

Re: Item No. 12.1

HALIFAX

Public Hearing

Case 23938: DHLUB Amendments

Revisions to the Adult Entertainment Use Definition &
Housekeeping Amendments to Map 1

Regional Council

February 15, 2022

Background

Adult Entertainment Use Definition:

- November 23, 2021: Regional Council directed staff to explore and provide options for either the removal or replacement of the definition of “adult bookstore” from the Downtown Halifax Land Use By-law (LUB). All adult entertainment uses are prohibited, including adult bookstores.

Housekeeping Amendments to Map 1

- October 26, 2021: Regional Council adopted amendments to the Downtown Halifax Plan and LUB as a result of the Regional Centre Plan Package B adoption process. As part of this planning process, staff are now bringing forward a housekeeping amendment to correct a drafting error related to the amendments to the Downtown Halifax LUB.

Proposed Amendments

Revisions to the Adult Entertainment Use Definition

The **proposed amendments** replace the current LUB definition with a revised definition and delete the definition of Adult Bookstore Use with the aim to clarify that restrictions on Adult Entertainment Uses do not apply to adult-themed retail products.

This change brings the definitions in alignment with the recently approved Regional Centre LUB.

Proposed Amendments

Housekeeping Amendments to Map 1

- As part of the Regional Centre Plan (Package B) planning process, staff identified a number of amendments to existing planning documents that were necessary to extract the areas to be regulated under the proposed Plan and LUB.
- This process included amendments to the Downtown Halifax Plan and LUB to remove those areas located within the Regional Centre Plan Area, except for the Old South Suburb Heritage Conservation District, Barrington Street Heritage Conservation District, and 5 identified properties.

Proposed Amendments

Housekeeping Amendments to Map 1

- During the implementation of the amendments package, staff became aware of a drafting error related to the amendments to the Downtown Halifax LUB, presented to Council on October 26th, 2021. This error unintentionally provided conflicting direction concerning amendments to the Zoning Map for Downtown Halifax.
- The clear intent is to amend the Zoning Map for the remaining portion of the Downtown Halifax Plan Area. To address the risks caused by this inconsistency, The **proposed amendments** re-adopt the Zoning Map, as contained in Attachment A.

Staff Recommendation

Staff recommend that Halifax Regional Council adopt the proposed Amendments to the Downtown Halifax Land Use By-law as set out in Attachment A of this report.