

MUNICIPAL GOVERNMENT NOTICES

Halifax Regional Municipality Notices will generally appear each Saturday in this section of the newspaper. Readers are still encouraged to look throughout the paper for information which might appear in a different section or on another day.

NOTICE OF PUBLIC HEARING REGIONAL CENTRE SECONDARY MUNICIPAL PLANNING STRATEGY AND REGIONAL CENTRE LAND USE BY-LAW (CENTRE PLAN PACKAGE B)

Halifax Regional Council intends to consider, and if deemed advisable, adopt the Regional Centre Secondary Municipal Planning Strategy (RCMPS) and Regional Centre Land Use By-Law (RCLUB), and:

- Repeal the Regional Centre Secondary Municipal Planning Strategy (Package A), the Regional Centre Land Use By-Law (Package A), the Secondary Municipal Planning Strategy for Downtown Dartmouth, the Land Use By-Law for Downtown Dartmouth, and the Secondary Municipal Planning Strategy to implement the RCMPS and RCLUB for both of Package A and Package B Lands; and
- adopt amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-Law, the Downtown Halifax Secondary Municipal Planning Strategy, the Downtown Halifax Land Use By-Law, and the Halifax Municipal Planning Strategy as detailed below.

The proposed Plan area applies to lands identified on Map 1, which includes the 'Centre Plan Area' and the HRM By-Design Downtown Plan Area (Downtown Halifax) of the Municipality, as defined in the Halifax Regional Municipality Charter (HRM Charter). The Plan boundary includes Lakeshore Park Terrace and Wallace Heights, but excludes the following lands from the Downtown Halifax Plan Area:

- Old South Suburb Heritage Conservation District;
- Barrington Street Heritage Conservation District; and
- Properties associated with the following site plan approval applications: Case #22322, Case #22344, Case #22375, Case #23726; and
- PID No. 00076141, 40420143, and 00076109.



The proposed planning documents are developed to guide municipal decisions related to strategic growth, land use, and urban design, and to provide clear and efficient development approval processes. The proposed planning policies and regulations generally carry forward policies approved under Centre Plan Package A and include additional designations as generally described below:

1. Vision, Core Concepts and Urban Design Goals, Urban Structure, Urban Design, Cultural and Heritage Resources, Housing, Economic Development, Mobility, Environment, and Implementation.
2. Land use designations for establishing zones and other land use regulations in the Land Use By-Law Park and Community Facility, Downtown, Centre, Corridor, Higher Order Residential, Established Residential, Future Growth Node, Institutional, Employment, Industrial, Employment, and Water Access.
3. Zones for regulating land use, built form, transition requirements, parking, landscaping and other requirements: Downtown Dartmouth (DD) Zone, Downtown Halifax (DH) Zone, Centre 2 (CEN-2) Zone, Centre 1 (CEN-1) Zone, Corridor (COR) Zone, Higher Order Residential 2 (HR-2) Zone, Higher Order Residential 1 (HR-1) Zone, Established Residential 3 (ER-3) Zone, Established Residential 2 (ER-2) Zone, Established Residential 1 (ER-1) Zone, Cluster Housing 2 (CH-2) Zone, Cluster Housing 1 (CH-1) Zone, Commercial Light Industrial (CLI) Zone, Light Industrial (LI) Zone, Harbour-Related Industrial (HRI) Zone, University and College (UC) Zone, University and College 2 (UC-2) Zone, University and College 1 (UC-1) Zone, Department of National Defense (DND) Zone, Hospital (H) Zone, Park and Community Facility (PCF) Zone, Heritage Park (HP) Zone, Water Access (WA) Zone, Comprehensive Development District 2 (CDD-2) Zone, Comprehensive Development District 1 (CDD-1) Zone, and Heritage Conservation District - Schmitdville (HCD-1).
4. Precincts where certain policies apply to tailor land use, built form, and urban design policies within designations, and to establish maximum building heights and maximum floor area ratios: Historic Dartmouth (HD), Alderney and Central Waterfront (AC), Inshovun and Canal (IC), Kings' Wharf (KW), Southern Garden Road (SGR), Lower Central Business (LCB), Upper Central Business (UCB), Historic Properties (HP), Cogswell Lands (CL), North End Gateway and Scotia Square Complex (SSC), Purdy's Wharf (PW), South End Halifax (SE), North End Halifax (NE), Dartmouth North (DN), and Historic Dartmouth Neighbourhood (HDN).
5. Special Areas to establish additional land use and/or built form requirements or flexibilities and/or development agreement provisions: Dartmouth Waterfront (DW), King's Wharf (KW), Portland Street (PS), Downtown Halifax Central Blocks (DHC), Halifax Waterfront (HW), Lower Central Downtown Halifax (LCDH), Nova Centre (NC), Scotia Square Complex (SSC), South Park Street (SPS), Spring Garden Road (SGR), Arminee (AR), Dartmouth North 2 (DN-2), Dartmouth North 1 (DN-1), North End Halifax 2 (NEH-2), Oakland Road (OR), Westmount Subdivision (WS), Young Avenue (YA) Young Avenue Sub-Area A (YA-A), Dalhousie Sexton Campus (DSC), UC Lot Coverage 1 (UCLC-1), UC Lot Coverage 2 (UCLC-2), UC Lot Coverage 3 (UCLC-3), UC Lot Coverage 4 (UCLC-4), UC Lot Coverage 5 (UCLC-5), UC Lot Coverage 6 (UCLC-6), UC Lot Coverage 7 (UCLC-7), UC Lot Coverage 8 (UCLC-8), UC Lot Coverage 9 (UCLC-9), Boat Club (BC), Lake Banook (LB), Lake Mckenzie (LM), Northwest Arm (NWA), Agricola Street (AS), Cogswell Lands (CL), Halifax Citadel Ramparts (HCR), Halifax Grain Elevator (HGE), Mixed Industrial Commercial (MIC), Morris Queen (MQ), Ouingate (O), Robie Street (RS), Saint Patrick's Alexander's Schmitdville-Historic (SH), Lake Mckenzie and Institutional (SMI), Spring Garden Road and Robie Street (SGRS), Wright Avenue (WA), and Mic Mac Mall Lands (ML) Special Areas.
6. Regional Centre Urban Design Manual to encourage good design and guide the review of certain development agreement proposals enabled by the Plan, and certain discretionary planning processes.
7. General built form provisions, including building typologies and specific built form requirements for each zone or group of similar zones, including maximum height, maximum Floor Area Ratio (FAR), maximum streetwall heights, maximum lot coverage, minimum setbacks and other requirements related to the ground floor, grade-oriented premises, ground oriented dwelling units, accessory structures, and more.
8. Design requirements for developments in the DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, ER-3, ER-1, CH-2, CH-1, CLI, NS, UC-1, PCF, and RPK Zones.
9. Pedestrian Wind Impact Assessment Protocol and Performance Standards which set standards for maximum wind speeds at ground level and sets out requirements for the level of study required depending on building height and the surrounding context of the built environment.
10. Shadow Impact Assessment Protocol and Performance Standards which set standards for shadowing on certain municipal parks and sets out requirements for assessing the impact using a standardized approach.
11. The identification of Landscapes of Cultural Significance for future consideration by Council when evaluating future amendments to the RCMPS or applications for new development agreements.
12. The identification of proposed heritage conservation districts for future consideration by Council, and the establishment of a FAR or height framework in these proposed heritage conservation districts to support development that is sensitive to heritage.
13. The establishment of policies for heritage development agreements and heritage design requirements.
14. The retention of the Halifax Citadel View Plan, the Halifax Citadel Ramparts Sight Lines, and the Dartmouth View Plan provisions and requirements.
15. The retention of waterfront view corridors with coordinate systems for their protection.
16. The inclusion of the Schmitdville Heritage Conservation District (SHCD), including built form and siting requirements.
17. Provisions for a variety of housing forms, including requirements for unit mix and amenity space in high-density dwelling uses, and provisions for home occupations, home offices, bed and breakfasts, secondary suites, backyard suites, shared housing and work-live units.
18. Transition requirements to buffer ER-3, ER-2, ER-1, PCF, and RPK Zones from new mid-rise and high-rise developments.
19. The identification of the Robie Street Transportation Reserve, the Proctor Street Transportation Reserve, and the Dundas Street Transportation Reserve.
20. Permissions for the keeping of bees and hens as accessory uses in all zones.
21. Watercourse buffers and coastal elevation requirements as directed by policy in the Regional Municipal Planning Strategy.
22. The expansion of the Incentive or Bonus Zoning requirements to the DH Zone, and maintenance of these requirements for developments within DD, CEN-2, CEN-1, COR, HR-2, HR-1, Zone 2, and certain development agreements and in Future Growth Nodes, in exchange for the provision of a defined public benefit, including money-in-lieu.
23. Requirements for the provision of incentive or bonus include calculation of bonus zoning public benefit, bonus zoning rates and adjustments, timeframes to provide public benefits, public benefit categories and requirements, incentive or bonus zoning agreements, and related requirements.
24. Repealing HRM Charter provisions for non-conforming structures and uses (uses of land and uses in a structure), including non-conforming low-density residential uses, non-conforming residential uses in a structure located in an Established Residential zone, and consideration of a development agreement for non-conforming uses.
25. Policies and regulations related to development approval processes, and planning tools used, including development permits, site plan approval, limited opportunities for development agreements, incentive or bonus zoning agreements, and other discretionary planning.
26. The establishment of a site plan approval process to be primarily used to consider requests for transitions to identified Land Use By-Law requirements subject to specific criteria, and the inclusion of submission and public notification requirements for site plan approval applications.
27. The inclusion of transition policies that support allowing development agreement applications located within Package A lands on file on or before August 24, 2019, and for those located in Package B lands on file on or before the date of the first publication of the notice to adopt the

RCMPS, to be considered under the policies in effect on or immediately prior to those notices, with a specified length of time that the application may remain active.

28. The inclusion of policies related to considerations of reviews and updates to the Plan, amendments to the Land Use By-Law, municipal investments, and transitioning policies to support the effective implementation of the Plan.

Amendments to the Dartmouth Municipal Planning Strategy

- And take further notice that Halifax Regional Council intends to amend the existing Dartmouth Municipal Planning Strategy to implement the RCMPS and RCLUB with key changes as follows:
1. The removal of those areas located within the Regional Centre Plan Area, as shown on Map 1, from the Dartmouth Municipal Planning Strategy through map amendments.
 2. Various amendments to repeal or amend policies specific to the area covered by the RCMPS and RCLUB, as shown on Map 1, and ensure the language is consistent with other amendments to the Dartmouth Municipal Planning Strategy and adoption of the RCMPS.
 3. The repeal of the Pinescrest - Highfield Park Secondary Planning Strategy, as well as associated maps, in their entirety.

Amendments to the Dartmouth Land Use By-Law

- And take further notice that Halifax Regional Council intends to amend the existing Dartmouth Land Use By-Law to implement the RCMPS and RCLUB with key changes as follows:
1. The removal of those areas located within the Regional Centre Plan Boundary, as shown on Map 1, from all maps and schedules.
 2. Amendments to the Table of Contents and general provisions to ensure language is consistent with other amendments to the Dartmouth Land Use By-Law and adoption of the RCMPS.
 3. Various housekeeping amendments to ensure that any amended sections are referred to by their amended section and subsection numbering and titles.

Amendments to the Halifax Municipal Planning Strategy

- And take further notice that Halifax Regional Council intends to amend the existing Halifax Municipal Planning Strategy to implement the RCMPS and RCLUB with key changes as follows:
1. The removal of those areas located within the Regional Centre Plan Boundary, as shown on Map 1, from all maps and schedules.
 2. Various amendments to repeal or amend policies specific to the area covered by the RCMPS and RCLUB, as shown on Map 1, and ensure the language is consistent with other amendments to the Halifax Municipal Planning Strategy and adoption of the RCMPS.
 3. The repeal of the following: SECTION V - SOUTH END AREA PLAN OBJECTIVES AND POLICIES; SECTION VI - PENINSULA CENTRE AREA PLAN OBJECTIVES AND POLICIES; SECTION VII - PENINSULA NORTH SECONDARY PLANNING STRATEGY; SECTION VIII - QUINCY ROAD COMMERCIAL AREA PLAN OBJECTIVES AND POLICIES; SECTION IX - SITE-SPECIFIC POLICIES IN KEEPING WITH THE JUNE 2017 CENTRE PLAN DOCUMENT; and various policies in the "IMPLEMENTATION POLICIES" section.

Amendments to the Downtown Halifax Secondary Municipal Planning Strategy

- And take further notice that Halifax Regional Council intends to amend the existing Downtown Halifax Secondary Municipal Planning Strategy to implement the RCMPS and RCLUB with key changes as follows:
1. Amendments to the Plan Boundary to remove lands located in the Regional Centre Plan Area.
 2. Amendments to the Halifax Citadel View Plan and Ramparts regulations, references, and schedules to align with the Regional Centre Plan regulations.
 3. Various housekeeping amendments to ensure that any amended sections are referred to by their amended section and subsection numbering and titles.

Amendments to the Downtown Halifax Land Use By-Law

- And take further notice that Halifax Regional Council intends to amend the existing Downtown Halifax Land Use By-Law to implement the RCMPS and RCLUB with key changes as follows:
1. Amendments to the Halifax Citadel View Plan and Ramparts regulations, references, and schedules to align with the Regional Centre Plan regulations, and include coordinates for the Cavalier building.
 2. Minor changes to the Downtown Halifax Design Manual (Attachment S-1 of the UBL), which include:
 - a. deleting Precinct design criteria, except for the Barrington Street (Precinct 2) and Old South Suburb (Precinct 5);
 - b. deleting the design criteria relating to the Downtown Halifax Waterfront and the Publicly-sponsored Convention Centre (Nova Centre); and
 - c. deleting 2 variation categories, which are Precinct 1 Built Form Variance and Precinct 4 Built Form Variance.
 3. Various housekeeping amendments to ensure that any amended sections are referred to by their amended section and subsection numbering and titles.

Amendments to By-Law U-100, Respecting User Charges

And take further notice that the Council of the Halifax Regional Municipality will consider the adoption of By-Law U-111 at a meeting of Regional Council to be held on **October 26, 2021**. By-Law U-111 will amend By-Law U-100, Respecting User Charges. The purpose of the amendment is to establish pre-application fees for as-of-right proposals.

IMPORTANT NOTICE

On October 5, 2021, Halifax Regional Council passed the following amendments to the proposed RCMPS and RCLUB which are not reflected in the October 5, 2021 version of the planning documents to correct errors and to respond to correspondence:

1. Amend Schedule 23, Schmitdville Heritage Buildings, to identify Schmitdville Heritage Buildings.
 2. Amend Map 4, Maximum Building Heights Precincts, and Schedule 15, Maximum Building Heights Precincts, by adjusting maximum permitted height from 14 metres to 20 metres on 80 Rodney Road, Dartmouth.
 3. Amend Schedule 2, Zoning Boundaries, by rezoning 2380 Gottening Street, Halifax, from HR-2 to HR-1.
 4. Amend Map 1, Urban Structure and Schedule 2, Zoning Boundaries, Map 4, Maximum Building Heights Precincts, and Schedule 13, Maximum Building Heights Precinct by:
 - a. rezoning a portion of 10 Lancaster Drive, Dartmouth, located between 54 and 64 Cannon Terrace from ER-2 to INS; and
 - b. rezoning lands located on Lancaster Drive from HR-1 to INS to follow recently updated property lines, with a corresponding adjustment to the maximum permitted height from 23 metres to 11 metres on the INS portion of the property.
 5. Amend Schedule 18, Minimum Front and Flanking Setbacks, by adjusting the minimum setbacks for 386 Windmill Road, Dartmouth from 7.2 metres to 2 metres.
 6. Increase the height limits in Map 4 of the Secondary Municipal Planning Strategy for PID 00082644 to 17 metres, and the height limit for PIDs 40463879 and 0082636 to 38 metres;
 7. Designate PIDs 40463879 and 0082636 in Schedule 2 of the Land Use By-Law as Higher Order Residential 2 (HR-2);
 8. Amend Section 422 of the Land Use By-Law by inserting "for a dealership use or" immediately after the word "except" and before the words "where a driveway or walkway access is provided";
 9. Amend the property to the west of Romans Avenue (PID 00085019), part of the property east of Federal Avenue (PID 00085035), and the property to the east of Micians Street (PID 00111039) to Higher Order Residential 1 (HR-1) with a maximum height of 14 metres;
 10. Amend the property south of Chisholm Avenue (PID 00111021), part of the property to the west of Romans Avenue towards Bayers Road (PID 00085019), and part of the property east of Federal Avenue towards Bayers Road (PID 00085035) to Higher Order Residential 1 (HR-1) with a maximum height of 26 metres;
 11. Amend the central property bounded by Romans Avenue and Federal Avenue (PID 00085027) to Higher Order Residential 2 (HR-2) with a maximum height of 38 metres;
 12. Amend the Chisholm Avenue property (PID 0111047) to Higher Order Residential 2 (HR-2) with a maximum height of 38 metres.
- See minutes from Halifax Regional Council (Item 15.1.4) available on-line at <https://www.halifax.ca/city-hall/regional-council/october-5-2021-halifax-regional-council>

PUBLIC HEARING - DATE AND LOCATION

This public hearing will be held on **Tuesday October 26, 2021 at 6:00 p.m.** at Halifax City Hall (Council Chamber), 1841 Argyle Street, Halifax, NS. All oral and written submissions will be considered at that time. Information on how to sign up to speak in advance is available on-line: <https://www.halifax.ca/city-hall/regional-council/public-hearings>. Written submissions may be forwarded to the Municipal Clerk by mail, P.O. Box 1749, Halifax, Nova Scotia, B3J 3A5; by fax, 902-490-4206; or by e-mail, clerk@halifax.ca. **Written submissions should be received by the Municipal Clerk's office as early as possible and not later than 3:00 p.m. on October 26, 2021.** The staff report and proposed planning documents are available on-line at the following locations: <https://www.halifax.ca/city-hall/agendas-meetings-reports>. If you have questions about how to access the report or how to make a submission, please contact the Municipal Clerk's office at 902-490-4210. To arrange for a paper copy of materials to be sent to you by mail if the internet is unavailable to you, contact planning@halifax.ca.

Further details regarding the proposed changes can be found at the following location: <https://www.halifax.ca/city-hall/regional-council/october-5-2021-halifax-regional-council>

ACCA C002-6912

PLEASE SEE SECTION 158 - EMPLOYMENT OPPORTUNITIES IN SATURDAY'S PAPER AND SECTION 258 - TENDERS IN CLASSIFIEDS FOR ALL TENDERS AND REQUESTS FOR PROPOSALS ADVERTISEMENTS IN SATURDAY AND WEDNESDAY EDITIONS

HALIFAX

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