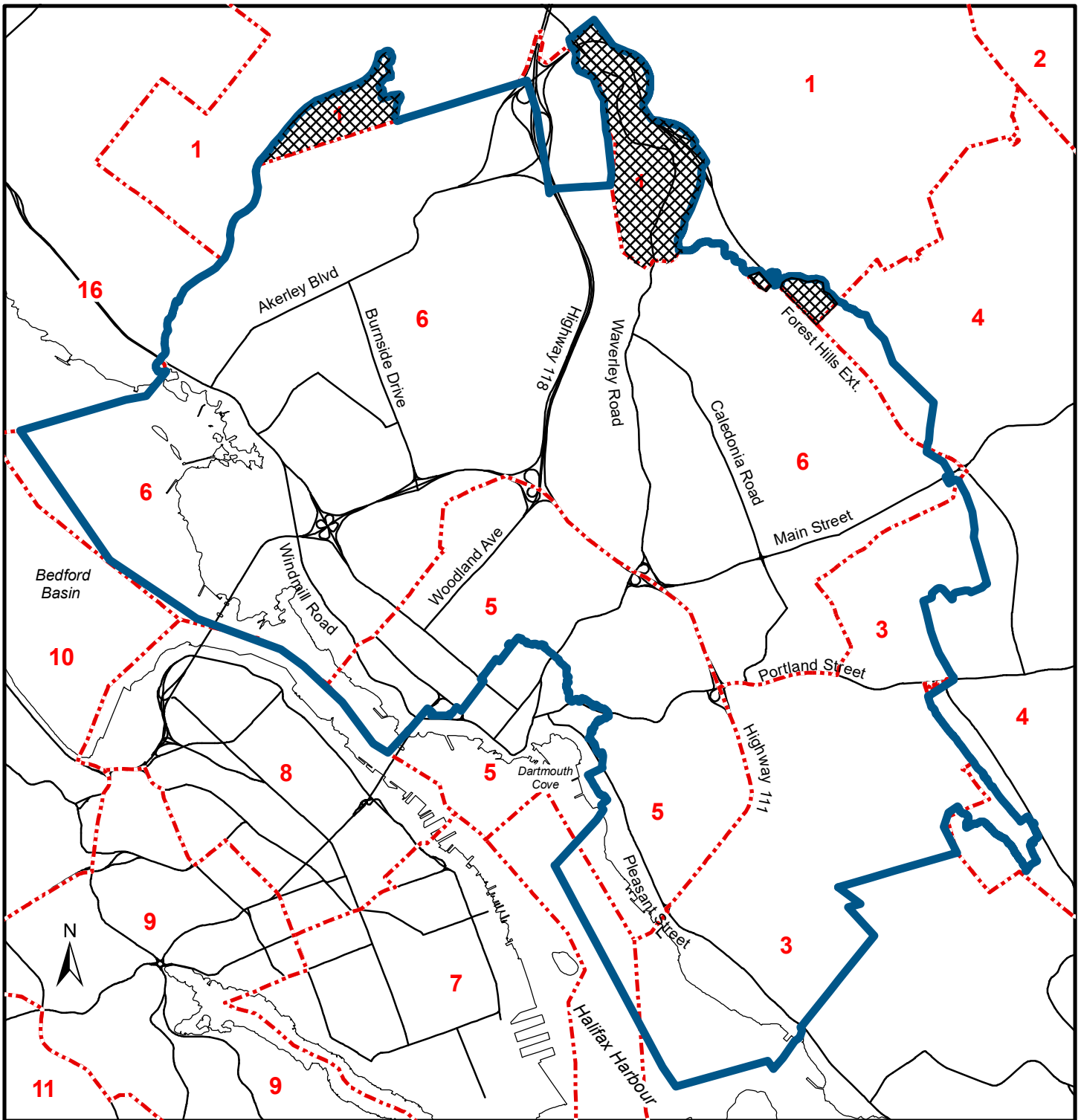
**HALIFAX**

 Dartmouth Plan Area Boundary






Dartmouth Plan Area

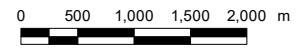
The accuracy of any representation on this plan is not guaranteed.



**Map 2 - Electoral Districts Impacted by the Dartmouth Plan Area**

**HALIFAX**

-  Dartmouth Plan Area Boundary
-  Electoral District Boundaries
-  Area under North West Community Council



Dartmouth Plan Area

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

# ATTACHMENT A

## PROPOSED AMENDMENTS TO THE DARTMOUTH SECONDARY MUNICIPAL PLANNING STRATEGY

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

1. Deleting the words “Map 9c Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
2. Deleting the words “Map 1c/9b Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
3. Deleting the words “Map 9d Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
4. Deleting the words “Map 1d Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
5. Deleting the words “Map 9e Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
6. Deleting the words “Map 1e Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
7. Deleting the words “Map 9e Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
8. Deleting the words “Map 1d Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
9. Deleting the words “Map 9g Implementation” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
10. Deleting the words “Map 9h Implementation” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
11. Deleting the words “Map 8b Downtown” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.

12. Deleting the words “Map 9I Implementation” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
13. Deleting the words “Map 1G Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
14. Deleting the words “Map 9j Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
15. Deleting the words “Map 9q Commercial” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
16. Deleting the words “Map 9N Housing” from the “LIST OF MAPS” within the “TABLE OF CONTENTS” and replacing them with the words “Map 9N Russell Lake/Morris Lake Future Land Use and Transportation Plan”.
17. Deleting the words “Map 9O Housing” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
18. Deleting the words “Map 9p Commercial” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
19. Deleting the words “Map 9P Housing” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
20. Deleting the words “Map 1H Housing” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
21. Deleting the words “Map 9(r) Residential” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
22. Deleting the words “Map 9t Sheppards Island – Schedule A-1” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
23. Deleting the words “Map 9V Wright’s Cove – Future Land Use – Schedule WC-1” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
24. Deleting the words “Map 9W Future Land Use – 249/251 Windmill Road” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
25. Deleting the words “Map 9X Burnside Business Park” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.

26. Deleting the words “Map 9Y Burnside Mixed Use Comprehensive Development District” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
27. Adding the words “Map 10 Generalized Future Land Use” immediately below the words “Map 9aa Green Village Lane Dartmouth” in the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
28. Adding the words “Map 11 Wright’s Cove Secondary Planning Strategy” immediately below the words “Map 10 Generalized Future Land Use” in the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
29. Adding the words “Map 12 Burnside Mixed Use Comprehensive Development District” immediately below the words “Map 11 Wright’s Cove Secondary Planning Strategy” in the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
30. Item (2) [Port Wallace Area] of Chapter 3 (Directions for Growth) is amended, as shown below in strikeout, by deleting the brackets and words “(Map 1G)” from the third paragraph.

It has been determined that there is servicing capacity in the Caledonia area to allow access to the present City sewerage system for approximately 155 additional acres. Accordingly, the development boundary is relocated in this area to reflect the additional servicing capacity (~~Map 1G~~).

31. Item (4) [North Dartmouth] of Chapter 3 (Directions for Growth) is amended, as shown below in strikeout, by deleting the words “as shown on Map 1c” from the second paragraph.

Due to industrial pressures unforeseen in the drafting of the 1978 MDP the municipal development boundary in North Dartmouth should be extended eastward ~~as shown on Map 1c~~. This will allow the City to meet the pressures for uses that require large tracts of industrial land. These lands can be fully serviced as the market dictates.

32. Policy G-1 of Chapter 3 (Directions for Growth) is amended, as shown below in bold and strikeout, by deleting the bracket and words “(as shown on Maps 1 and 1-A, 1c, 1d and 1e” and replacing them with the words “, as shown on Schedule “B” (Service Requirement Map) of the Regional Subdivision By-law,”.

Policy G-1: It shall be the intention of City Council to retain a development boundary ~~(as shown on Maps 1 and 1-A, 1c, 1d and 1e, as shown on Schedule “B” (Service Requirement Map) of the Regional Subdivision By-law,~~ and direct future development to areas that are presently serviceable within it.

33. Policy ML-11 of Chapter 4 (Housing) is amended, as shown below in bold and strikeout, by deleting the words “Map 9O” in brackets and replacing them with the words “Schedule “B” – Service Requirement Map of the Regional Subdivision By-law”.

ML-11: Within the Morris-Russell Lake secondary plan area, it shall be the intention of Council not to consider any new development on lands zoned CDD unless serviced with both central sewer and water services. It shall be the intention of Council to include all undeveloped lands within the Morris-Russell Lake secondary plan area within a municipal development (service) boundary (~~Map 9O~~ **Schedule “B” – Service Requirement Map of the Regional Subdivision By-law**).

34. Policy C-10 of Chapter 5 (Commercial) is amended, as shown below in bold and strikeout, by deleting the words “Map 8a and 9” in brackets and replacing them with the words “Map 10”.

Policy C-10: It shall be the intention of Council to permit Adult Cabarets and Massage Parlours in areas designated Commercial on the Generalized Future Land Use Map (~~Map 8a and 9~~ **Map 10**) through development agreement in accordance with Policies IP-12 and IP-13.

35. Policy C-54 of Chapter 5 (Commercial) is amended, as shown below in bold and strikeout, by deleting the words “Map 9X” and replacing them with the words “Map 9y”.

Policy C-54: Council shall establish the Neighbourhood Edge Sub-Designation as shown on ~~Map 9X~~ **Map 9y** – Generalized Future Land Use, to encourage a compatible and orderly transition between high-traffic areas and established residential neighbourhoods, and offer opportunities for single family houses, auxiliary dwelling units, townhouse-style residential blocks, low-intensity arts and crafts, personal services, accessory retail, offices, and small institutional uses, provided that development shall be in a low-rise house form.

36. Policy C-60 of Chapter 5 (Commercial) is amended, as shown below in bold and strikeout, by deleting the words “Map 9x” and replacing them with the words “Map 9y”.

Policy C-60: Council may, within the Main Street Designation, consider the development of similar uses on properties which abut one another, through amendments to the Land Use By-law within any sub-designation except the Neighbourhood Edge Sub-designation, to provide for the development of uses which are permitted by the zone on the abutting property within the abutting sub-designation as shown on ~~Map 9x~~ **Map 9y** (Main Street Generalized Future Land Use Map).



37. Item (5) [Wright’s Cove Secondary Planning Strategy] of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by deleting the words “Schedule WR-1” from the second paragraph and replacing them with the words “Map 11”.

The study area, illustrated on ~~Schedule WR-1~~ **Map 11**, encompassed a variety of uses including marine-dependent uses such as an ocean research institute, a gypsum loading facility, boat repair and restoration businesses, a yacht club, as well as numerous industrial, commercial, institutional and limited residential uses. A substantial portion of the study area was either undeveloped or had potential for redevelopment given the frontage on Halifax Harbour, close proximity to the Capital District and Burnside Business Park, and the proximity to regional road, rail, and transit systems.

38. Policy WC-1 of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by deleting the words “Schedule WC-1” and replacing them with the words “Map 11”.

Policy WC-1: The Wright’s Cove Future Land Use Plan, presented as ~~Schedule WC-1~~ **Map 11**, shall form the framework for land use allocation within the Wright’s Cove Secondary Plan Area.

39. Item (5) [Wright’s Cove Secondary Planning Strategy] of Chapter 6 (Industrial) is amended, as shown below in bold, by adding the word “Sub-Designation” after the words “The District Centre” in the header immediately following Policy WC-1.

The District Centre **Sub-Designation**:

40. Policy WC-2 of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by:

- (a) deleting the word “designation” and replacing it with the words “Sub-designation, as shown on Map 11,”; and
- (b) deleting the word “designated” and replacing it with the word “sub-designated”.

Policy WC-2: The District Centre ~~designation~~ **Sub-designation, as shown on Map 11**, is intended to support development characteristic of an Urban Local Centre as intended by the Regional Planning Strategy. Lands ~~designated sub-~~ **designated** District Centre shall be zoned CDD (Comprehensive Development District) under the Land Use By-law. Any development agreement application shall adhere to the requirements of policies H-3(AA) to H-3C of this planning strategy. On the Shannon Park lands, consideration is also to be given to the future impact of sea-level rise on development.

41. Item (5) [Wright’s Cove Secondary Planning Strategy] of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by deleting the word “Designations” in

the header immediately following Policy WC-2 and replacing it with the word “Sub-Designations”.

Commercial ~~Designations~~**Sub-Designations:**

42. Policy WC-3 of Chapter 6 (Industrial) is amended, as shown below in bold and strikethrough, by:

- (a) deleting the word “designation” in the first instance that it appears in the Policy and replacing it with the words “Sub-designation, as shown on Map 11,”; and
- (b) deleting the word “designation” in the second instance that it appears in the Policy and replacing it with the words “sub-designation”.

Policy WC-3: The Highway Commercial ~~designation~~**Sub-designation, as shown on Map 11**, is intended to support highway related commercial development on lands bordering Windmill Road. Permitted uses shall include retail and wholesale, restaurants, institutional, offices and existing industrial in conformity with the I-2 zone standards of the Land Use By-law. Amendments to the Land Use By-law may be made to permit uses which are similar to those identified under this policy except that no new residential or industrial uses shall be permitted within this ~~designation~~**sub-designation**. By-law amendments may also be made to revise development standards or approval requirements.

43. Policy WC-4 of Chapter 6 (Industrial) is amended, as shown below in bold and strikethrough, by:

- (a) deleting the word “designation” in the first instance that it appears in the Policy and replacing it with the words “Sub-designation as”;
- (b) deleting the words “Schedule WR-1” and replacing them with the words “Map 11”; and
- (c) deleting the word “designation” in the second instance that it appears in the Policy and replacing it with the word “sub-designation”.

Policy WC-4: Within the Harbour-Related Commercial/Residential ~~designation~~**Sub-designation as shown on Schedule WR-1 Map 11**, existing business will be permitted to expand in accordance with the I-2 (General Industrial) Zone provisions of the Land Use By-law. Harbour-related commercial uses, institutional uses, offices, hotels, townhouses, apartment buildings, restaurants and public and private recreation uses may be considered within this ~~designation~~**sub-designation** subject to approval of a development agreement. The following matters shall be considered in any agreement:

44. Policy WC-5 of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by:

- (a) deleting the word “designation” in the first instance that it appears in the Policy and replacing it with the words “Sub-designation, as shown on Map 11,”; and
- (b) deleting the word “designation” in the second instance that it appears in the Policy and replacing it with the word “sub-designation”.

Policy WC-5: The Harbour-Industrial ~~designation~~**Sub-designation, as shown on Map 11**, is intended to support development that is harbour-dependent and industrial in nature. Lands within this ~~designation~~**sub-designation** shall be zoned I-3 (Harbour-Oriented Industrial). Amendments to the Land Use By-law may be made to revise development standards or approval requirements, but no uses shall be permitted that are not supportive of harbour-dependent industrial uses.

45. Item (5) [Wright’s Cove Secondary Planning Strategy] of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by deleting the word “designation” in the preamble immediately preceding Policy WC-6 and replacing it with the word “Sub-designation”.

Residential developments serviced with piped water and septic fields have been established along Green Bank Court and Cove Lane prior to the adoption of this secondary planning strategy. These developments will be accommodated but, due to their proximity to harbour-related industrial lands, no additional housing will be supported. Provisions will also be made to accommodate existing residential lots along Basinview Drive and any redevelopment of these lots will be subject to the policy provisions for the Harbour-related Commercial Residential ~~designation~~**Sub-designation**.

46. Policy WC-6 of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by:

- (a) replacing the word “Designation” with the words “Sub-designation, as shown on Map 11,”; and
- (b) replacing the word “designation” with the word “sub-designation”.

Policy WC-6: The Limited-Use ~~Designation~~**Sub-designation, as shown on Map 11**, is applied to existing residential lots within the Secondary Plan Area and is intended to allow for the replacement of, or additions to, existing homes. Under the Land Use By-law, lands within this ~~designation~~**sub-designation** shall be zoned R-1 Zone (Single Family Residential), with special provisions made to allow for replacement of, or additions to, existing residences, but new residences shall be prohibited.

The R-1 shall not be applied to any other lands within the Secondary Plan Area, but new townhouse or apartment buildings may be considered on properties zoned R-1 along Basinview Drive in accordance with the development agreement provisions of policy WC-4 and, where a residence no longer exists, the lot may be rezoned to a zone applied to abutting lands.

47. Item (5) [Wright’s Cove Secondary Planning Strategy] of Chapter 6 (Industrial) is amended, as shown below in bold, by:
- (a) deleting the word “designation” in the first instance that it appears in the paragraph immediately following Policy WC-6, and replacing it with the words “Sub-designation, as shown on Map 11,”;
  - (b) deleting the word “designation” in the second instance that it appears in the paragraph immediately following Policy WC-6, and replacing it with the word “sub-designation”; and
  - (c) deleting the word “designated” in the second paragraph immediately following Policy WC-6, and replacing it with the word “sub-designated”.

Open Spaces:

An Open Space ~~designation~~**Sub-designation, as shown on Map 11**, has been applied to a saltwater marsh and all connecting streams, wetland, as well as to a riparian buffer from these watercourses and to the islands within the cove: Navy Islands, Sheppard’s Island and Bill’s Island. The ~~designation~~**sub-designation** supports protection of environmentally sensitive areas along with preservation of the tree cover as a visual buffer between developments in the inner cove and existing, or future, harbour-related industrial uses. Passive recreational facilities, such as trails, are also supported.

Limited development is intended for lands ~~designated~~**sub-designated** Open Space. Access to adjacent harbour industrial uses will be permitted under zoning provisions and residential development may be considered on Sheppard’s Island in accordance with clause (h) of policy WC-4.

48. Policy WC-7 of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by:
- (a) replacing the word “Designation” with the words “Sub-designation, as shown on Map 11,”; and
  - (b) replacing the word “designation” in the two instances that it appears under Policy WC-7 with the word “sub-designation”.

Policy WC-7: The Open Space ~~Designation~~**Sub-designation, as shown on Map 11**, is applied to a saltwater marsh and connecting streams, wetlands, riparian

lands within the Secondary Plan area, as well as the islands within Wright's Cove. The ~~designation~~**sub-designation** is intended to provide environmental protection and retention of tree cover as a visual buffer. Lands within this ~~designation~~**sub-designation** shall be zoned C (Conservation) under the Land Use By-law. Provisions shall be made in the conservation zone to allow for access to the abutting lands zoned I-3 (Harbour-Oriented Industrial).

49. Policy WC-9 of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by deleting the words "Schedule WC-1" and replacing them with the words "Map 11".

Policy WC-9: In the event that approvals have been granted to infill any water lots within the Wright's Cove Secondary Plan Area, the future land use policies established under ~~Schedule WC-1~~**Map 11**, and zoning regulations established under the Land Use By-law to the abutting lands, shall be applied to the water lot that has been in filled, and any development may be permitted in accordance with the applicable policies and zoning regulations. The Land Use By-law shall be amended to reflect this intent.

50. The second paragraph of item (9) [Burnside Comprehensive Development District] of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by

- (a) deleting the words "the Future Land Use Map (Map 9Y)" and replacing them with the words "Map 12";
- (b) adding the word "the" between the word "as" and the words "Burnside Comprehensive Development District"; and
- (c) adding the word "Sub-designation" after the words "Burnside Comprehensive Development District".

One area where a mix of medium to high density residential land uses might be considered complementary is in the area north and east of the Burnside Business Park and the City of Lakes Business Park, as specifically identified on ~~the Future Land Use Map (Map 9Y)~~ **Map 12** as ~~the~~ **the** Burnside Comprehensive Development District **Sub-designation**. In this area a mix of multiple unit dwellings and townhouses may be integrated with commercial and office uses to provide for a vibrant and accessible urban transit village. Limitations on the extent of residential development shall be established to ensure that it does not become the predominant land use in this area. In an effort to achieve compatibility and integration with surrounding and future potential commercial development, and to allow for innovation and flexibility in design, these uses and any commercial retail and office uses may be considered by rezoning to a comprehensive development district.

51. Policy BC-13 of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by:

- (a) adding the word “Sub-designation” after the words “HRM shall establish a Burnside Comprehensive Development District”;
- (b) deleting the words “on the Future Land Use Map”; and
- (c) deleting the number “9Y” and replacing it with the number “12”.

Policy BC-13 HRM shall establish a Burnside Comprehensive Development District **Sub-designation** ~~on the Future Land Use Map~~, as shown on Map ~~9Y~~**12**, and shall establish a Burnside Comprehensive Development District (BCDD) Zone within the Land Use By-law.

52. Policy BC-14 of Chapter 6 (Industrial) is amended, as shown below in bold, by adding the word “Sub-designation” after the words “Within the Burnside Comprehensive Development District”.

Policy BC-14 Within the Burnside Comprehensive Development District **Sub-designation**, HRM may consider rezoning lands to the Burnside Comprehensive Development District (BCDD) Zone.

53. Clause (b) of Policy IP-1 of Chapter 11 (Implementation) is amended, as shown below in bold and strikeout, by:

- (a) adding the words “, (6) Waverley Road, (7) Wright’s Cove, (8) Main Street, (9) Kuhn Road, and (10) Reserve” in the first paragraph after the word “Institutional”.
- (b) deleting the words “In addition, areas outside the development boundary not designated on the Generalized Land Use Map shall be designated Reserve in accordance with Map 9c attached as Schedule “C”.” in the first paragraph and replacing them with the words “Map 10 (Generalized Future Land Use) shows the distribution of the generalized land use designations within the Plan area.”;
- (c) adding the words “generalized land use” in the second paragraph after the words “permitted uses under each” and before the word “category”;
- (d) deleting the words “The generalized land uses are also shown on: Map 9;” in the second paragraph; and
- (e) deleting the third and fourth paragraphs in their entirety.

(b) Generalized Land Use  
 The generalized land use categories for the City shall include: (1) Residential, (2) Commercial, (3) Industrial, (4) Park and Open Space, (5) Institutional, **(6) Waverley Road, (7) Wright’s Cove, (8) Main Street, (9) Kuhn Road, and (10) Reserve**. ~~In addition, areas outside the development boundary not designated on the Generalized Land Use Map shall be designated Reserve in accordance with Map 9c attached as Schedule “C”.~~ **Map 10 (Generalized Future Land Use)**

**shows the distribution of the generalized land use designations within the Plan area.**

Tables 4, 4a and 4b identify, in matrix form, the permitted uses under each **generalized land use** category. The uses permitted in the Zoning By-law shall be consistent with uses permitted under each category as shown in matrix form on Tables 4, 4a and 4b. ~~The generalized land uses are also shown on: Map 9;~~

~~Map 9b, 9c, 9d, 9e, 9g, 9h, 9i (By-law 633), 9i (By-law 724), 9j, 9q, 9m, 9o, 9p (Portland St), 9p (Craigwood), 9r, 9y and 9z.~~

~~These maps shall be the Generalized Land Use Map for the City of Dartmouth based on the policies contained in this plan.~~

Zoning amendments may be considered for any permitted use within each generalized land use category without a plan amendment provided that they do not conflict with the policies of this plan.

An area immediately adjacent a given generalized land use designation may be considered for a zoning amendment to a use permitted within the adjacent designation without requiring a plan amendment, provided that the policies of this plan are not violated.

54. Clause (c) of Policy IP-1 of Chapter 11 (Implementation) is amended, as shown below in ~~strikeout~~, by deleting the second and third paragraphs in their entirety.

(c) Zoning By-law

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

~~Notwithstanding the above, it shall be the intention of Council not to pre-zone lands outside the development boundary as shown on the Generalized Land Use Plan: Map 9;~~

~~Map 9b, 9c, 9d, 9e, 9g, 9h, 9i, 9i, 9j, 9q, 9m, 9o, 9p (Portland St), 9p (Craigwood) and 9r.~~

It shall recognize that certain areas are premature for specific zoning classifications by reason of lack of services, public facilities or other constraints. Council shall use the H-zone (Holding Zone). In the H Zone the permitted types of uses shall be limited in accordance with the Reserve classification in Table 4. In

this manner, Council can maintain a comparatively high degree of control, and major development proposals contemplated for such areas shall be processed as zoning amendments.

55. The first paragraph of Policy IP-2 of Chapter 11 (Implementation) is amended, as shown below in bold and strikeout, by:

- (a) deleting the words “Residential areas and”;
- (b) adding the word “Residential” after the words “areas designated”; and
- (c) deleting the words “Map 8a, 8b and the Generalized Land Use Map and amendments thereto” and replacing them with the words “Map 10”.

Policy IP-2 It shall be the intention of City Council to consider permitting the development of day nurseries (other than as home occupations) in ~~Residential areas and~~ areas designated **Residential** (outlined on ~~Map 8a, 8b and the Generalized Land Use Map and amendments thereto~~ **Map 10**) by development agreement.

56. The first paragraph of Policy IP-3 of Chapter 11 (Implementation) is amended, as shown below in bold and strikeout, by deleting the words “the Generalized Land Use Map, as amended, and Maps 8a and 8b” and replacing them with the words “Map 10”.

Where there is an R-1 or R-2 zoned lot in an area designated Residential on ~~the Generalized Land Use Map, as amended, and Maps 8a and 8b~~ **Map 10**, and which lot has insufficient area, frontage or both and which abuts a vacant R-1 or R-2 zoned lot which has insufficient area, frontage or both, it shall be the intention of City Council to consider the resubdivision, but not the consolidation of, two lots, by Development Agreement.

- 57. Repealing Map 1c (Development Area).
- 58. Repealing Map 1d (Generalized Land Use).
- 59. Repealing Map 1d (Development Area).
- 60. Repealing Map 1e (Development Area).
- 61. Repealing Map 1G.
- 62. Repealing Map 1H (Lands of Craigwood Estates).
- 63. Repealing Map 8b (Amendment By-law C-522).
- 64. Repealing Map 9 (Generalized Land Use).



65. Repealing Map 9b (Generalized Land Use).
66. Repealing Map 9c (Municipal Development Plan 1983 – Generalized Land Use).
67. Repealing Map 9d (Generalized Land Use).
68. Repealing Map 9e (Generalized Land Use).
69. Repealing Map 9e (Development Area).
70. Repealing Map 9g (Generalized Land Use).
71. Repealing Map 9h (Generalized Land Use).
72. Repealing Map 9I (Generalized Land Use), which became effective on February 8, 1988.
73. Repealing Map 9j.
74. Repealing Map 9N (Generalized Future Land Use Map), which became effective on June 26, 1999.
75. Repealing Map 9O (Development Boundary).
76. Repealing Map 9P (Lands of Craigwood Estates).
77. Repealing Map 9p (Portland St./Portland Valley Area).
78. Repealing Map 9q (Portland St./Portland Valley Area).
79. Repealing Map 9(r) (GFLUM Amendment Lands Redesignated from Park & Open Space to Residential).
80. Repealing Map 9t (Sheppard's Island Map).
81. Repealing Map 9V (Wright's Cove Future Land Use).
82. Repealing Map 9W (Future Land Use Map 249/251 Windmill Road).
83. Repealing Map 9X (Burnside Industrial Business Park).
84. Repealing Map 9Y (Burnside Mixed Use Comprehensive Development District).

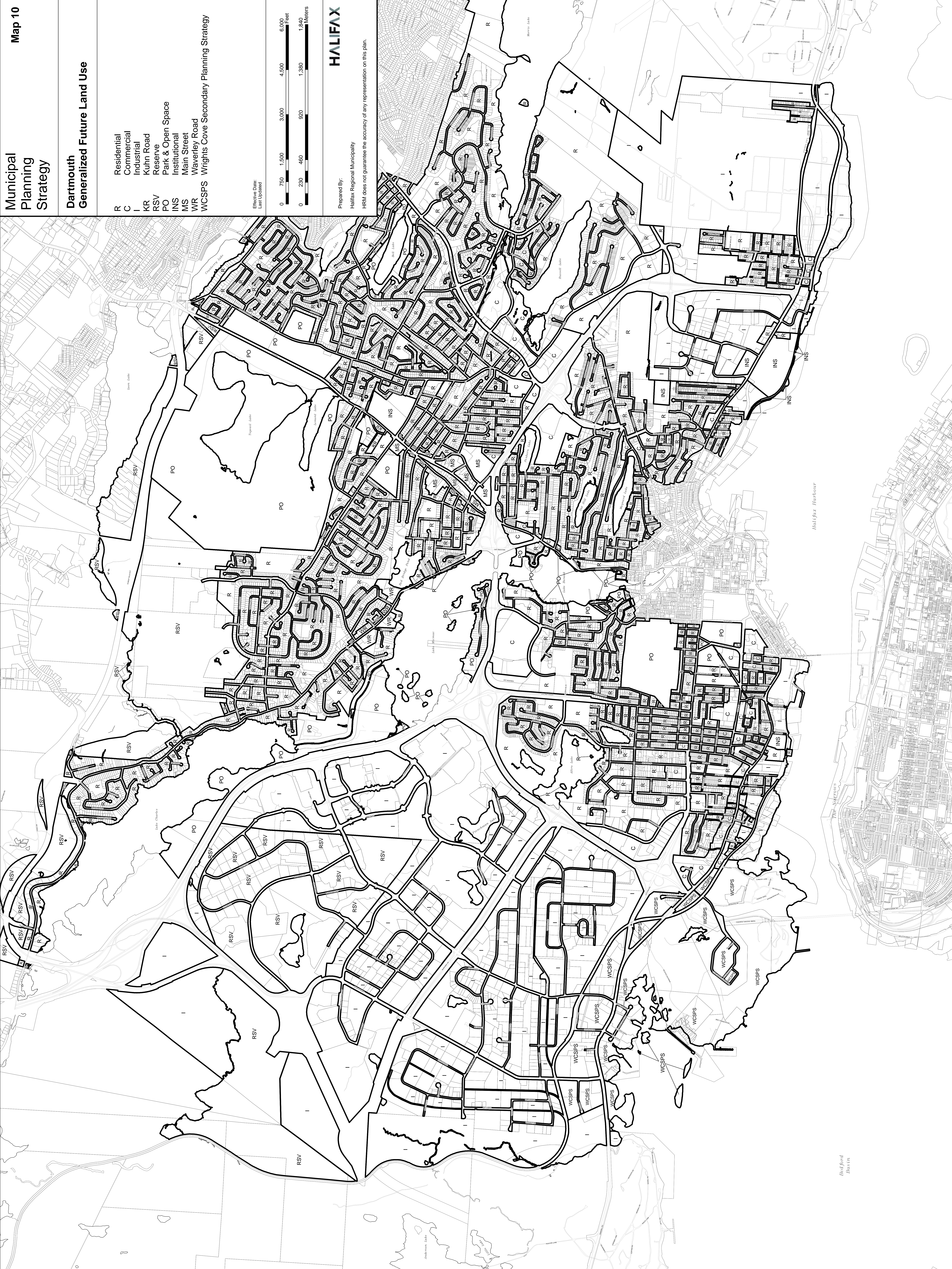
- 85. Adding "Map 10 Generalized Future Land Use", as shown on Attachment A-1, as a digital file format.
- 86. Adding "Map 11 Wright's Cove Secondary Planning Strategy", as shown on Attachment A-2.
- 87. Adding "Map 12 Burnside Mixed Use Comprehensive Development District", as shown on Attachment A-3.

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 A-2: Map 11 Wright's Cove Secondary Planning Strategy

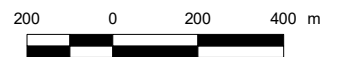


**Map 11 - Wright's Cove Secondary Planning Strategy**

**HALIFAX**

**Sub-Designations**

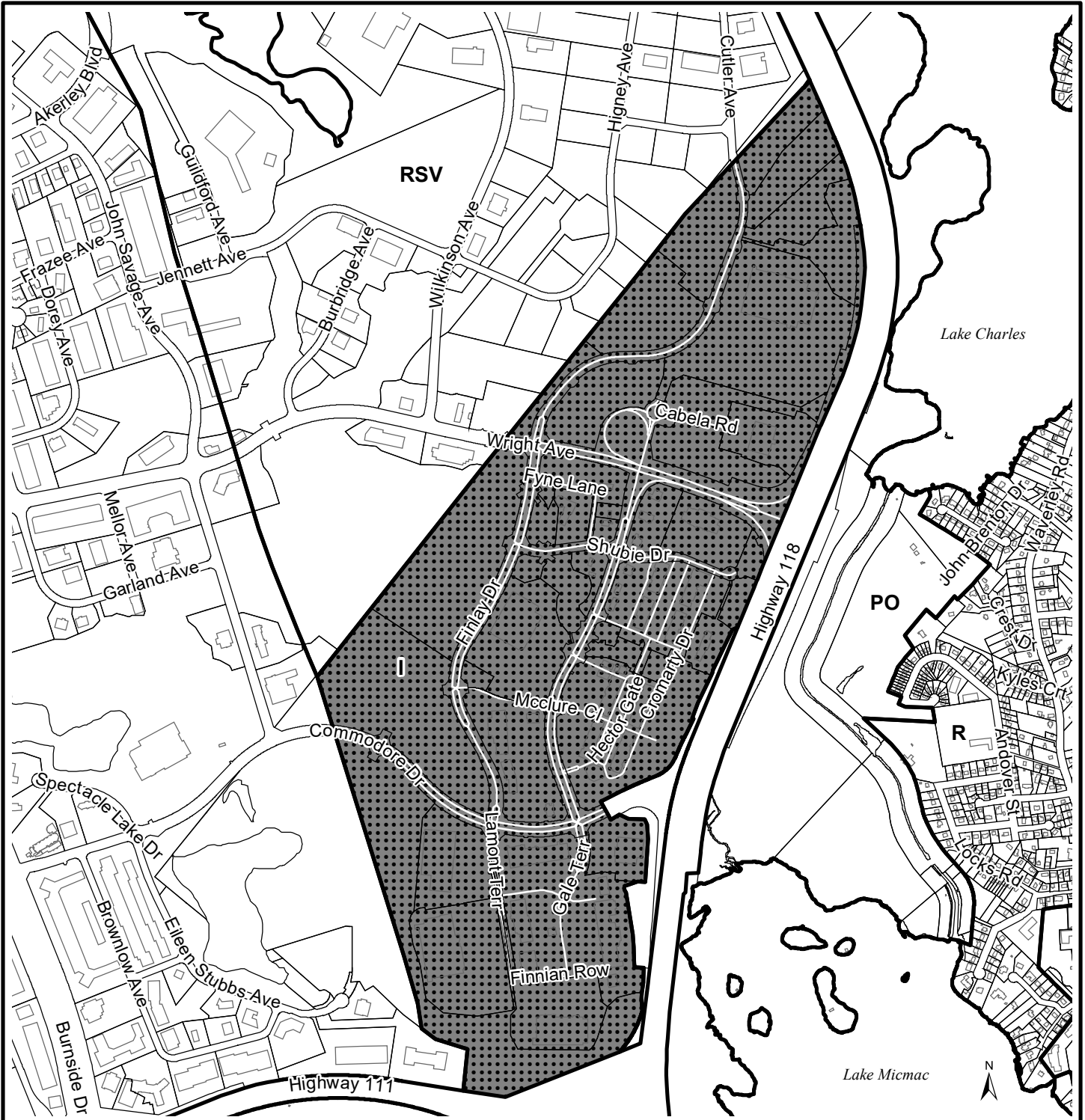
- DC District Centre
- GI General Industrial
- HC Highway Commercial
- HI Harbour Industrial
- HRCR Harbour Related Commercial Residential
- LUR Limited Use Residential
- OS Open Space



HRM does not guarantee the accuracy of any representation on this plan.


Dartmouth Plan Area

# Attachment A-3: Map 12 Burnside Mixed Use Comprehensive Development District



**Map 12 - Burnside Mixed Use Comprehensive Development District**

**HALIFAX**

 Burnside Comprehensive Development District Sub-Designation

**Designations**

- I Industrial
- R Residential
- RSV Reserve
- PO Park & Open Space



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.

Dartmouth Plan Area

# ATTACHMENT B

## PROPOSED AMENDMENTS TO THE DARTMOUTH LAND USE BY-LAW

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

1. Appendix "A" the official zoning map for Dartmouth dated July 25, 1978, inclusive of sheets 1 to 38, is repealed.
2. The Land Use By-Law Table of Contents is amended by:
  - (a) deleting the words "Schedule "A";
  - (b) deleting the words "Schedule "A-2" Sheppard's Island";
  - (c) deleting the words "Schedule "S " ;
  - (d) deleting the words "Schedule "AB" Waverley Road Zoning Map";
  - (e) deleting the words "Schedule "AE" Main Street Zoning";
  - (f) deleting the words "Schedule "AJ" RP+5 Conformation of Regional Zones";
  - (g) deleting the words "Schedule "AK" ";
  - (h) deleting the words "Schedule "AL" ";
  - (i) deleting the words "Schedule "AM" ";
  - (j) deleting the words "Schedule "AN" "; and
  - (k) deleting the words "Schedule "AO" " .
3. The Land Use By-Law Table of Contents is further amended by adding the words "Schedule 1 - Zoning Map for Dartmouth" directly below the heading titled "Section 4: Scheduling" and above the newly deleted words " Schedule "A" " .
4. The Land Use By-Law adoption date page is amended, as shown below in bold and ~~strikeout~~, by deleting the words "Schedule A" and replacing them with the words "Schedule 1 - Zoning Map for Dartmouth".

Please note that HRM Council, at its meeting on May 9, 2000, approved a motion to insert the following notation in the Land Use By-law as follows:

The provisions of the zones described in this bylaw do not apply to property owned or occupied by Her Majesty the Queen in right of the Province of Nova Scotia or Canada in respect of a use of the property made by the Crown. Where a privately owned or occupied property is to be used for a federally regulated activity, the federal jurisdiction may, depending on the particular circumstances, override the requirements of this bylaw.

See ~~Schedule "A"~~ **Schedule 1 - Zoning Map for Dartmouth** in the Dartmouth Land Use By-law for Zoning.

5. Section 1 (za) is amended, as shown below in bold and strikeout, by deleting the words "Schedule AE" and replacing them with the words "Schedule AF".

(za) MAIN STREET DESIGNATION means those lands identified in ~~Schedule AE~~  
**Schedule AF.**

6. Section 1 (afda) is amended as shown below in bold and strikeout by re-lettering it as "(afdaa)".

~~(afda)~~ **(afdaa)** SCHEDULE "Y(1)" - means the Areas of Elevated Archaeological Potential Map attached to this By-law."

7. Section 1 (afda) is further amended as shown below in bold and strikeout by:

(a) deleting the words "SCHEDULE "Y(1)" - means the Areas of Elevated Archaeological Potential Map attached to this By-law.""; and

(b) adding the words "Schedule 1 - Zoning Map for Dartmouth" means the digital map adopted by Council on the coming in force of this definition, as may be amended from time to time by Council or a Community Council."

~~(afda) SCHEDULE "Y(1)" - means the Areas of Elevated Archaeological Potential Map attached to this By-law."~~ **Schedule 1 - Zoning Map for Dartmouth" means the digital map adopted by Council on the coming in force of this definition, as may be amended from time to time by Council or a Community Council.**

8. Section 1 (am) is amended, as shown below in bold and strikeout, by deleting the words "an appendix hereto" and replacing them with the words "Schedule 1 - Zoning Map for Dartmouth".

ZONE - means an area of land in the City of Dartmouth described by words or map in this by-law or in ~~an appendix hereto~~ **Schedule 1 - Zoning Map for Dartmouth.**

9. Section 11 is amended, as shown below in bold and strikeout, by deleting the words "Schedule "A" " and replacing them with the words "Schedule 1 - Zoning Map for Dartmouth".

Horses, cattle, sheep, swine, and domestic fowl shall not be kept on those lands in the City of Dartmouth described in ~~Schedule "A"~~ **Schedule 1 - Zoning Map for Dartmouth** hereto, nor in an R-1, R-1M, R-1A, R-2, R-3, R-4, Tor TH Zone.

10. Section 18A is amended, as shown below in bold and strikethrough, by:

- (a) adding the letter “n” between letters “n” and “i” in the word “Planing”;
- (b) deleting the words “the Generalized Land Use Map (Map 8a and 9)” and replacing them with the words “Map 10 (Generalized Future Land Use) of the Dartmouth Municipal Planning Strategy”; and
- (c) deleting the words “the Generalized Land Use Map (Map 8a and 9)” and replacing them with the words “Map 10 (Generalized Future Land Use) of the Dartmouth Municipal Planning Strategy”.

The following types of development shall be considered by DEVELOPMENT AGREEMENT as set out in the Municipal Planning Strategy (Policy IP-2, IP-3, and IP-4).

Day Care Facility (other than home occupations) in areas designated residential or urban core on ~~the Generalized Land Use Map (Map 8a and 9)~~ **Map 10 (Generalized Future Land Use) of the Dartmouth Municipal Planning Strategy.**

Residential development of existing undersized lots with insufficient frontage in areas designated residential or urban core on ~~the Generalized Land Use Map (Map 8a and 9)~~ **Map 10 (Generalized Future Land Use) of the Dartmouth Municipal Planning Strategy.**

11. Section 18P is amended, as shown below in bold and strikethrough, by deleting the words “the Generalized Land Use Map” and replacing them with the words “Map 10 (Generalized Future Land Use) of the Dartmouth Municipal Planning Strategy”.

Notwithstanding any other provision of this By-law, Adult entertainment uses shall be permitted only by Development Agreement in accordance with policies IP-12 and IP-13 in areas designated Commercial and Industrial on ~~the Generalized Land Use Map~~ **Map 10 (Generalized Future Land Use) of the Dartmouth Municipal Planning Strategy.**

12. Section 23.A is amended, as shown below in bold and strikethrough, by deleting the words “Schedule “AB” ” and replacing them with the words “Schedule 1 - Zoning Map for Dartmouth”.

Notwithstanding Subsection 23(g) of the General Provisions, on lands zoned as residential within the Waverley Road designation, as identified on ~~Schedule “AB”~~ **Schedule 1 - Zoning Map for Dartmouth** of this By-law, Expanded Home Occupations that use up to 60% of the gross floor area of the dwelling and accessory buildings are permitted subject to Site Plan Approval. Where the Site Plan Approval provisions conflict with Section 23 of the General Provisions, the Site Plan Approval provisions shall prevail. The Development Officer shall approve a site plan where the following matters have been addressed:



- (a) Where the proposed expanded home occupation abuts a residential use or zone:
  - (i) required parking and loading areas shall be set back from side and rear property boundaries;
  - (ii) a landscaped buffer of a minimum width of five (5) feet shall be provided in these portions of the property; and
  - (ii) an opaque fence or landscaping, to screen the view from abutting residential properties, shall be constructed along all property boundaries abutting a residential use or zone.
- (b) No outdoor display shall be permitted;
- (c) Commercial signage shall be limited to one sign of a maximum area of four (4) square feet, and shall be located to minimize intrusion on the neighbourhood;
- (d) The maximum size of an expanded home occupation use shall not exceed 3000 square feet; and
- (e) New accesses shall be from Waverley Road or Montebello Drive only.

13. Section 24 is repealed in its entirety as shown below in strikeout:

~~24. (1) Where a zone boundary is indicated as approximately following lot lines the boundary shall follow such lot lines.~~

~~(2) Where the position of the boundary line of a zone as shown on any zone map is not coincident with the limit of a street, but parallel to it, and the distance from such street line is not indicated, such boundary line shall follow the rear lot line of the properties fronting on such street as such lines exist on the date of the coming into effect of this by law.~~

~~(3) Where, however, a rear lot line is at a greater distance than two hundred feet from such street line, the boundary line shall be deemed to be a distance of two hundred feet from the street line, if not otherwise indicated on the zoning map.~~

14. Section 24A, as shown below in bold, is inserted between Sections 24 and Section 25:

**24A Interpretation of Zone Boundaries**

**The location of a zone boundary shown on a schedule of this By-law is determined as follows:**

- (a) Where a zone boundary is indicated as following a street or highway, the boundary shall be the centre line of such street or highway;**
- (b) Where a boundary is shown approximately following lot lines, the boundary follows lot lines, and if those lot lines are modified by subdivision approval after the coming into force date of this By-law, the boundary remains as shown on the schedule;**
- (c) Subject to Clause 24A(d), where a boundary follows a shoreline and where infill occurs, the boundary is interpreted to follow the new ordinary high-water mark;**
- (d) Where a portion of a watercourse is filled in beyond the limits of a boundary, or where a building is constructed over water beyond the limits of a boundary, the in-filled land or any portion of a building constructed over water shall be included in the same zone as the on-shore portion of the same lot;**
- (e) Where any portion of a street is closed for public use, the former street lands are assigned a zone as follows:**
  - (i) where the abutting lands are part of a single zone the former street lands are assigned the same zone as the abutting lands, or**
  - (ii) where the abutting lands are part of more than one zone the centreline of the former street becomes a boundary, and the lands on each side of the boundary are assigned the same zone as the adjacent lands.**

15. Section 29 is amended, as shown below in bold and strikeout, by:

- (a) deleting the words “maps, Appendix A, form” and replacing them with the words “map, Schedule 1 - Zoning Map for Dartmouth, forms”; and
- (b) deleting the words “in the maps” and replacing them with the words “on the map.”

The zoning ~~maps, Appendix A, form~~ **map, Schedule 1 - Zoning Map for Dartmouth, forms** part of this by-law. The zoning provisions herein apply to the zones as described ~~in the maps on the map.~~

16. Section 29A.(1) is amended, as shown below in bold and strikeout, by deleting the words “the Future Land Use Map of the Municipal Planning Strategy” and replacing them with the words “Map 10 (Generalized Future Land Use) of the Dartmouth Municipal Planning Strategy”.

Notwithstanding the permitted uses in the R-1, R-1M, R-1A, R-2, R-3, R-4, TH and the MF-1 Zones, medical clinics shall be permitted in areas designated residential on ~~the Future Land Use map of the Municipal Planning Strategy~~ **Map 10 (Generalized Future Land Use) of the Dartmouth Municipal Planning Strategy** through the development agreement provisions pursuant to Policy C-12, Policy C-13 and Policy C-14 of the Municipal Planning Strategy.

17. Section 30 is amended, as shown below in bold and strikeout, by:

- (a) deleting the letter “s” in the word “maps” in the first instance that it appears;
- (b) deleting the words “Appendix “A” ” and replacing it with the words “on Schedule 1 - Zoning Map for Dartmouth”; and
- (c) deleting the words “hereinafter referred to as the zoning maps”.

For the purpose of this by-law and in accordance with the maps contained in ~~Appendix “A”~~ **on Schedule 1 - Zoning Map for Dartmouth** hereinafter referred to as the zoning maps, the City is divided into zones.

18. Section 4: Scheduling is amended by repealing the following schedules:

- (a) “Schedule A”;
- (b) “Schedule A-2 Sheppard’s Island”;
- (c) “Schedule S Zone Amendments”;
- (d) “Schedule AB Waverley Road Zoning Map”;
- (e) “Schedule AE Main Street Zoning”;
- (f) “Schedule AJ RP+5 Conformation of Regional Zones”;
- (g) “Schedule AK Dartmouth”;
- (h) “Schedule AL Dartmouth Crossing”;
- (i) “Schedule AM 9 Veterans Avenue”;
- (j) “Schedule AN 307 Prince Albert Road & 5 Glenwood Avenue”; and
- (k) “Schedule AO 4 Fernhill Drive”.

19. Section 4: Scheduling is amended by adding “Schedule 1 – Zoning Map for Dartmouth” as shown on Attachment B-1, as a digital file format.

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\_\_\_\_\_.

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Municipal Clerk





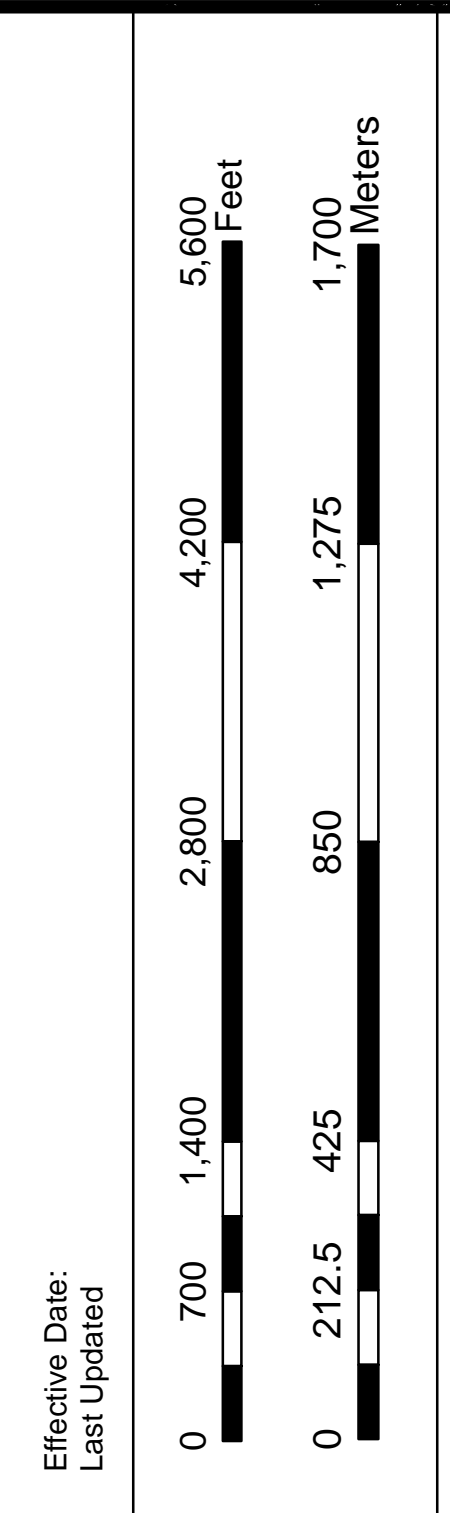
# Municipal Planning Strategy

## Schedule 1

### Zoning Map for Dartmouth

- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 Multiple Family Residential
- R-4 Multiple Family Residential
- R-1M Single Family (Modified) Residential
- R-1A Auxiliary Dwelling Unit
- MF-1 Multiple Family Residential
- TH Townhouse
- NLW Mobile Home
- C-1 Neighbourhood Live-Work
- C-1A Local Business
- C-1B Neighbourhood Commercial
- C-2 Mixed Use Commercial
- C-3 General Business
- GC General Commercial
- SC Service Commercial
- I-1 Light Industrial
- I-2 Harbour Oriented Industrial
- I-3 Salvage
- I-4 Institutional
- S Conservation
- C Hold
- H Park
- P Open Space
- OS Regional Park
- RPK Regional Park
- BCDD Burnside Comprehensive Development District
- CDD Comprehensive Development District
- CD-1 C&D Materials Transfer Stations
- CD-2 C&D Materials Processing Facilities
- CD-3 C&D Materials Disposal Sites
- ICH Infrastructure Charge Holding
- US Urban Settlement
- UR Urban Reserve
- TR Transportation Reserve

See Land Use By-Law Section 32(3)



Prepared By:  
Halifax Regional Municipality

HRM does not guarantee the accuracy of any representation on this plan.

# HALIFAX