

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by 

SUBMITTED BY: _____
Jacques Dubé, Chief Administrative Officer

DATE: July 5, 2022

SUBJECT: **Region Wide Approach to Shared Housing**

ORIGIN

November 22, 2016, Regional Council motion (Item 14.2.1):

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig,

THAT Halifax Regional Council request a staff report outlining the range of existing planning regulations that apply to senior citizen housing (public and/or private) throughout the Municipality and provide recommendations on how best to establish a uniform approach to regulate this land use.

MOTION PUT AND PASSED

August 1, 2017, Regional Council motion (Item 14.1.7):

MOVED by Councillor Hendsbee, seconded by Councillor Whitman

THAT Halifax Regional Council Initiate a process to consider amendments to the Halifax Regional Municipal Planning Strategy and all applicable community municipal planning strategies and land-use by-laws to simplify, consolidate and remove barriers to the development of special care facilities, consistent with the proposed policy direction outlined within the discussion section of this report.

MOTION PUT AND PASSED

LEGISLATIVE AUTHORITY

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

An Act to Amend Chapter 39 of the Acts of 2008, the Halifax Regional Municipality Charter, Respecting Housing, S.N.S. 2022, c. 13, ss. 13-14, as follows:

13 (1) Notwithstanding the *Halifax Regional Municipality Charter*, an applicable municipal planning strategy or any by-law, policy or practice of the Halifax Regional Municipality, where the Halifax Regional Municipality Council is considering adopting or amending a planning document, the Council may not refer the matter to a community council for a recommendation prior to the council's decision on the matter.

(2) Subsection (1) ceases to have effect three years from the date it comes into force.

14 (1) Notwithstanding the *Halifax Regional Municipality Charter*, an applicable municipal planning strategy or any by-law, policy or practice of the Halifax Regional Municipality, where the Halifax Regional Municipality Council is considering any planning decision under Part VIII of the Act or a community council is considering any planning decision it is empowered to make under the policy establishing the community council, the Council or community council may not refer the matter to a planning advisory committee or any other advisory committee of the Council for a recommendation prior to the Council's or the community council's decision on the matter.

(2) Subsection (1) ceases to have effect three years from the date it comes into force.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Give First Reading to the proposed amendments to the Regional Municipal Planning Strategy, all Secondary Municipal Planning Strategies and all Land Use By-laws, as set out in Attachments A, B and C, to establish consistent region wide policies and regulations for shared housing and schedule a public hearing; and
2. Adopt the proposed amendments to the Regional Municipal Planning Strategy, all Secondary Municipal Planning Strategies and all Land Use By-laws, as set out in Attachments A, B, and C to establish consistent region wide policies and regulations for shared housing.

EXECUTIVE SUMMARY

This report and its recommendations outline a comprehensive update for housing policy and regulation for shared housing. The inclusion of shared housing will allow a greater variety of housing forms across the municipality, particularly in residential areas. This includes housing designed for seniors, those in need of support or personal care, those in need of affordable housing options or those seeking a group-style living arrangement. This approach will allow for greater flexibility when designing the inside of a residential building to allow for new forms of living, while still requiring the outside of the building to meet the established built form rules in the neighbourhood.

Currently, land use policies and regulations consider housing that is shared by a group of individuals, under individual leases or lodging agreements, as a separate form of residential use. Terms and land use provisions will vary depending on factors such as the age or level of care of residents (rooming houses, special care homes or seniors' housing) or requirements for provincial licensing/management by a non-profit or fraternal organization (group homes, residential care facilities or supportive housing). While these are all forms of permanent residential accommodation, these uses are often subject to separate land use provisions and are sometimes not permitted in residential zones at all. Separating such uses can lead to excluding some population groups from communities or cause residents to leave their home community to obtain the type of housing they need due to changes in age, income or ability. Research and priorities set by all levels of government support a need to update these rules so that this housing need can be accommodated more easily throughout our communities.

Shared housing is a broad term that describes housing shared by a group of individuals living under separate leases where support services may be provided. This can be in the form of rooming houses or a dormitory setting where individuals rent a room but share common living areas such as a kitchen and living room with other tenants. Shared housing can also be in the form of supportive types of housing such as group homes, transitional housing or special care homes where residents receive on-site support. It is appreciated that some forms of shared housing such as residential care facilities may need to be designed to provide accommodation for those in need of additional care and support. As such, staff have proposed a sub-definition, "shared housing with special care".

A key objective of the Regional Plan is to design communities that provide housing opportunities for a range of social and economic needs, and to promote inclusive communities and aging in place. Preliminary work

undertaken in the 2017 [Initiation Report](#) demonstrated that many of our current land use policies and regulations do not align with the Regional Plan and outlines the need for a consistent approach to regulating shared housing uses. Further research, engagement and analysis completed throughout the length of this project form the basis for the recommendations above and is summarized within the report.

This report recommends amendments to the RMPS, SMPSs and LUBs to:

- adopt a unified definition for shared housing type uses;
- allow shared housing as a use in all in residential zones; and
- where shared housing uses require additional care (such as residential care facilities, assisted care or seniors' housing type uses) and are currently enabled by development agreement, revise the development agreement policy criteria to create a consistent and unified policy set across all plan areas.

The proposed approach for shared housing is in alignment with other levels of government, as it ensures alignment between HRM's land use planning documents and the *Provincial Statement of Interest Regarding Housing* and the *Nova Scotia Human Rights Act*. Additionally, the proposed approach further removes barriers to expand community supports in the Department of Community Services' *Disability Support Program* for small options homes.

BACKGROUND

Shared housing is a broad term that describes housing shared by a group of individuals living under separate leases where support services may be provided. On August 1, 2017, Regional Council initiated the process to consider amendments to the RMPS and all applicable SMPSs and LUBs to simplify, consolidate and remove barriers to the development of special care facilities. While the report motion focused on special care facilities, the report acknowledged that such housing should encompass a full spectrum of housing needs. As work on this project has evolved, the term shared housing was adopted to encompass the variety of group living situations that are available to individuals regardless of age, ability, need for care or income level.

Shared Housing

Examples of shared housing include, residential care facilities, group homes, transitional housing and rooming houses/single room occupancies. Key principles of the project include:

- Shared housing should be considered a type of residential use.
- Shared housing uses should be permitted in all residential zones, although density limits will be placed to correspond with the scale of residential uses permitted in the zone.
- Shared housing should be considered a single type of use with one sub-use – not broken up into various types of uses.
- Larger scale shared housing uses where residents may require more care should continue to be permitted in institutional zones.

Regional and Community Plan Contexts

The 2014 [Regional Plan](#) includes the objective to design communities that provide housing opportunities for a range of social and economic needs and promote aging in place. As part of the August 1, 2017 [initiation report](#) staff outlined several issues related to special care or seniors' housing, including inconsistency in terms, definitions and overall land use approach.

There are approximately 17 different terms used to describe shared housing type uses in HRM's 21 LUBs. Most of the existing LUBs pre-date amalgamation (1996) and were adopted by the former municipal units. Except for the [Regional Centre Plan](#), many of the current land use policies and regulations not only severely limit where such uses can locate, but also focus on separating these uses from mainstream housing as opposed to integrating them in the community.

Types of Shared Housing Uses and Best Practices [Initiation Report](#)

The initiation report speaks to a targeted jurisdictional review of Oakville, Ontario; Saint John, New Brunswick; and Markham, Ontario. Each municipality had recently undertaken planning exercises related to seniors' housing.

Several common themes emerged from the review including the following items:

- focusing on the scale of the building (small or large) as opposed to the residents;
- focusing on the residents' level of care instead of their age category, which is consistent with the [National Building Code](#) (ambulatory vs non-ambulatory). This includes removing terminology related to age such as seniors' housing;
- allow for broad geographic permissions that permit shared housing throughout the municipality and relating building scale (small or large) to the neighbourhood/region characteristics; and
- require the same or similar built form provisions (setback or height) and other zone regulations as other permitted residential uses.

As work on this file has progressed, further literature and jurisdictional reviews were completed and summarized below. While the majority of jurisdictions use zoning or licensing to regulate the shared housing uses, the following focuses on minimum/maximum occupant provisions.

Single Room Occupancies

Single Room Occupancies (SROs) describe a single room, that may or may not include a washroom, but do not include a full kitchen, that is rented individually within a larger dwelling. SROs are often associated with rooming houses but can also be provided in the form of a dormitory, which is more common in student residents or independent living facilities. SROs can also serve as form of co-housing where rooms are rented individually but larger common areas and amenities are shared by a group of people.

A jurisdictional scan showed the density limits for SROs range from a maximum of 3 to 18 residents, however, research notes tenants generally are more satisfied where there are 5 or fewer residents. Additionally, best practices for larger rooming houses include the provision of on-site staff such as a property manager or support staff/case workers depending on needs of residents.

In HRM, SROs are mainly regulated by zone (majority of zones do not permit more than 3 persons). Where the use is permitted and there is not a specific limitation on the number of occupants, parking requirements will generally impact density. For example, as a parking space is required for each bedroom, the size of the rooming house is dependant on the number of on-site parking spaces the lot can accommodate.

Licensed Special Care Homes

In Nova Scotia, licensed special care homes range from large scale residential care facilities to small-options homes which serve 3 to 4 residents. Additionally, care can range from nursing care to personal support. Homes are regulated by the [Homes for Special Care Act](#) under the authority of the Department of Community Services or Department of Health and Wellness, depending on the type of care home. All special care homes administered by the Department of Community Services require a licence. These include small-options homes, group homes and other types of community based residential care facilities. Special Care Homes administered by Department of Health are licensed depending on the level of care and need. These include nursing homes and residential care facilities.

A jurisdictional scan showed the density limits for special care homes range from 6 to 10 occupants in low density areas. The City of Hamilton allows this number of occupants to increase to 15 in medium density zones. In regard to larger special care homes, there is little literature that speaks to the appropriate size/number of bedrooms. This will depend on the number of staff and level of care. Where more care is required, some research indicates that a home that can accommodate 12-15 residents is ideal for socialization and cost effectiveness.

In HRM, small options homes (3 or fewer residents) are permitted in all residential zones as-of-right. Beyond this, there is significant variation in how HRM's community LUBs permit special care homes in low density zones. Some permit up to 6 rooms, others permit up to 10 residents, while others do not reference the use at all. Additionally, some older LUBs require a minimum separation distance between special care facilities.

Larger special care homes (residential care facilities) are permitted in most mixed use or institutional zones, but LUB provisions require that the use is licensed under the [Homes for Special Care Act](#).

Halfway House

Halfway Houses refer to transitional housing targeted towards individuals exiting the correctional system and transitioning to living within the community. Halfway Houses are regulated by the federal government and are not required to comply with municipal LUBs. However, the federal government will generally ensure they are in compliance with municipal by-laws before siting a home.

Supportive Housing

For the purposes of this report, supportive housing includes housing that provides either temporary or permanent support to residents. This can be in the form of transitional housing for those in recovery or fleeing an unsafe living situation or in the form of permanent supportive housing for those needing assistance or support with daily living in the longer term. Similar to smaller scale special care homes, where jurisdictions use the number of occupants to regulate supportive housing, 6 to 10 is noted as appropriate for low density areas, although some jurisdictions will allow for up to 18 residents.

In HRM, supportive housing (which is mostly referred to as group homes) is regulated by zone or is not permitted as most By-laws require licensing under the [Homes for Special Care Act](#) if located in lower density zones.

Seniors' Housing/Assisted Care

Seniors' housing or assisted care generally refers to housing that is designed to allow for greater mobility and often targeted to individuals aged 55 or older. While it is acknowledged, that seniors' housing provisions in LUBs that imply age limits can be seen as a form of discrimination, many municipal jurisdictions still include land use provisions for seniors' housing. A jurisdictional scan found municipal LUBs generally do not include maximum occupant numbers and scale is instead regulated through zoning and built form provisions or licensing requirements.

In HRM, unlicensed seniors' housing is mainly regulated by zoning and built form provisions and rarely includes a density or occupant limit. Definitions for seniors' housing vary broadly throughout HRM's LUBs. Some require licensing under the [Homes for Special Care Act](#), while others require the home be administered by a public housing authority, fraternal society or non-profit organization. Others simply require the home be designed for seniors with little guidance while others require much more detailed building provisions. While seniors' housing is one of the more broadly permitted types of shared housing in HRM's 21 LUBs, it is not regulated in a consistent manner.

Housing and Homelessness Partnership and Affordable Housing Work Plan

In October 2013, Regional Council endorsed HRM's formal participation in the [Housing and Homelessness Partnership](#). The Partnership is made up of various levels of government and organizations with the goal "to end housing poverty and homelessness in the Halifax Region".

As a result of the work of the Partnership, in July 2018, Regional Council directed staff to proceed with the initiatives contained in the [Affordable Housing Work Plan](#) which included removing policy and regulatory barriers to support a diversity of housing needs, such as seniors' housing, rooming houses, and supportive housing and to generate new opportunities for shared living arrangements.

Since 2018, HRM has further acknowledged its role in supporting affordable housing initiatives through other region wide initiatives such as the [Public Safety Strategy](#), [Anti-Poverty Solution Strategy](#), participation in the [Rapid Housing Initiative](#) and development of emergency modular housing units.

COMMUNITY ENGAGEMENT

The community engagement process for this project is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was achieved through a public questionnaire, public workshops and one on one meetings with targeted stakeholders. While the majority of the formal engagement took place in the summer and fall of 2017, staff have continued to engage with stakeholders to ensure information collected has remained relevant.

A detailed summary of feedback received through the 2017 questionnaire and public workshops can be found in Attachments D and E of this report. The majority of the feedback received was favorable on the general approach. Most respondents noted the importance of providing consistent rules for all types of residential uses. Of those who expressed concern with the general approach, some identified the potential incompatibility with neighbouring uses, potential impacts to property tax and potential issues with property maintenance. Others questioned the rationale and ethics of applying any additional provisions for shared housing uses beyond what is required for a traditional residential use.

In discussing density limits for shared housing uses in lower density residential neighbourhoods, some supportive housing service providers noted housing that can accommodate 6 to 8 bedrooms is ideal, although some noted the need to include bedrooms that can accommodate over-night support staff. It was further noted that once a building exceeds 10 bedrooms, costs can increase significantly.

DISCUSSION

The proposed amendments, if approved, will remove barriers to developing shared housing uses while respecting the spirit of the original land use policies in the existing planning documents. The intent of the amendments is not to drastically change the character of existing communities; rather, the intent is to recognize that shared housing uses are residential in nature and are in fact compatible with other residential uses which are permitted in communities.

The proposed amendment package removes policies and regulatory barriers to provide a consistent approach in considering the development of shared housing uses in HRM. The following paragraphs review the rationale and content of the proposed RMPS, SMPS and LUB amendments.

In summary, the proposed amendments would:

- establish consistent and simplified definitions for a shared housing use and its sub-use, shared housing with special care use;
- permit shared housing in all zones that allow residential uses and continue to allow the use where shared housing type uses are already permitted;
- remove requirements for provincial licencing, and the requirements for developments to be exclusively managed by a public authority, non-profit or fraternal organization;
- in low density residential and institutional zones allow shared housing with up to 10 bedrooms;
- allow larger scale shared housing with special care where the existing SMPS policies and zones permit a form of seniors' housing or care facility, but not general residential uses;
- remove parking requirements associated with shared housing uses; and
- establish a consistent approach to secondary plan policy that enables shared housing with special care by development agreement, where similar policy already exists.

Shared Housing Terminology

A main principal of this project identifies the importance of reducing terms and definitions to describe shared housing uses. However, it is appreciated that different standards are warranted for shared housing uses that provide higher levels of care or require increased mobility standards. As such the proposed amendments include two definitions to describe shared housing uses:

1. SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:
 - (i) that are rented for remuneration as separate rooms for residential accommodation; or
 - (ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act. For greater certainty, a shared housing use is not considered a multiple family residential development.

The definition for shared housing will replace terms such as rooming/boarding houses, group homes and dormitories but could also be interpreted as a residential care use, long term care, assisted care or housing targeted to seniors. This consolidation reflects a desire to simplify and reduce the number of definitions of shared housing models present in HRM's by-laws to create opportunity for a wider range of housing, which is more consistent with the RMPS as well as the [Statement of Provincial Interest regarding Housing](#).

2. SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants and must meet the definition of Shared Housing Use.

The definition for shared housing with special care will replace terms related to residential care use, long term care, assisted care or housing targeted to seniors. The intent of this definition is to ensure developments of shared housing with special care are targeted to residents who require additional care or require a higher building standard to include additional accessibility and safety features.

Regional Municipal Planning Strategy (RMPS) Amendments

The RMPS is a strategic policy document that sets out the goals, objectives and direction for long term growth and development in the Municipality. Amendments to the RMPS are significant undertakings and Council is under no obligation to amend its policy direction. In this case, staff advise that the Regional Plan, and applicable SMPS and LUBs should be amended to enable shared housing as a residential use in a broad and consistent manner throughout the Municipality.

Amendments to the RMPS focus on updating terminology focused on special care facilities to include all forms of shared housing and by including new policy that requires shared housing to be permitted as a residential use at a scale and density that is compatible with other residential uses permitted in the zone. The proposed RMPS policy further:

- allows the consideration of shared housing uses in institutional zones through the community LUBs;
- enables the consideration of development agreement policy where supported by the community SMPSs; and
- includes policy that clarifies any references to residential care facilities, nursing homes, long term care, assisted care or housing targeted towards seniors' housing in community SMPS shall be replaced with the term shared housing with special care.

While the proposed RMPS amendments will inform provisions within the SMPSs and LUBs, specific amendments to provisions in each set of documents are still required to address enabling development agreement policies and LUB provisions.

Community SMPS Amendments

There are 18 existing policies that consider the development of shared housing with special care uses through a development agreement in the 21 community SMPSs. This includes policy related to residential care facilities, long term care, assisted care living and seniors' housing, although terminology will change from plan area to plan area. While there are commonalities in the intent of the 18 policies, there are differences in terminology or policy structure that can be confusing and may be interpreted in different ways. As such, staff propose amending all existing enabling policy for development agreements that consider shared housing with special care type uses to a consistent policy set throughout the community SMPSs.

The proposed region wide policy set will replace the majority of the 18 development agreement policies that currently permit residential care facilities, long term care, assisted care and a housing targeted towards seniors. Some policies allow the development of both shared housing with special care type uses and multiple unit dwellings. In those cases, changes to existing policy are not being proposed to ensure parity with multiple unit dwellings.

The proposed region wide policy will not create new opportunities to consider a shared housing with special care type use by development agreement but intends only to create consistency where enabling policy currently exists. The proposed policy set includes 2 parts.

Policy A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. It shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- c) grading, sedimentation and erosion control, and stormwater management;
- d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- f) proximity of the site to public transit, where the service is provided;
- g) that there is sufficient indoor and outdoor common amenity space for residents;
- h) the general maintenance of the development;
- i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- j) the adequacy of wastewater facilities and water systems;
- k) the housing needs of the local community;
- l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- m) the provisions of applicable implementation policy¹.

¹ To be updated for each SMPS.

Policy B In addition to Policy A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- b) a minimum of 10 shared housing bedrooms must be provided in each building.

Policy A includes 13 clauses that focus on a range of planning considerations including compatibility with neighbouring uses, appropriate amenity space for residents, impact on traffic networks and environmental considerations. These considerations were already common in the existing development agreement provisions and follow established planning principles. There are two existing policy sets that include unique policy considerations that are specific to the plan area. As such the proposed amendments still include these unique policy considerations in the specific plan area, to respect the intent of the overall community plan. There are also four cases where existing policy was retained as it was applied to a specific property (see Attachment F).

Policy B allows the consideration for more than one building or main dwelling on a lot for shared housing with special care type uses. This is intended to address ambiguity with interpretation of some existing policy. While Policy B will allow the consideration of more than one building or main dwelling for shared housing with special care uses under development agreements, it does require each building or dwelling to include a minimum of 10 bedrooms. This is to promote a campus style development.

In addition to the above noted policy, each community plan will further include implementing policy that:

- updates terminology where shared housing and shared housing with special care types uses are enabled;
- enables the consideration of all types of shared housing at a larger scale than considered in the LUB where there is enabling policy to consider multiple unit dwellings by development agreement. This follows a principal theme of the shared housing project that recognizes shared housing as a residential use;
- allows non-substantive amendments to existing development agreements for shared housing with special care type uses to be considered under the policies in effect at the time the development agreement was approved. Should Council approve the proposed amendments, substantive amendments to existing development agreements will need to be considered under the new policy; and
- further allows complete applications for development agreements for shared housing with special care type uses that are currently under consideration by the Municipality to continue under existing policy consideration for an additional 36 months. Should Council approve the proposed amendments, where any such application is withdrawn, significantly altered, refused by Council, or not brought to Council for consideration within 36 months, the development will be subject to the new policy. At the time of writing this report, staff are only aware of one active planning application.

Community LUB Amendments

The primary tool for implementing the proposed new shared housing policies is the Municipality's 21 LUBs. The proposed LUB amendments allow for low-impact (typically 10 or fewer bedrooms) shared housing uses to be permitted as-of-right, providing for a quick path to approval for new shared housing developments.

In addition to enabling shared housing uses in low-density residential zones, the proposed amendments will bring consistency to the variety of shared housing type uses which are found throughout the LUBs. As noted earlier in this report, there are often drastically different regulations for seemingly identical types of permitted uses, leading to confusion for the public and inequality in terms of where new housing types can develop. Seniors' housing, for example, is a use which is permitted in several former-County LUBs, but depending on the plan area, may simply mean any housing designed for seniors, or may be restricted to housing which is licensed by the Province. Furthermore, the provincial licensing required by some LUBs is not reflective of how the Province regulates housing today, effectively precluding those uses from being developed.

Any existing permitted uses which are replaced with the new shared housing use and which had density

limits greater than the standard 10 bedrooms will continue to have this greater density limit applied. For example, in zones which currently permit boarding or rooming houses with no limit on the number of occupants, the proposed amendments will permit a shared housing use with no limit on the number of bedrooms.

The proposed amendments to the LUBs (Attachment C) include the new definition for both shared housing and shared housing with special care and will remove definitions and references to terms that were previously used to describe shared housing type uses. The following provides a summary of how shared housing uses will be permitted:

- In lower density zones, shared housing will be permitted in conjunction with a permitted dwelling unit, meaning the building must include a kitchen and sanitary facilities and meet applicable building code and LUB provisions associated with a dwelling use.
- In lower density zones, shared housing uses may have up to 10 bedrooms per permitted dwelling unit.
- In zones where multiple unit dwellings are permitted, shared housing uses of a similar density and built form will be permitted.
- Where shared housing type uses are already permitted, the use will continue to be permitted, but the language will be updated to be more inclusive and create consistency across all LUBs. In some cases, this may mean a shared housing use is permitted in a commercial zone, or a residential zone may not be limited to 10 bedrooms to ensure no existing development rights are taken away.
- Where land uses such as seniors' housing, residential care facilities, or nursing homes are permitted, the uses will continue to be permitted, but these terms will be replaced with the more inclusive shared housing with special care use.
- Parking minimums will not be required in association with a shared housing use.

Attachment G provides a summary of how the proposed amendments will impact each LUB. The following aspects of the proposed amendments warrant detailed discussion:

Parking

A frequent issue cited with developing various forms of shared housing is requirements for parking. Parking needs are largely determined by the type of resident, and it is difficult to create blanket regulations which make sense for all types of shared housing. For example, shared housing serving young professionals may require multiple parking spaces, whereas shared housing serving vulnerable youth may have very limited parking requirements. To remove barriers to providing a wide variety of shared housing forms, the proposed amendments do not require any parking above what is required for a dwelling unit in low-density residential zones. However, there is no prohibition on providing parking, allowing shared housing providers to determine their own parking requirements. It is generally understood that high residential parking requirements in many areas increase residential development costs and make it more difficult to provide affordable housing, as noted in [HRMs Regional Parking Strategy Functional Plan](#) and follows a similar approach to parking requirements approved in the recently approved Regional Centre Plan.

On-site Water & Sewer Capacity in Rural Areas

On-site septic systems are regulated by Nova Scotia Environment and Climate Change (NSECC). Design and capacity of on-site septic systems is tied to the number of bedrooms to be served by the system. Although the proposed LUB amendments enable a shared housing use with up to 10 bedrooms per dwelling unit, the actual number of bedrooms permitted would be subject to approval from NSECC for on-site septic.

Where a new dwelling is constructed or an existing dwelling is proposed to be renovated to add additional bedrooms, Building and Development Permits will be required. For properties serviced by an on-site septic system, building permit applications may require an approval certificate from NSECC, which states the maximum number of bedrooms which may be served by the existing or proposed on-site septic system. Existing septic systems, or existing undersized lots, may not be capable of handling the maximum permitted density, and the actual maximum density may be less.

Existing Shared Housing Uses

In all zones which currently permit some form of shared housing, these uses will continue to be permitted, but will fall under the new shared housing use definition. Many zones and LUBs permit only a very specific or limited form of shared housing, such as a group home or residential care facility, and often are very limited in the number of occupants permitted. In most cases, these existing permitted uses will be expanded to bring consistency to all LUBs and to remove out-dated occupancy limits.

While every effort has been made to ensure that all currently permitted uses continue to be permitted, it is plausible that there may be some existing unique use that is not captured by the proposed amendments. In such cases, the use would become non-conforming and would be allowed to continue to exist. Non-conforming uses are protected by the [HRM Charter](#), and cannot be regulated out of existence.

Institutional Zones

Many LUBs have Institutional or Community Facility zones which permit some form of shared housing with special care, such as residential care facilities or nursing homes. While these types of uses are now recognized as being residential, rather than institutional uses, these will continue to be permitted in institutional zones as shared housing with special care to ensure that no opportunities to develop this form of housing are lost through these amendments.

In addition to ensuring shared housing with special care uses continue to be permitted, it is also recognized that other forms of shared housing are often associated with institutional uses. Denominational institutions, for example, may have a shared housing component. Therefore, the proposed amendments allow a shared housing use with 10 or fewer bedrooms in all institutional zones, including those zones which do not currently permit any residential uses.

Alignment with Provincial Acts and Initiatives

Provincial Statement of Interest Regarding Housing

The Statements of Provincial Interest address issues related to future growth and are intended to serve as guiding principles to help Provincial Government departments, municipalities, and individuals in making decisions regarding land use. [The Statement of Provincial Interest regarding Housing](#) directs municipalities to include housing policies that address affordable housing, special-needs housing and rental accommodation as well as to treat group homes consistent with their residential nature, while taking into account that group homes with specialized services may have more specific locational criteria.

The proposed amendments for shared housing are consistent with the Statement of Provincial Interest regarding Housing as it removes barriers to various forms of shared housing uses that can serve as important forms as affordable housing and includes consistent built form provisions for all types of residential uses within a zone.

Alignment with Nova Scotia Human Rights Act

Generally, planning documents must be consistent with the NS [Human Rights Act](#). Section 5 of the NS *Human Rights Act* prohibits discrimination with respect to the provision of or access to services or facilities, accommodation, and the purchase or sale of property on the basis of the following protected characteristics:

- age;
- race, colour, religion, or creed;
- sex, sexual orientation, gender identity or gender expression;
- physical disability, mental disability, or an irrational fear of contracting an illness or disease;
- ethnic, national, or aboriginal origin;
- family or marital status;
- source of income;
- political belief, affiliation, or activity; and
- an individual's association with another individual or class of individuals having the above characteristics.

The *NS Human Rights Act* applies to the principles of shared housing as well as seniors' housing. The 2011 [final report](#) of the Law Reform Commission (now the Access to Justice and Law Reform Institute) does not support an amendment to the *Human Rights Act* to allow Seniors-only Housing. The report recommended at page 29 that:

Finally - and most importantly - when we consider whether to introduce an amendment that would immunize any seniors-only age limit from a complaint under the Act [NS Human Rights Act], we cannot escape the conclusion that the interests served by housing which is exclusive to those over a certain age are not as significant as those which stand to be affected on the part of those excluded - namely, denial of housing opportunities that may be suitable - or even ideal - for the affected individual.

Department of Community Services' Disability Support Program

Over the past few years, the provincial Department of Community Services' Disability Support Program (DSP) has been working to expand the number of community supports and Small Option Homes (SOH) available to persons with disabilities while simultaneously closing larger residential facilities. SOHs being developed by the program are located in community homes, with up to 4 residents and staff support. The Province notes significant zoning barriers province-wide as it aims to develop more small residence-based facilities. Current zoning requirements often differentiate between a traditional single-family residence and a SOH. The Province has indicated barriers to the placement of SOHs where zoning provisions include limits on the number of residents allowed in a SOH, as well as separation distances between SOHs and parking requirements not imposed on other residences in the same zone. Provincial goals for expansion of this program requires a shift to treat SOHs and traditional low-density residences the same way.

Related Municipal Initiatives

The following summarizes HRM's existing initiatives related to Shared Housing

Rental Registry

On April 30, 2019 Regional Council [directed staff](#) to prepare amendments to By-law M-200, Respecting Standards for Residential Occupancies, that include provisions for mandatory registration of residential rental accommodations. The registration requirements are intended to apply to certain residential rental units, including some shared housing type uses, to facilitate a more strategic inspection process, improve community integration, and help ensure rentals meet minimum safety and liveability standards.

Joint Project for Regulatory Modernization

As part of the [Joint Project for Regulatory Modernization](#), the Province and HRM are working together with the business sector to reduce red tape and develop more effective regulation. This collaboration is working to reduce the regulatory burden caused by rules, requirements and processes that are unnecessarily complex, outdated, or redundant. These barriers are costly for business and government and can impede economic growth and innovation. HRM adopted a Charter of Governing Principles for Regulation Administrative Order in February 2018 to help modernize regulation and incorporate Regulatory Impact Assessment (RIA) and regulatory reform best practice into decision-making.

This project provides clarity for citizens and business owners who wish to develop or live-in shared housing projects by standardizing the approach across the municipality and enabling them through the quickest approval processes available.

Centre Plan/Plan and By-law Simplification

HRM's inconsistent and outdated land use plans are in the process of being reviewed, consolidated and simplified through the Plan and By-law Simplification initiative. This work is already underway through the adoption of the [Regional Centre Plan](#). Provisions in the recently adopted Regional Centre Plan already include provisions for shared housing that reflect the general intent of the recommendations in this report. Staff have worked closely with the Centre Plan team to ensure the approaches for the region wide amendments for shared housing and the approach in the Centre Plan were coordinated.

Conclusion

The proposed amendments for shared housing will allow for more complete communities throughout the Municipality by simplifying approval processes and removing barriers to the development of housing targeted towards seniors, those in need of support or personal care, those in need of affordable housing options or those seeking a group style living situation. The recommended approaches contained in this report are consistent with best practices across the country and feedback received in our Community Engagement.

Staff and Council have identified a growing need for housing in all sectors of our population, but the groups targeted in this report are especially vulnerable as housing forms that suit their needs have not been permitted widely in the past. Given the benefits of a modernized approach for shared housing, staff recommend that Regional Council approve the proposed amendments to the RMPS, SMPSs and LUBs to enable shared housing in all zones that permit residential uses at a scale and form that is consistent with the surrounding residential context.

FINANCIAL IMPLICATIONS

There are no financial implications. The HRM costs associated with the RMPS/SMPS/ LUB amendment process can be accommodated within the approved operating budget with existing resources.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application involves proposed RMPS, SMPS and LUB amendments. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

ALTERNATIVES

Regional Council may choose to:

1. Modify the proposed amendments to the RMPS, SMPS and LUB for shared housing as set out in Attachments A, B and C 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 and may require a supplementary staff report incorporating the proposed changes. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Refuse the proposed amendments to the RMPS, SMPS and LUB for shared housing. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

Attachment A	Regional Municipal Planning Strategy Amendments
Attachment B	Secondary Municipal Planning Strategy Amendments
Attachment C	Land Use By-law Amendments
Attachment D	Detailed Summary of Shared Housing Questionnaire
Attachment E	Detailed Summary of Shared Housing Workshops
Attachment F	Unique Policy Consideration in for Shared Housing with Special Care Enabled by Development Agreements in Secondary Municipal Planning Strategies
Attachment G	Land Use Bylaw Amendment Summary Table

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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Attachment A
Regional Municipal Planning Strategy Amendments

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

1. Within section 3.6, Housing Diversity and Affordability, amend Policy S-30 by deleting the text shown in strikethrough and inserting the text shown in bold as follows.

S-30 When preparing new secondary planning strategies or amendments to existing secondary planning strategies to allow new developments, means of furthering housing affordability and social inclusion shall be considered including:

- a) creating opportunities for a mix of housing types within designated growth centres and encouraging growth in locations where transit is or will be available;
- b) reducing lot frontage, lot size and parking requirements;
- c) permitting secondary and backyard suites in all residential areas; (RC-Sep 1/20;E-Nov 7/20)
- d) permitting ~~homes for special care of more than three residents~~ **shared housing uses** of a scale compatible with the surrounding neighbourhood **in all areas where residential uses are permitted and minimizing additional requirements beyond those for residential uses;**
- e) ~~permitting small scale homes for special care as single unit dwellings and eliminating additional requirements beyond use as a dwelling;~~
- f) introducing incentive or bonus zoning in the Regional Centre;
- g) allowing infill development and housing densification in areas seeking revitalization; and,
- h) identifying existing affordable housing and development of measures to protect it.

2. Within section 3.6, Housing Diversity and Affordability, insert Policy S-39 and Policy S-40 following Policy S-38, as shown in bold as follows.

S-39 HRM supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. While community plans and land use by-laws have traditionally used varying terms to describe different household forms such as special care facilities, transitional housing or single room occupancies, HRM has adopted the term shared housing to describe such uses. Shared housing use is a broad term that describes a variety of household forms where housing is shared by a group of individuals living under separate leases or agreements where support services may or may not be provided. In supporting the provision of shared housing uses HRM

- (a) shall, through the applicable land use by-laws, permit shared housing forms in all zones that permit residential uses at a scale and density that is compatible with the intent of the applicable zones. Additional controls beyond those for dwelling units shall be minimized to reduce regulatory barriers for shared housing developments;
- (b) through the applicable land use by-laws, may permit shared housing in institutional zones at a scale and density that is compatible with surrounding uses; and
- (c) may, through the applicable land use by-laws and secondary planning strategies, permit shared housing uses through a development agreement at a larger scale than would be permitted by the zone or in zones that do not permit residential uses.

S-40 Shared housing with special care is a form of shared housing use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations. It shall be the intention of Council to replace, within existing secondary planning strategies, references to residential care facilities, nursing homes, long term care, assisted care or housing targeted towards seniors housing with the term shared housing with special care.

I, _____, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted by-law was passed at a meeting of the Regional Council of the Halifax Regional Municipality for held on [DATE], 202[#].

NAME
Municipal Clerk

Attachment B
Secondary Municipal Planning Strategy Amendments

Proposed Amendments to the Beaver Bank, Hammonds Plains, and Upper Sackville MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Beaver Bank, Hammonds Plains, and Upper Sackville is hereby amended as follows:

1. Amend Section I, Regional Context, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Beaver Bank Villa, in North Beaver Bank, contains a large "home for special care" facility which includes both a nursing home and an adult residential centre. ~~Care is provided for the elderly and the mentally handicapped.~~ It is privately owned, and located on the site of a former RCAF radar station. This regional facility caters primarily to residents from the Halifax-Dartmouth metropolitan area and Hants County, but also receives residents from the rest of the Province.

2. Amend Section II, subsection Mixed Use Designations – Land Use Policies, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

In keeping with the low density nature of development, one and two unit dwellings will be permitted in the Mixed Use A, B and C Designations. Given the concern with on-site sewage disposal and the desire for a low density environment, it is felt that, except for **shared housing with special care senior citizen housing**, which is recognized as fulfilling a special need, multi-unit development should not be permitted due to the absence of municipal water and sewer services.

3. Amend Section II, subsection Mixed Use Designations, Policy P-8, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

P-8 Within the Mixed Use A and B Designations, it shall be the intention of Council to establish a Mixed Use 1 Zone which permits single and two unit dwellings, open space uses, existing mobile dwellings, ~~boarding and rooming houses~~ **shared housing uses** and bed and breakfast establishments, the limited use of residential properties for business purposes, small scale commercial and resource related activities and most institutional uses. Controls on open storage and parking will be established to address compatibility concerns with surrounding development. Forestry uses and larger scale agricultural operations, with the exception of intensive agriculture operations, shall be permitted subject to separation distance requirements designed to promote compatibility with surrounding land uses.

4. Amend Section II, Subsection Mixed Use Designations, by deleting the text shown in strikethrough and by inserting the text shown in **bold** immediately after Policy P-9, as follows:

Within the Mixed Use C Designation, in addition to single and two unit dwellings, and **shared housing uses** ~~boarding, rooming and guest houses~~, mobile dwellings will also be permitted. They are considered to be an important and necessary component to the housing stock of the area.

5. Amend Section II, subsection Mixed Use Designations, Policy P-11, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

P-11 Within the Mixed Use C Designation, it shall be the intention of Council to establish a MU-2 (Mixed Use 2) Zone which permits single and two unit dwellings, mobile dwellings, **shared housing uses** ~~boarding and rooming houses~~, bed and breakfasts, the use of residential properties for business purposes, institutional uses, small scale commercial and industrial activities, resource uses, and existing salvage yard operations. Controls on open storage and parking will be established to address compatibility concerns with surrounding development. Forestry uses and larger scale agriculture operations, with the exception of intensive agriculture operations, shall be permitted subject to separation distance requirements. Larger commercial and industrial uses to a maximum of 10,000 square feet shall also be permitted provided that they have direct access to Highway No. 1 and are subject to increased yard, frontage and lot size requirements as well as separation distances from watercourses and R-1(Single Unit Dwelling) and R-2(Two Unit Dwelling) Zones.

6. Amend Section II, subsection Mixed Use Designations, Policy P-32(a), by inserting the text shown in **bold**, as follows:

P-32(a) It shall be the intention of Council to recognize and support the continuation of existing development at the Beaver Bank Villa, through the creation of a R-8 (Special Area) Zone. Existing residential, commercial, **shared housing with special care** and institutional uses will be permitted, as well as the expansion of existing commercial and institutional uses, and their conversion to other institutional uses and commercial uses permitted in the C-2 (General Business) and C-4 (Highway Commercial) Zones as established in Policies P-23 and P-24. Redevelopment of the housing site is permitted as a mobile home park. Additional new development will be permitted according to the provisions of the MU-1 (Mixed Use 1) Zone, established in Policy P-8.

7. Amend Section II, subsection Residential Designation, Land Use Policies, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Land Use Policies

The Residential Designation recognizes and supports the predominantly suburban residential character of these subdivision areas and supports their protection from non-residential land uses.

The desire to preserve and protect the low density environment will be achieved by restricting new residential development to single unit dwellings. Existing two unit dwellings and mobile dwellings will also be considered as permitted uses within the Designation.

Given the concern with on-site sewage disposal and the desire for a low density environment, multi-unit dwellings will not generally be permitted. It is felt that multi-unit development is more appropriate in urban areas where municipal services are available. The one exception is **shared housing with special care** ~~senior citizen housing~~, which fills a special community need (Policy P-39A and P-39B).

8. Amend Section II, subsection Residential Designation, Policy P-38, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

P-38 It shall be the intention of Council to establish a P-2(Community Facility) Zone in the land use by-law which permits a variety of community related uses such as elementary schools, churches, medical clinics, libraries, community centres and **shared housing with special care uses** ~~residential care~~ and day care facilities which provide a local

community service. Landscaping requirements will be established in the zone to help ensure compatibility with adjacent residential development.

This zone shall be applied to existing community facility uses. In considering any amendments to the schedules of the land use by-law to permit new community facility uses within the Residential Designation, Council shall have regard to the following:

- (a) the potential for adversely affecting adjacent residential development;
- (b) the impact of the proposed use on traffic volume and the local road network, as well as traffic circulation in general, sighting distances and entrance to and exit from the site;
- (c) preference for a site which is provided with sidewalks, or adequate pedestrian walkways, as well as street lighting;
- (d) that the facility provide a local community service;
- (e) that the architectural design, including the scale of any building and its exterior finish are compatible with adjacent land uses, as may be more particularly described in the Land Use By-law;
- (f) that the lot meets the lot standards of the P-2 (Community Facility) Zone; and
- (g) the provisions of Policy P-137.

9. Amend Section II, subsection Residential Designation, by deleting Policy P-39.

10. Amend Section II by inserting the text shown in **bold** immediately after Policy P-38, as follows:

~~Senior citizen housing~~ **Shared Housing with Special Care** provides much needed accommodation for community residents. The Department of Housing selected a site in Uplands Park, to serve the Hammonds Plains area and the Municipality approved the required zoning to allow the project to proceed. Sites in other communities may be needed in the future. However, because of the more intensive residential use such facilities entail, there is a need to ensure that the design, scale, layout, and maintenance of such facilities is compatible with the surrounding lower density neighbourhoods.

P-39A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Within the Residential Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) **the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;**
- (b) **the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;**
- (c) **grading, sedimentation and erosion control, and stormwater management;**
- (d) **that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;**
- (e) **proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;**
- (f) **proximity of the site to public transit, where the service is provided;**

- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy P-137.

P-39B In addition to Policy 39A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

11. Amend Section II, subsection Residential Designation, Policy P-40, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

P-40 Notwithstanding Policies P-34 and P-39, within the Residential Designation, it shall be the intention of Council to specifically include the **shared housing with special care** ~~senior citizen housing~~ project proposed for Uplands Park on LIC Number 420927 as a permitted use within the R-1(Single Unit Dwelling) Zone.

12. Amend Section IV, subsection Implementation, Policy P-135(e), by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

P-135 The following uses shall only be considered subject to the entering into of a development agreement according to the provisions of the Municipal Government Act:

.....

(e) Within the Residential Designation:

- (i) **Shared senior citizen housing with special care at a larger scale than permitted in the underlying zone** according to **Policies P-39A and P-39B** ~~Policy P-39~~;
- (ii) model homes and office uses according to Policy P-41; and
- (iii) two Unit, townhouse and multiple dwelling uses on the lands known as Blocks A through D of the Glen Arbour Integrated Golf Course and Residential Community according to Policy P-41a to P-41h. (RC-Apr 24/01;E-Jun 9/01)

13. Amend Section IV, subsection Implementation, by inserting the text in **bold** immediately after Policy P-151, as follows:

P-152 Where there is enabling policy to consider the development, by development agreement , of a multiple unit dwellings or the expansion of existing multiple unit

dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

- P-153 Notwithstanding Policies P-39A and P-39B, applications for non-substantive amendments to development agreements that now meet the definition of shared housing with special care in the land use by-law that were in effect on the coming in force of Policies P-39A, and P-39B, shall be considered under the policies in effect at the time the development agreement was approved, provided that the proposed amendments were identified in the agreement as non-substantive.**
- P-154 Complete applications for development agreements on file with the Municipality located in this plan area, which were received on or before INSERT FIRST READING DATE, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By-law. Applications that have not proceeded to public hearing within 36 months of INSERT FIRST READING DATE shall be subject to all applicable requirements of this Plan and the Land Use By-Law.**

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Bedford MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Bedford is hereby amended as follows:

1. Amend Residential Section, subsection Residential Comprehensive Development Districts, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

The Residential Comprehensive Development District designation requires developers to enter into negotiated development agreements with Council for areas which are zoned Residential Comprehensive Development District (RCDD) Zone as per Policy R-10. Within the Residential Comprehensive Development District Zone the following uses may be permitted:

- a) Single Detached Dwellings;
- b) Two-Unit Dwellings;
- c) Townhouse Dwellings;
- d) Multi-Unit Dwellings;
- e) Mobile Homes;
- f) Neighbourhood convenience stores;
- g) Neighbourhood commercial uses;
- h) Institutional uses;
- i) Parks and recreational uses;
- j) Uses accessory to any of the forgoing uses; and
- k) **Shared housing Uses** ~~Senior Residential Complexes~~

2. Amend Residential Section, subsection Residential Comprehensive Development Districts, Special Housing Needs, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

- a) Seniors Residential Complexes - Although most senior citizens in Bedford live in their own dwelling or live with relatives, it is anticipated that the demand for multiple residential for seniors will increase. Council should consider various objectives with respect to the development of seniors residential facilities in Bedford. Council should consider conducting research on the concept of daycare facilities for seniors. Research by CMHC has identified a number of planning, site and building factors relative to multiple residential complexes for seniors. Their integration within established communities and close proximity to amenities, services and public transportation should be priority criteria. The provision of various programs and services within any complex should also be encouraged, where appropriate, to help achieve a good quality of life for the residents. Some examples may be day-care, homemaker services, personal and/or medical care services, meal programs, physiotherapy and activity programs. The achievement of a community orientation, i.e. encouragement of social interaction between residents and others from the community, is a very important objective. To help ensure that the venture is successful in all respects is important to both the Town and residents. Increasingly, these facilities will be provided by the private sector and **some** development guidance should be provided through provisions in the MPS. The criteria in **Policies R-19B and R-19C** ~~Policy R-19A~~ apply to the traditional form of seniors residential complexes which are generally viewed as institutional uses and are not applicable to housing forms that are targeted at certain market groups (i.e. empty nesters and adult lifestyle) which do not require these special design features.

3. Amend Residential Section, Policy R-4, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

R-4: It shall be the intention of Town Council to establish a "Residential" designation on the Generalized Future Land Use Map. The Residential designation shall permit the full range of residential uses as well as park uses and ~~special care facilities for up to 40 residents~~ **shared housing uses with up to 10 bedrooms**. Institutional uses and utilities may be permitted by rezoning. ~~Special care facilities for more than 10 residents~~ **Shared housing uses with more than 10 bedrooms** may be permitted by development agreement.

4. Amend Residential Section, Policy R-5, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

R-5: It shall be the intention of Town Council to establish the following zones within the residential designation:

- Residential Single Unit Zone (RSU) which permits single detached dwellings and existing two unit dwellings
- Residential Two Unit Zone (RTU) which permits single detached and two unit dwellings be they linked homes, semi-detached dwellings, duplex dwellings, or single detached with basement apartment
- Residential Townhouse Zone (RTH) which permits townhouses Bedford Municipal Planning Strategy Page 22
- Cushing Hill Residential Zone (CHR) which permits single detached dwellings, two-unit dwellings, semi-detached and townhouses on shared or individual lots. (RC-Dec 10/19;E-Feb15/20)
- Residential Multiple Dwelling Unit Zone (RMU) which permits multiple-unit buildings

These zones shall apply in the existing neighbourhoods which are identified by the Residential designation on the Generalized Future Land Use Map. Neighbourhood parks and ~~special care facilities~~ **shared housing uses** for up to 10 residents will also be permitted in these zones.

5. Amend Residential Section, Policy R-7, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

R-7: It shall be the intention of Town Council to establish a Residential Reserve Zone (RR) which shall permit single unit residences on large lots, ~~special care facilities for up to 40 residents~~ **shared housing uses with up to 10 bedrooms**, and local parks.

6. Amend Residential Section, Policy R-9, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

R-9 It shall be the intention of Town Council to establish Residential Comprehensive Development Districts (RCDD) within the Residential Development Boundary where the predominant housing form of each residential district shall be the single-unit detached dwelling unit. These residential districts are shown on the Generalized Future Land Use Map. Council shall enter a development agreement to control the development within the area identified as RCDD. Permitted uses within RCDDs shall include, but not be limited to, single detached dwelling units, two unit attached dwellings, townhouses, multiple unit dwellings, mobile home, **shared housing uses** ~~senior residential complexes~~, neighbourhood convenience stores, neighbourhood commercial uses, institutional uses, parks and recreational uses. Three RCDD areas have been identified: a) the remaining lands of Bedford Village Properties near Paper Mill Lake; b) the area between Union

Street and the Bicentennial Highway; and, c) 68 acres of land south of Nelson's Landing belonging to Crestview Properties Limited.

7. Amend the Residential Section by deleting Policy R-19A.
8. Amend the Residential Section by inserting the text shown in **bold** immediately after Policy R-19, as follows:

R-19B Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Pursuant to Policies R-9 and C-7; C-20, WF-22 and applicable criteria in Policies R-16 and WF-23, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy Z-3.

R-19C In addition to Policy R-19B, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

9. Amend the Commercial Section, Policy C-7, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

C-7 It shall be the intention of Town Council to designate the lands shown on Map 3 as Commercial Comprehensive Development Districts, and in the Land Use By-Law the lands shall be zoned Commercial Comprehensive Development District (CCDD). The CCDD Zone will permit mixed use, residential/commercial projects, including single unit dwellings, two unit dwellings, multiple-unit buildings, **shared housing uses** ~~senior residential complexes~~, neighbourhood commercial, office buildings, CGB Zone uses, convention facilities, recycling depots, park uses, and institutional uses. Existing uses within the CCDD Zones shall be considered as permitted uses and be allowed to continue operation.

10. Amend the Commercial Section, Policy C-20, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

C-20 Town Council shall establish a Mainstreet Commercial Zone within the Land Use By-Law and apply it to the portion of the mainstreet commercial core area extending from the Sackville River south to Locke Street on the north side of the street and between the Sackville River and Shore Avenue on the south side of the street as shown on Map 2. Permitted uses within the Mainstreet Commercial Zone shall be small scale, pedestrian oriented uses including but not limited to general retail stores, business and professional offices, personal and household service shops, financial institutions, full service restaurants, pubs, lounges, recycling depots, dwelling units within a commercial building not to exceed 50 percent of the gross floor area and not located on the street front of the first floor, and existing residential uses. In addition, **shared housing with special care** ~~senior residential complexes~~ will be permitted by development agreement pursuant to **Policies R-19B and R-19C**. All commercial developments shall be subject to specific signage, landscaping, parking, and architectural design controls as specified in the Land Use By-Law. Town Council shall prohibit front yard parking and deep front and side yard setbacks for new development. Town Council shall consider modification of the requirements for such items as front and side yard setbacks as well as front yard parking through a development agreement in situations involving the redevelopment of existing buildings. Those properties designated Mainstreet Commercial, but not zoned Mainstreet Commercial, shall continue to have an RSU Zone consistent with current land uses.

11. Amend the Waterfront Development Section, Policy WF-22, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

WF-22 It shall be the intention of Town Council that the following uses shall be considered as potentially permitted uses in the Waterfront Comprehensive Development District:

- a) townhouse dwellings
- b) multiple unit dwellings
- c) **shared housing uses** ~~senior residential complexes~~
- d) neighbourhood convenience store
- e) retail commercial uses
- f) commercial entertainment uses
- g) commercial service
- h) food and beverage uses
- i) marine related uses
- j) office uses
- k) convention facilities
- l) hotel facilities
- m) institutional SI/SU uses
- n) parks & recreational uses

- o) cultural uses
- p) any uses accessory to the foregoing

12. Amend the institutional Section, special care facilities subsection by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Special Care Facilities

Small scale special care facilities (those providing care to 10 persons or less), are often located within residential areas where older and larger residential homes provide sufficient space for such operations and where the quiet surroundings of a residential neighbourhood contribute significantly to the quality of care being provided. Policy S-6 indicates Town Council's intention to permit small scale special care facilities **and other forms of small scale shared housing** within all residential zones.

13. Amend the institutional Section, Policy S-2, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

S-2: It shall be the intention of Town Council to regulate institutional uses through the establishment of two institutional zones within the Land Use By-law; one zone to regulate non-utility institutional uses (Institutional - SI Zone) and a second for utility functions (Utilities – SU Zone). Permitted uses within the SI Zone shall include, but not be limited to churches, schools, cemeteries, public buildings, ~~special care facilities~~ **shared housing uses with 10 or fewer bedrooms, shared housing with special care uses**, daycare facilities and recycling depots. Permitted uses within the SU Zone shall include, but not be limited to electrical substations, highway utilities, public sewage treatment plants and water reservoirs, telephone switching stations and recycling depots. These zones shall be applied to existing institutional and utility uses within the Town.

14. Amend the institutional Section, Policy S-6, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

S-6: It shall be the intention of Town Council to permit ~~special care facilities which provide care for 10 persons or less~~ **shared housing uses with up to 10 bedrooms**, within all residential zones.

15. Amend the Institutional Section, Policy S-7, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

S-7 It shall be the intention of Town Council to permit hospitals, multi-service centres **and** correctional centres, ~~and special care institutions for 11 or more residents~~, to proceed by development agreement subject to the following provisions:

- a) ~~special care facilities and~~ multi-service centres shall be considered within all generalized future land use designations; hospitals shall not be considered within areas designated residential; correctional facilities shall be considered only within areas designated industrial;
- b) hospitals and correctional centres shall have direct access to an arterial roadway; special care institutions and multi-service centres shall be permitted with direct access to a Bedford MPS Page 76 collector or arterial roadway;
- c) the proposal must not be premature or inappropriate in terms of the financial capability of the Town to provide municipal water and sewer services;
- d) parking lots shall be screened from designated or existing residential uses;
- e) the proposal is compatible in terms of character and appearance of the building(s) and it shall not overpower or dominate the character of any adjacent or surrounding residential area.

- f) any correctional centre shall be a minimum distance of one-half mile from any residential land use or school facility;
- g) the provisions of Policy Z-3.

16. Amend the Institutional Section, by inserting Policy S-7A and 7B in the text shown in **bold**, immediately after Policy S-7, as follows:

S-7A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. It shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy Z-3.

S-7B In addition to Policy S-7A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

17. Amend the Implementation Section by inserting the text shown in **bold** immediately after Policy Z-26, as follows:

- Z-27** Where there is enabling policy to consider the development, by development agreement, of a multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.
- Z-28** Notwithstanding Policies R-19B, R-19C, S-7A and S-7B, applications for non-substantive amendments to development agreements that now meet the definition of shared housing with special care in the land use by-law that were in effect on the coming in force of Policies R-19B, S-7A, and S-7B shall be considered under the policies in effect at the time the development agreement was approved provided that the proposed amendments were identified in the agreement as non-substantive.
- Z-29** In addition to Policy Z-28, Complete applications for development agreements on file with the Municipality located in this plan area, which were received on or before INSERT FIRST READING DATE, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By-law. Applications that have not proceeded to public hearing within 36 months of INSERT FIRST READING DATE shall be subject to all applicable requirements of this Plan and the Land Use By-Law.

18. Amend Appendix B by deleting Table III Generalized Future Land Use Designations, and replacing it with Table IIIA, Generalized Future Land Use Designations, as shown below:

**APPENDIX B
TABLE IIIA
GENERALIZED FUTURE LAND USE DESIGNATIONS**

POTENTIALLY PERMITTED USES ● USES PERMITTED AS OF RIGHT ◆ USES PERMITTED BY REZONING ⊕ USES PERMITTED BY DEVELOPMENT AGREEMENT	RESIDENTIAL	RR	COMMERCIAL	MNSTR. COMMERCIAL	INDUSTRIAL	INSTITUTIONAL	PARKS	FLOODWAY	CCDD	RCDD	WFCDD	ITR
	SINGLE UNIT	●	●							⊕	⊕	
TWO UNIT	●								⊕	⊕		
TOWNHOUSE	●								⊕	⊕	⊕	
MULTIPLE UNIT	●			● ¹					⊕	⊕	⊕	
MOBILE HOME										⊕		
HOME OCCUPATION	●	●										
NEIGHBOURHOOD CONVENIENCE STORE			●							⊕	⊕	
NEIGHBOURHOOD COMMERCIAL									⊕	⊕		
GENERAL BUSINESS			●		● ²				⊕			

¹ Dwelling units in conjunction with Commercial Uses subject to the Mainstreet Commercial Zone requirements

² Office Uses permitted in the General Business District Zone shall be permitted by Development Agreement

SHOPPING CENTRE			⊕		⊙							
MAINSTREET COMMERCIAL			⊙									
HERITAGE COMMERCIAL				⊙								
CONVENTION FACILITIES			⊕					⊕		⊕		
LIGHT INDUSTRIAL					⊙							
HEAVY INDUSTRIAL					⊙							
HARBOUR ORIENTED INDUSTRIAL					⊙							
PITS AND QUARRIES					⊕ ³							
SALVAGE YARDS					⊕ ⁴							
PARKS	⊙	⊙				⊙	⊙	⊙	⊕	⊕	⊕	
RECREATION USES							⊙	⊙	⊕		⊕	
INSTITUTIONS	◆	◆	◆	◆	◆	◆	◆	◆	⊕	⊕	⊕	
UTILITIES	◆	◆	◆	◆	◆	◆	◆	◆			⊕	
SHARED HOUSING (4 - 10 BEDROOMS)*	⊙	⊙		⊙ ¹		⊙			⊕	⊕	⊕	
SHARED HOUSING (> 10 BEDROOMS)*	⊙			⊙ ¹		⊙ ⁷			⊕	⊕	⊕	
DAYCARE FACILITIES	⊙ ⁵		⊙	⊙	⊙	⊙						
HOSPITAL												
MULTI-SERVICE CENTRE	⊕	⊕	⊕	⊕	⊕	⊕	⊕		⊕	⊕	⊕	
CORRECTIONAL FACILITIES					⊕							
DRINKING ESTABLISHMENTS			⊕	⊕ ⁶					⊕		⊕	
ADULT ENTERTAINMENT USES			⊕									
RETAIL COMMERCIAL USES											⊕	
COMMERCIAL ENTERTAINMENT USES											⊕	
COMMERCIAL SERVICE											⊕	
FOOD AND BEVERAGE											⊕	
HOTEL FACILITIES			⊙	⊙							⊕	
CULTURAL USES											⊕	
MARINE RELATED USES											⊕	
INFORMATION TECHNOLOGY AND RESEARCH USES												⊙

³ In areas zoned Heavy Industrial

⁴ In areas zoned Heavy Industrial

⁵ Daycare Facilities to a maximum of 14 children

⁶ Pubs and Lounges only, Cabarets are excluded

* Pursuant to Policies S-7A and S-7B Council may consider permitting shared housing with special care uses at larger scale than would be permitted in the underlying zone by development agreement in all designations

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Cole Harbour/Westphal Plan Area MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Cole Harbour/Westphal is hereby amended as follows:

1. Amend Section III, subsection Urban Residential Designation, Comprehensive Development Districts, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

UR-13 The 3.1 acre site on Karen Drive is intended for residential development either in the form of townhouses or low rise multiple unit dwellings, in support of Provincial goals to provide seniors-oriented and/or affordable housing. Development on the site shall be consider through the development agreement process. Townhouse developments shall be considered pursuant to Policy UR-8. Multiple unit housing shall be considered pursuant to UR-10, notwithstanding that policy's normal requirement for frontage on a collector street. ~~Residential care facilities~~ **Shared housing** shall be considered under ~~Policies~~ **Policies** ~~Policy~~ **UR-15A and UR-15B**.

2. Amend Section III, subsection Community Facility Uses, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

In order to provide for the consideration of specific effects on residential neighbourhoods, most community facility uses may be considered by amendment to the land use by-law. The siting of ~~residential care facilities~~ **shared housing with special care uses** will be accommodated through site-specific measures provided for in the development agreement process.

3. Amend Section III, subsection Urban Residential Designation, by deleting Policy UR-15.
4. Amend Section III, subsection Urban Residential Designation, by inserting the text shown in **bold** immediately after Policy UR-14, as follows:

UR-15A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policy UR-2, within any Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas that incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;

- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-11

UR-15B In addition to Policy UR 15A, where a shared housing with special care use is to be provided in multiple buildings on one lot :

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

5. Amend Section III, subsection Urban Residential Designation, Policy UR-32C, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

UR-32C Within the Urban Residential Designation on lands zoned Mixed Opportunity District, Sub Area C shall be established as identified under the Land Use Bylaw. Sub Area C shall apply to areas abutting existing residential neighbourhoods. Sub Area C shall enable residential and open space uses. Townhouse dwellings shall be considered through the site plan approval process. ~~Residential care facilities and multiple~~ **Multiple** unit dwellings, except for townhouse dwellings, shall be considered by development agreement.

6. Amend Section III, subsection Urban Residential Designation, Policy UR-32I, by deleting the text shown in strikethrough, as follows:

UR-32I Within the Urban Residential Designation on lands zoned Mixed Opportunity District, where a building, or access to a building, for a ~~residential care facility~~ or multiple unit dwelling except for townhouse dwellings, is proposed on lands within both Sub Area B and Sub Area C, it shall be the intention of Council to consider the development pursuant to the development agreement provisions of the HRM Charter.

7. Amend Section III, subsection Implementation, Policy IM-9(f), by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

IM-9 The following uses shall only be considered subject to the entering into of a development agreement.

- (f) Within any designation:
 - (i) **Shared housing with special care at a larger scale than permitted in the underlying zone** ~~residential care facilities~~, according to **Policies Policy UR-15A and UR-15B.**

8. Amend Section III, subsection Implementation, by inserting the text in **bold** immediately after Policy IM-22, as follows:

- IM-23 Where there is enabling policy to consider the development, by development agreement, of a multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.**
- IM-24 Notwithstanding Policies UR-15A and UR-15B, applications for non-substantive amendments to development agreements that now meet the definition of shared housing with special care in the land use by-law that were in effect on the coming in force of Policies UR-15A and UR-15B shall be considered under the policies in effect at the time the development agreement was approved, provided that the proposed amendments were identified in the agreement as non-substantive.**
- IM-25 In addition to Policy IM-24, complete applications for development agreements on file with the Municipality located in this plan area, which were received on or before INSERT FIRST READING DATE, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By- law. Applications that have not proceeded to public hearing within 36 months of INSERT FIRST READING DATE shall be subject to all applicable requirements of this Plan and the Land Use By-Law.**

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Eastern Passage/Cow Bay MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Eastern Passage/Cow Bay is hereby amended as follows:

1. Amend Section II, subsection Urban Residential Designation, Policy UR-3, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

UR-3 Notwithstanding Policy UR-2, within the unserved portion of the Urban Residential Designation, it shall be the intention of Council to establish a rural residential zone on unserved lands, which permits single unit dwellings, mobile and two unit dwellings, ~~rooming houses~~ **shared housing uses**, limited day care facilities and businesses in conjunction with permitted dwellings, as well as resource uses, open space uses and institutional uses. Larger day care facilities, medical clinics, fraternal centres and halls will not be permitted within this zone. Business uses shall be limited in size and may be contained either within the dwelling which is the principal residence of the operator, or within an accessory building. Provisions in the land use by-law shall ensure that no aspect of the accessory use will detract from the residential nature of the designation. In addition special requirements will be established in the land use by-law for the safe operation of resource uses with respect to setbacks from watercourses, property lines, and residential uses.

2. Amend Section II, Urban Residential Designation, Community Facility Uses, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

In order to provide for the consideration of specific effects on residential neighbourhoods, most community facility uses may be considered by amendment to the land use by-law. However, in the instance of **shared housing with special care uses** ~~residential care facilities~~, medical clinics, day care facilities, fraternal halls and centres and community halls and centres, additional considerations may be required and will, therefore, be subject to the site-specific controls available through the development agreement process.

3. Amend Section II, subsection Urban Residential Designation, Community Facility Uses, Policy UR-17, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

UR-17 Notwithstanding Policies UR-2 and RR-2, within the Urban Residential and Rural Area Designations, it shall be the intention of Council to establish a community facility 1 zone which permits a variety of community related uses, such as schools, churches, ~~senior citizen housing~~ **shared housing with special care uses**, fire and police stations, hospitals, public libraries, museums, galleries, open space uses, government offices and public works. Medical clinics, daycare facilities, fraternal halls and centres, community halls and centres, transportation maintenance yards and crematoriums will not be permitted within this zone. Council may consider permitting new community facility 1 uses, within these designations, by amendment to the land use by-law and with regard to the provisions of Policy IM-11.

4. Amend Section II, subsection Urban Residential Designation, by deleting Policy UR-19.
5. Amend Section II, subsection Urban Residential Designation, by inserting the text shown in **bold** immediately after Policy UR-18, as follows:

UR-19A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Within the Residential Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-11

UR-19B In addition to Policy UR-19A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

6. Amend Section II, subsection Community Facility Designation, Policy CF-1, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

CF-1 It shall be the intention of Council to establish a Community Facility Designation, as shown on Map 1 - Generalized Future Land Use. Within this Designation, Council shall establish a community facility 2 zone which permits a variety of community related uses, such as schools, churches, ~~senior citizen housing~~ **shared housing with special care uses**, fire and police stations, hospitals and medical clinics, day care facilities and single unit dwellings in conjunction with such facilities, public libraries, museums, galleries, open space uses, fraternal halls and centres, community halls and centres, existing residential care facilities, government offices and public works, except transportation

maintenance yards and crematoriums. In addition to other areas, this zone shall be applied to existing community facility uses located within the Urban and Rural Area Designations.

7. Amend Section II, subsection Implementation, Policy IM-9(fii), by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

IM-9 The following uses shall only be considered subject to the entering into of a development agreement pursuant to the provisions of the Planning Act:

...

(f) within any Designation:

- (i) expansions of existing mobile home parks where municipal central sewer and water services are available according to Policy UR-11;
- (ii) **Shared housing with special care at a larger scale than permitted in the underlying zone** ~~residential care facilities~~ according to **Policies Policy UR-19A and UR-19B**;
- (iii) changes of use or expansions to existing uses on commercial properties identified in Appendix "B" of the land use by-law according to Policy COM-8;

4. Amend Section II, subsection Implementation, by inserting the text shown in **bold** immediately after Policy IM-19, as follows:

IM-20 Where there is enabling policy to consider the development, by development agreement, of a multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

IM-21 Notwithstanding Policies UR-19A and UR-19B, applications for non-substantive amendments to development agreements that now meet the definition of shared housing with special care in the land use by-law that were in effect on the coming in force of policies UR-19A and UR-19B shall be considered under the policies in effect at the time the development agreement was approved, provided that the proposed amendments were identified in the agreement as non-substantive.

IM-22 In addition to Policy IM-21, complete applications for development agreements on file with the Municipality located in this plan area, which were received on or before INSERT FIRST READING DATE, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By- law. Applications that have not proceeded to public hearing within 36 months of INSERT FIRST READING DATE shall be subject to all applicable requirements of this Plan and the Land Use By-Law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy

amendment was passed at a meeting of the
Halifax Regional Council held on the [DAY] of ,
[MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Lawrencetown SMPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Lawrencetown is hereby amended as follows:

1. Amend Section II, subsection Lawrencetown Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

As residential areas and neighbourhoods develop over time, the need for community facilities increases. However, because of the wide range of uses that fall into this category, development concerns associated with community facility uses vary with the type and operational characteristics of a particular use. The Lawrencetown Designation, therefore, while being supportive of such uses, recognizes the diversity of development concerns and will attempt to control, as much as possible, the negative affects of such uses through the development agreement process. However, certain of these uses are owned by the Municipality and shall not be subject to the development agreement process. The expansion and development of such municipally owned uses will be accommodated within the land use by-law. Furthermore, while new multiple unit dwellings are not permitted within the Lawrencetown Plan Area, the Lawrencetown Designation recognizes the need to provide for **shared housing with special care uses at a larger scale that permitted under the land use by-law** ~~multiple unit senior citizen housing~~ and will consider such uses **within the Lawrencetown Designation by development agreement** ~~as a community facility use.~~

2. Amend Section II, subsection Lawrencetown Designation, by inserting the text shown in **bold** immediately after Policy P-7, as follows:

P-7A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Within the Residential Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) **the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;**
- (b) **the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;**
- (c) **grading, sedimentation and erosion control, and stormwater management;**
- (d) **that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;**
- (e) **proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;**
- (f) **proximity of the site to public transit, where the service is provided;**
- (g) **that there is sufficient indoor and outdoor common amenity space for residents;**
- (h) **the general maintenance of the development;**
- (i) **the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;**

- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding;
- (m) the effects of the development on the natural environment as contained in a report from the appropriate Federal or Provincial Authority;
- (n) the effects of the development on heritage resources as shown on Map 3; and
- (o) the provisions of Policy P-61

P-7B In addition to Policy P-7A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

3. Amend Section IV, subsection Implementation, Policy P-59, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

P-59 The following uses shall only be considered subject to the entering into of a development agreement according to the provisions of Sections 55, 73 and 74 of the Planning Act, within the Lawrencetown Designation:

- (a) home business uses in excess of one thousand (1,000) square feet of gross floor area, according to Policy P-3;
- (b) community facility uses according to Policy P-7; ~~and~~
- (ba) Shared housing with special care at a larger scale than permitted in the underlying zone uses according to Policies P-7A and P-7B;**
- (c) bed and breakfast operations, lodges, campgrounds and certain water-related recreational uses according to Policy P-8; and
- (d) local business store uses in excess of one thousand (1,000) square feet of gross floor area, according to Policy P-6.
- (e) change of use of existing commercial and industrial uses according to Policy P-39A.

4. Amend Section IV, subsection Implementation, by inserting the text shown in **bold** immediately after Policy P-73, as follows:

P-74 Where there is enabling policy to consider the development, by development agreement, of a multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

P-75 Notwithstanding Policies P-7A and P-7B, applications for non-substantive amendments to development agreements that were in effect on the coming in force of Policies P-7A and P-7B that now meet the definition of shared housing with special care in the land use by-law shall be considered under the policies in effect at the time the development agreement was approved provided that the proposed amendments were identified in the agreement as non-substantive.

P-76 Complete applications for development agreements on file with the Municipality located in this plan area, which were received on or before INSERT FIRST READING DATE, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By- law. Applications that have not proceeded to public hearing within 36 months of INSERT FIRST READING DATE shall be subject to all applicable requirements of this Plan and the Land Use By-Law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Musquodoboit Valley/Dutch Settlement SMPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Musquodoboit Valley/Dutch Settlement is hereby amended as follows:

1. Amend Section III, subsection Mixed Use Designation – Land Use Intent, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

There is support for multi-unit dwellings and **shared housing uses** ~~senior citizen housing~~. It is felt that current provincial health requirements guarantee sufficient environmental protection and provide for adequate separation of such developments from neighbouring properties

2. Amend Section III, subsection Village Designation – Land Use Intent, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

It is, also, recognized that large multi-unit dwellings (four or more units) and **larger scale shared housing uses** ~~senior citizen housing~~ could be developed out of context with surrounding uses or place strain on local services or the environment (on-site sewage disposal system). Therefore, both uses shall not be permitted by right.

3. Amend Section III, subsection Village Designation, Policy VIL-2, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

VIL- 2 Within the Village Designation, it shall be the intention of Council to create the village (VIL) zone which permits single and two unit dwellings, multiple unit dwellings up to three units, mobile dwellings, ~~boarding and rooming houses~~ **shared housing uses**, bed and breakfast establishments, the limited use of residential properties for home business uses, community facility uses, and light industrial uses. The village (VIL) zone shall, also, permit a wide range of commercial uses except for adult entertainment uses. In order to address compatibility concerns, provisions within the zone shall establish controls on open storage, parking, outdoor display, and screening. Forestry and agricultural uses, with the exception of intensive agricultural operations, shall be permitted subject to requirements that compatibility concerns with surrounding land uses.

4. Amend Section III, subsection Village Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Senior Citizen Housing / Shared Housing with Special Care

In 1991, the number of senior citizens within the Plan Area was double the County average which raises concerns relative to the housing needs for senior citizens. Residents are generally supportive of senior citizen housing. These facilities provide an opportunity for older residents, who no longer are able to or wish to live in their own homes, to remain within their respective communities and in close contact with family members. ~~However, residents are aware that such housing cannot be located in every community, therefore, senior citizen housing~~ **Shared housing with special care** should be encouraged to locate within the village designation due to the range of goods and services offered.

3. Amend Section III, subsection Village Designation, by deleting Policy VIL-5.

4. Amend Section III, subsection Village Designation, by inserting the text shown in **bold** immediately after Policy VIL-4, as follows:

VIL-5A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policy VIL-2, within the Village Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-10.

VIL-5B In addition to Policy VIL-5A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

4. Amend Section IV, subsection Implementation, Policy IM-9(biii), by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

IM-9 The following uses shall only be considered subject to the entering into a development agreement in accordance with the provisions of the Planning Act.

- (b) within the Village Designation:
 - (i) recycling depots according to Policy VIL-3;
 - (ii) multi-unit dwellings according to Policy VIL-4;

- (iii) **Shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen housing~~ according to **Policies** ~~Policy~~ **VIL-5A and VIL-5B**;
- (iv) autobody shops according to Policy VIL-6;
- (v) crematoriums according to Policy VIL-7;

5. Amend Section IV, subsection Implementation, by inserting the text in **bold** immediately after Policy IM-25, as follows:

IM-26 Where there is enabling policy to consider the development, by development agreement, of a multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

IM-27 Notwithstanding Policies VIL-5A and VIL-5B, applications for non-substantive amendments to development agreements that now meet the definition of shared housing with special care in the land use by-law that were in effect on the coming in force of Policies VIL-5A and VIL-5B shall be considered under the policies in effect at the time the development agreement was approved provided that the proposed amendments were identified in the agreement as non-substantive.

IM-28 Complete applications for development agreements on file with the Municipality located in this plan area, which were received on or before INSERT FIRST READING DATE, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By- law. Applications that have not proceeded to public hearing within 36 months of INSERT FIRST READING DATE shall be subject to all applicable requirements of this Plan and the Land Use By-Law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston is hereby amended as follows:

1. Amend Section III, subsection Mixed Use, at the 3rd paragraph, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

In order to provide for a range of housing options, the Mixed Use Designation permits a variety of housing forms up to and including multiple unit dwellings containing up to four dwelling units. In order to provide high quality multiple unit accommodation, while avoiding significant impacts on existing land uses and services, multiple unit dwellings in excess of four units ~~including and~~ **shared housing uses at a larger scale than permitted in the underlying zone** ~~dormitory uses associated with institutional uses~~, will be considered by development agreement. This will provide site-specific controls necessary to ensure that community concerns related to such matters as appropriate density and scale of development, landscaping, site design and separation from low density residential development are adequately addressed.

2. Amend Section III, subsection Mixed Use Designation, Policy MU-2, by deleting the text shown in strikethrough, as follows:

MU-2 Within the Mixed Use Designation, it shall be the intention of Council to establish a rural settlement zone which permits single and two unit dwellings, multiple unit dwellings containing up to four (4) units, mobile homes skirted and on individual lots, ~~senior citizen housing, residential care facilities~~ and institutional uses. The zone shall also permit limited home business activities, as well as general commercial activities of up to two thousand (2,000) square feet of floor area, except for auto service outlets within the Lake Major Watershed, and shall permit resource related activities except new or expanded facilities associated with existing intensive resource uses. In addition, the zone shall establish controls on open storage, outdoor display, parking and signage in order to address compatibility concerns with surrounding development.

3. Amend Section III, subsection Mixed Use Designation, Policy MU-4, by deleting the text shown in strikethrough, as follows:

MU-4 Notwithstanding Policy MU-2, within the Mixed Use Designation, it shall be the intention of Council to consider multiple unit dwellings ~~and dormitory uses associated with institutional uses containing in excess of four (4) dwelling units~~, according to the development agreement provisions of the Planning Act. In considering such an agreement, Council shall have regard to the following:

- (a) that the development will not involve a building of greater than three (3) storeys in height or a density of greater than twenty-five (25) units per net acre or, in the case of townhouse developments, that the density is not greater than twelve (12) units per net acre;
- (b) the impact on traffic circulation and, in particular, sighting distances and entrances to and exits from the site;
- (c) that there will be adequate on-site outdoor amenity space suitable in extent and development to the nature of the project;
- (d) that suitable parking areas to meet the needs of the particular development are provided;
- (e) the adequacy of storm drainage plans;

- (f) that the scale and design of the proposed development will be compatible with that of surrounding development;
- (g) the provisions of Policy IM-9

4. Amend Section III, subsection Residential Designation, Policy RES-2, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

RES-2 Within the Residential Designation, it shall be the intention of Council to establish a residential zone which permits single and two unit dwellings, existing mobile dwellings, multiple unit dwellings containing up to four (4) units, ~~rooming and boarding houses, senior citizen housing and group care facilities~~ **shared housing uses**, recreational and community facility uses, and limited home business uses which are wholly contained within dwellings or their accessory buildings.

5. Amend Section IV, subsection Land Use Implementation, by inserting the text shown in **bold** immediately after Policy IM-20, as follows:

IM-21 Where there is enabling policy to consider the development, by development agreement, of a multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Planning District 4 MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning District 4 is hereby amended as follows:

1. Amend Section III, subsection Land Use Intent, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

The Rural Residential C Designation generally applies to the community of Blind Bay. This designation is intended to support the low density residential environment and will provide for the gradual integration of community facility uses and ~~senior citizen housing~~ **shared housing with special care**.

2. Amend Section III, subsection Residential A Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, immediately after Policy RA-4 as follows:

Due to the concern with on-site sewage disposal and the desire for a low density environment, new multiple unit developments shall not be permitted throughout the Plan Area except for ~~senior citizen housing~~ **shared housing with special care**. The residents feel that this type of development is more appropriately located within urban areas which are intended to accommodate more intensive developments.

~~Senior citizen housing~~ **Shared housing with special care** is a form of accommodation which is valued throughout the Plan Area. These facilities provide an opportunity for aging members of society to remain within their respective communities. While these facilities are encouraged to develop within the Residential A Designation, locational and environmental concerns must be addressed to ensure that they are properly integrated within the communities. These facilities will, therefore, be considered by development agreement, to address these special requirements.

3. Amend Section III, subsection Residential A Designation, by deleting Policy RA-5.
4. Amend Section III, subsection Residential A Designation, by inserting the text shown in **bold** immediately following the sentence: "These facilities will, therefore, be considered by development agreement, to address these special requirements," as follows:

RA-5A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policy RA-2, within the Residential A Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) **the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;**
- (b) **the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;**
- (c) **grading, sedimentation and erosion control, and stormwater management;**
- (d) **that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;**

- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-11.

RA-5B In addition to Policy RA-5A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

5. Amend Section III, subsection Residential B Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold** immediately after Policy RB-6 as follows:

~~Senior citizen housing~~ **Shared housing with special care** is a form of accommodation which is valued throughout the Plan Area. These facilities provide an opportunity for aging members of society to remain within their respective communities. While these facilities are encouraged to develop within the Residential B Designation, locational and environmental concerns must be addressed to ensure that they are properly integrated within the communities. These facilities will, therefore, be considered by development agreement, to address these special requirements.

6. Amend Section III, subsection Residential B Designation, by deleting Policy RB-6.
7. Amend Section III, subsection Residential B Designation, by inserting the text shown in **bold** immediately after the sentence: "These facilities will, therefore, be considered by development agreement, to address these special requirements," as follows:

RB-6A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policy RB-2, within the Residential B Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;

- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-11.

RB-6B In addition to Policy RB-6A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

8. Amend Section III, subsection Rural Residential A Designation, Land Use Policies by deleting the text shown in strikethrough and by inserting the text shown in **bold** as follows:

The primary intent of the Rural Residential A Designation is to support the low density residential environment with its associated home business activities, small scale fishery support uses and open space uses. The Rural Residential A Designation shall also provide support for the gradual integration of small scale convenience commercial and tourist-related commercial uses as well as institutional uses, ~~senior citizen housing~~ **shared housing with special care** and larger scale fishery support uses.

9. Amend Section III, subsection Rural Residential A Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold** immediately after Policy RRA-4 as follows:

~~Senior citizen housing~~ **Shared housing with special care** is a form of accommodation which is valued throughout the Plan Area. These facilities provide an opportunity for aging members of society to remain within their respective communities. While these facilities are encouraged to develop within the Rural Residential A Designation, locational and environmental concerns must be addressed to ensure that they are properly integrated within the communities. These facilities will, therefore, be considered by development agreement, to address these special requirements.

10. Amend Section III, subsection Rural Residential A Designation, by deleting Policy RRA-5

11. Amend Section III, subsection Rural Residential A Designation, by inserting the text shown in **bold** immediately after the sentence: "These facilities will, therefore, be considered by development agreement, to address these special requirements," as follows:

RRA-5A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policy RRA-2, within the Rural Residential A Designation it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-11.

RRA-5B In addition to Policy RRA-5A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

12. Amend Section III, subsection Rural Residential B Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold** immediately after Policy RRB-7 as follows:

~~Senior citizen housing~~ **Shared housing with Special Care** is a form of accommodation which is valued throughout the Plan Area. These facilities provide an opportunity for aging members of

society to remain within their respective communities. While these facilities are encouraged to develop within the Rural Residential B Designation, locational and environmental concerns must be addressed to ensure that they are properly integrated within the communities. These facilities will, therefore, be considered by development agreement, to address these special requirements.

13. Amend Section III, subsection Rural Residential B Designation, by deleting Policy RRB-8.
14. Amend Section III, subsection Rural Residential B Designation, by inserting the text shown in **bold** immediately after the sentence: "In order to minimize the effects of excessive truck traffic, lengthy hours of operation, visual intrusion, and impact on the natural environment, such uses may only be considered by development agreement," as follows:

RRB-8A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policy RRB-2, within the Rural Residential B Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-11.

RRB-8B In addition to Policy RRB-8A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

15. Amend Section III, subsection Rural Residential C Designation, Land Use Policies by deleting the text shown in strikethrough and by inserting the text shown in **bold** as follows:

The Rural Residential C Designation is intended to support the predominantly low density residential environment along with its associated home business and open space uses. This designation shall also support the development of ~~senior citizen housing~~ **shared housing with special care** and institutional uses but only under controlled conditions and with public input.

16. Amend Section III, subsection Rural Residential C Designation, Land Use Policies by deleting the text shown in strikethrough and by inserting the text shown in **bold** immediately following Policy RRC-3 as follows

~~Senior citizen housing~~ **Shared housing with special care** is a form of accommodation which is valued throughout the Plan Area. These facilities provide an opportunity for aging members of society to remain within their respective communities. While these facilities are encouraged to develop within the Rural Residential C Designation, locational and environmental concerns must be addressed to ensure that they are properly integrated within the communities. These facilities will, therefore, be considered by development agreement, to address these special requirements.

17. Amend Section III, subsection Rural Residential C Designation, by deleting Policy RRC-4.

18. Amend Section III, subsection Rural Residential C Designation, by inserting the text shown in **bold** immediately after the sentence: "These facilities will, therefore, be considered by development agreement, to address these special requirements," as follows:

RRC-4A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policy RRC-1, within the Rural Residential C Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) **the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;**
- (b) **the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;**
- (c) **grading, sedimentation and erosion control, and stormwater management;**
- (d) **that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;**
- (e) **proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;**
- (f) **proximity of the site to public transit, where the service is provided;**
- (g) **that there is sufficient indoor and outdoor common amenity space for residents;**
- (h) **the general maintenance of the development;**
- (i) **the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;**

- (j) **the adequacy of wastewater facilities and water systems;**
- (k) **the housing needs of the local community;**
- (l) **that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and**
- (m) **the provisions of Policy IM-11.**

RRC-4B In addition to Policy RRC-4A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) **the development must be designed in a campus-style form and provide indoor common shared space for residents; and**
- (b) **a minimum of 10 shared housing bedrooms must be provided in each building.**

19. Amend Section III, subsection Rural Residential D Designation, Policy RRD-2, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

RRD-2 Within the RRD Designation, it shall be the intention of Council to create a rural residential D-1 zone which permits single unit dwellings, mobile dwellings, auxiliary dwelling units, two unit dwellings, businesses operated by the owner of the dwelling, craft shops, convenience stores, limited day care facilities, open space uses, **shared housing with special care uses** ~~senior citizen housing~~, community centres, limited fishing and aquaculture support uses, limited agricultural uses, day camps, bed and breakfast outlets and all existing uses including the small scale fish processing plant of Cecil Herritt (LIMS No. 40522583) and the existing kennel of Lloyd Corney (LIMS No. 40067811). In order to address compatibility concerns, controls will be placed on the size and location of fishery and aquaculture support uses and on the size of buildings and numbers of animals for agricultural uses. Controls will also be placed on size, open storage and outdoor display, signage and parking for home business uses and craft shops. With respect to the existing business of Cecil Herritt, this fish processing plant shall be limited to the size restrictions of a fishery support use.

20. Amend Section III, subsection Rural Residential E Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold** immediately after Policy RRE-6, as follows:

~~Senior citizen housing~~ **Shared housing with special care** is a form of accommodation which is valued throughout the Plan Area. These facilities provide an opportunity for aging members of society to remain within their respective communities. While these facilities are encouraged to develop within the Residential A Designation, locational and environmental concerns must be addressed to ensure that they are properly integrated within all the communities. These facilities will, therefore, be considered by development agreement, to address these special requirements.

21. Amend Section III, subsection Rural Residential E Designation, by deleting Policy RRE-7.

22. Amend Section III, subsection Rural Residential E Designation, by inserting the text shown in **bold** immediately after the sentence: "These facilities will, therefore, be considered by development agreement, to address these special requirements," as follows:

RRE-7A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and

inclusion, aging in place or community and housing choice. Notwithstanding Policy RRE-2, within the Rural Residential E Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-11.

RRE-7B In addition to Policy RRE-7A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

23. Amend Section III, subsection Mixed Use Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold** immediately after Policy MU-6, as follows:

~~Senior citizen housing~~ **Shared housing with special care** is a form of accommodation which is valued throughout the Plan Area. These facilities provide an opportunity for aging members of society to remain within their respective communities. While these facilities are encouraged to develop within the Mixed Use Designation, locational and environmental concerns must be addressed to ensure that they are properly integrated within the communities. These facilities will, therefore, be considered by development agreement, to address these special requirements.

24. Amend Section III, subsection Mixed Use Designation, by deleting Policy MU-7.

25. Amend Section III, subsection Mixed Use Designation, by inserting the text shown in **bold** immediately after Policy MU-6b, as follows:

MU-7A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policy MU-2, within the Mixed Use Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-11.

MU-7B In addition to Policy MU-7A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

26. Amend Section III, subsection Implementation, Policy IM-9, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

IM-9 ~~The following uses shall only be considered subject to the entering into a development agreement in accordance with the provisions of the Planning Act.~~

- (a) within the Residential A Designation:

- (i) **shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen housing~~ according to ~~Policy RA-5~~ **Policies RA-5A and RA-5B**;
- (ii) institutional uses according to Policy RA-6; and
- (iii) shopping centre on the Lands of Food City Limited (LIMS 40471286) according to Policy RA-9.

(b) within the Residential B Designation:

- (i) **shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen housing~~ according to ~~Policy RB-6~~ **Policies RB 6A and RB-6B**;
- (ii) fraternal halls and centres according to Policy RB-8;
- (iii) commercial recreation uses according to Policy RB-11;
- (iv) recycling depots according to Policy RB-13;
- (v) general commercial uses exceeding ten (10) percent of the lot area, service stations, commercial entertainment uses and motels according to Policy RB-10; and
- (vi) larger scale fishery support and aquaculture support uses according to Policy RB-15.

(c) within the Rural Residential A Designation;

- (i) **shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen housing~~ according to ~~Policy RRA-5~~ **Policies RRA-5A and RRA-5B**;
- (ii) institutional uses according to Policy RRA-6;
- (iii) larger scale fishery support uses according to Policy RRA-7; and
- (iv) larger scale agricultural uses according to Policy RRA-8.

(d) within the Rural Residential B Designation:

- (i) craft shops according to Policy RRB-6;
- (ii) a restaurant and lounge and light industrial uses on the lands of Leo Miles (LIMS No. 40039265) according to Policy RRB-7;
- (iii) **shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen housing~~ according to ~~Policy RRB-8~~ **Policies RRB-8A and RRB-8B**;
- (iv) institutional uses according to Policy RRB-9;
- (v) larger scale fishery support and aquaculture support uses according to Policy RRB-10; and
- (vi) marinas according to Policy RRB-11.

(e) within the Rural Residential C Designation:

- (i) **shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen housing~~ according to ~~Policy RRC-4~~ **Policies RRC-4A and RRC-4B**; and
- (ii) institutional uses according to Policy RRC-5.

(f) within the Rural Residential D Designation:

- (i) small scale general business, light industrial and local service uses according to Policy RRD-5;

- (ii) service stations, motels and tourist cottages, and commercial entertainment uses according to Policy RRD-6;
- (iii) fish processing plants, larger scale fishery support uses and aquaculture support uses according to Policy RRD-8;
- (iv) marinas according to Policy RRD-7;
- (v) conversion of the former McCain fish processing plant (LIMS No. 40067886) to an industrial or commercial use according to Policy RRD-9; and
- (vi) extractive facilities according to Policy RRD-10.

(g) within the Rural Residential E Designation:

- (i) motels and restaurants according to Policy RRE-5;
- (ii) commercial recreation uses according to Policy RRE-6;
- (iii) **shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen housing~~ according to **Policies RRE-7A and RRE-7B** ~~Policy RRE-7~~; and
- (iv) larger scale fishery support and aquaculture support uses according to Policy RRE-8.

(h) within the Mixed Use Designation:

- (i) mobile home parks according to Policy MU-4;
- (ii) small scale commercial, service industrial and light industrial uses according to Policy MU-5;
- (iii) fish processing plants, larger scale fishery support uses and aquaculture support uses according to Policy MU-6;
- (iv) **shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen housing~~ according to **Policies MU-7A and MU-7B** ~~Policy MU-7~~;
- (v) institutional uses according to Policy MU-8; and
- (vi) commercial recreation uses according to Policy MU-9.
- (vii) commercial, community and resource related uses which are supportive of the tourist industry and the surrounding community on the lands of Coastal Communities Economic Development Co-operative Limited (PID Nos. 00384834 and 40501124) according to Policies MU-6a and MU-6b. (RC-May 22/01;E Jun 23/01)

(i) within the Resource Designation:

- (i) extractive facilities according to Policy RES-3; and
- (ii) commercial recreation uses according to Policy RES-5.

9. Amend Section III, subsection Implementation, by inserting the text shown in **bold** immediately after Policy IM-28, as follows:

IM-29 Where there is enabling policy to consider, by development agreement, the development of a multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

IM-30 Notwithstanding Policies RA-5A, RA-5B, RB-6A, RB-6B, RRA-5A, RRA-5B, RRB-8A, RRB-8B, RRC-4A, RRC-4B, RRE-7A, RRE-7B, MU-7A and MU-7B applications for non-substantive amendments to approved development agreements that now meet

the definition of shared housing with special care in the land use by-law shall be considered under the policies in effect at the time the development agreement was approved provided that the proposed amendments were identified in the agreement as non-substantive.

- IM-31 In addition to Policy IM-30, complete applications for development agreements on file with the Municipality located in this plan area, which were received on or before INSERT FIRST READING DATE, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By- law. Applications that have not proceeded to public hearing within 36 months of INSERT FIRST READING DATE shall be subject to all applicable requirements of this Plan and the Land Use By-Law.**

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Planning Districts 1 & 3 MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning Districts 1 & 3 is hereby amended as follows:

1. Amend Section II, subsection Residential Designation, following Policy RD-9 by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

The development of ~~senior citizens housing~~ **shared housing with special care** within the various communities of the Residential Designation is supported and there is no doubt that there will be continued demand for this form of housing.

However, because of the scale of such projects there is a need to ensure that the design, layout and maintenance of such facilities are compatible with the surrounding neighbourhood.

2. Amend Section II, subsection Residential Designation, by deleting Policy RD-10.
3. Amend Section II, subsection Residential Designation, by inserting the text shown in **bold** immediately after the sentence: "However, because of the scale of such projects there is a need to ensure that the design, layout and maintenance of such facilities are compatible with the surrounding neighbourhood," as follows:

RD-10A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice Notwithstanding Policies RD-2 and RD-3, within the Residential Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) **the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;**
- (b) **the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;**
- (c) **grading, sedimentation and erosion control, and stormwater management;**
- (d) **that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;**
- (e) **proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;**
- (f) **proximity of the site to public transit, where the service is provided;**
- (g) **that there is sufficient indoor and outdoor common amenity space for residents;**
- (h) **the general maintenance of the development;**
- (i) **the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;**
- (j) **the adequacy of wastewater facilities and water systems;**
- (k) **the housing needs of the local community;**

- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-9.

RD-10B In addition to RD-10A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

4. Amend Section II, subsection Hubley Mill Lake Designation, following Policy HM-4 by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

The development of ~~senior citizens housing~~ **shared housing with special care** within the designation is supported and there is no doubt that there will be continued demand for this form of housing.

However, because of the scale of such projects relative to the low density environment, there is a need to ensure that the design, layout and maintenance of ~~senior citizen facilities~~ **such developments** are compatible with the surrounding neighbourhood.

5. Amend Section II, subsection Hubley Mill Lake Designation, by deleting Policy HM-5.
6. Amend Section II, subsection Hubley Mill Lake Designation, by inserting the text shown in **bold** immediately after the sentence: "However, because of the scale of such projects there is a need to ensure that the design, layout and maintenance of such facilities are compatible with the surrounding neighbourhood," as follows:

HM-5A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policy HM-1, within the Hubley Mill Lake Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;

- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-9.

HM-5B In addition to Policy HM-5A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

7. Amend Section II, subsection Mixed Rural Residential Designation, following Policy MRR-3 by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Multiple-unit residential dwellings provide accommodation for area residents and offer the opportunity for people to live in the area who cannot or do not wish to own their own homes. ~~Senior citizens' homes offer a much needed service to all communities and their provision is actively supported within the Plan Area.~~

However, although these uses have many positive aspects, they can be of such a scale, relative to neighbouring uses, that the development agreement approach will be used when considering such uses within the designation. Development agreements will ensure that the scale of the overall structure will remain compatible with surrounding land uses and that matters such as setbacks, layout and access to collector roads addressed. Concerns related to sewage disposal, water supply and environmental protection can be considered.

In considering whether to permit shared housing uses by development agreement, proximity of the site to commercial, community facility and public transit or consideration of the provision of such services on the site of the development shall not be a requirement for Council's approval.

MRR-4 Notwithstanding Policy MRR-2, within the Mixed Rural Residential Designation, Council shall only consider permitting multiple unit dwellings, ~~and senior citizen housing~~ **and shared housing at a larger scale than considered in the underlying zone** in accordance with the development agreement provisions of the Planning Act. In considering such development agreements, Council shall have regard to the following:

- (a) that the architectural design and scale of any building(s) are compatible with nearby land uses;
- (b) that adequate separation distances are maintained from low density residential developments and that landscaping measures are carried out to reduce the visual effects of the proposed use;
- (c) the general maintenance of the development;

- (d) that open space and parking areas are adequate to meet the needs of residents and that they are substantially landscaped;
- (e) the means by which solid and liquid wastes will be treated;
- (f) the impact of the proposed use on traffic volume and the local road network, as well as traffic circulation in general, sighting distance and entrance to an exit from the site; and
- (g) the provisions of Policy IM-9.

In addition, in the case of ~~senior citizen's housing~~ **shared housing with special care**, Council shall have regard to the following:

- ~~(a) preference for, but not restricted to, a site which is close to commercial and community facility uses where such uses are available in the immediate area; and~~
- ~~(b) preference for a development which serves the local area.~~
- (h) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;**
- (i) grading, sedimentation and erosion control, and stormwater management;**
- (j) that open space, outdoor amenities and parking areas incorporate design features providing accessibility for all abilities such as wide walkways or the use of non-slip surfaces;**
- (k) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;**
- (l) proximity of the site to public transit, where the service is provided;**
- (m) that there is sufficient indoor and outdoor common amenity space for residents;**
- (n) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;**
- (o) the housing needs of the local community; and**
- (p) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding.**

In addition, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (q) the development must be designed in a campus-style form and provide indoor common shared space for residents; and**
- (r) a minimum of 10 shared housing bedrooms must be provided in each building.**

8. Amend Section II, subsection Mixed Use Designation, Land Use Intent, at the 7th paragraph, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

There is a need for ~~senior citizens' homes~~ **shared housing with special care** in the area to provide for older residents who no longer are able to or wish to maintain their own homes. There is a clear desire on the part of residents of the designation to allow such facilities to establish within their communities.

Building ~~senior citizen's homes~~ **shared housing with special care** in the local community has a number of advantages, not the least of which is that family ties can be more easily maintained.

At the same time, it is recognized that ~~shared housing with special care senior citizen buildings~~ could be out of scale with the surrounding area or place strain on local services or the environment. Therefore, such uses will be permitted by right only up to twenty ~~bedrooms units~~. Beyond this size, they will only be permitted by development agreement.

9. Amend Section II, subsection Mixed Use Designation, Policy MU-2, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

MU-2 Within the Mixed Use "A" and "B" Designation, it shall be the intention of Council to establish a Mixed Use 1 and Mixed Use 2 Zone respectively which permits all uses with the exception of mobile home parks, multi-dwellings, ~~senior citizen housing~~ **shared housing with special care** containing over twenty (20) ~~bedrooms units~~, commercial entertainment uses, video arcades, campgrounds, marinas, intensive agricultural uses, extractive uses, sawmills and industrial mills related to forestry over three thousand (3,000) square feet, penal institutions, industrial uses excepting traditional uses, including telecommunication towers, hazardous waste disposal or storage sites, sanitary land fill sites, C & D Material Operations, commercial and industrial developments greater than 697 square metres (7,500 square feet) of GFA on any one lot,, and salvage yards. The Mixed Use 1 Zone shall permit fish processing plants and the Mixed Use 2 Zone shall not. Standards shall be contained in the land use by-law for non-residential uses, including controls on outdoor storage and display, parking, buffering and setbacks.

10. Amend Section II, subsection Mixed Use Designation, Policy MU-4, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

There is a need to provide for some higher-density uses within the designations such as multi-unit dwellings, larger size ~~senior citizen homes~~ **shared housing with special care** and mobile home parks. However, because of the scale of such uses, concern over the operation of septic or sewage treatment facilities and the effects that a large influx of people permanently living in an area could have on community services, development agreements will be required. These agreements will offer the opportunity to evaluate each proposal on an individual basis against community concerns.

MU-4 Notwithstanding Policy MU-2, within the Mixed Use "A" and "B" Designations Council shall only consider ~~senior citizen homes~~ **shared housing with a number of bedrooms permitted in the underlying zone** ~~over twenty (20) units~~ and multiple unit dwellings within the Mixed Use Designations according to the development agreement provisions of the *Planning Act*. In considering such development agreements, Council shall have regard to the following:

- (a) that the architectural design and scale of any building(s) are compatible with nearby land uses;
- (b) that adequate separation distances are maintained from low density residential developments and that landscaping measures are carried out to reduce the visual effects of the proposal;
- (c) the general maintenance of the development;
- (d) that open space and parking areas are adequate to meet the needs of residents and that they are suitably landscaped;
- (e) the means by which solid and liquid waste will be treated;
- (f) the effect of the proposed use on traffic volume and the local road networks, as well as traffic circulation in general, sighting distances and entrance to and exit from the site; and
- (g) the provisions of Policy IM-9.

In addition, in the case of shared housing with special care, Council shall have regard to the following:

- (h) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (i) grading, sedimentation and erosion control, and stormwater management;
- (j) that open space, outdoor amenities and parking areas incorporate design features providing accessibility for all abilities such as wide walkways or the use of non-slip surfaces;
- (k) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (l) proximity of the site to public transit, where the service is provided;
- (m) that there is sufficient indoor and outdoor common amenity space for residents;
- (n) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (o) the housing needs of the local community; and
- (p) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding.

In addition where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (q) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (r) a minimum of 10 shared housing bedrooms must be provided in each building.

~~In addition, in the case senior citizen homes, Council shall have regard to the following:~~

- ~~(h) preference for, but not restricted to, a site which has access to commercial and community facilities where such facilities are available in the immediate area; and~~
- ~~(i) preference for a development which serves the local community.~~

11. Amend Section IV, subsection Implementation, Policy IM-8, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

IM-8 The following uses shall only be considered subject to the entering into a development agreement:

- (a) Within the Mixed use "A" and "B" Designations:
 - (i) **shared housing uses at a larger scale than permitted in the underlying zone** ~~senior citizen housing over twenty (20) units~~ according to Policy MU-4;
 - (ii) multiple unit dwellings according to Policy MU-4;
 - (iii) new mobile home parks and expansion to existing mobile home parks, according to Policy MU-5;
 - (iv) commercial entertainment uses according to Policy MU-6;
 - (v) video arcades according to Policy MU-8;
 - (vi) campgrounds and marinas according to Policy MU-9;

- (vii) crematoriums according to Policy MU-11;
 - (viii) extractive facilities according to Policy MU-15;
 - (ix) intensive agricultural uses according to Policy MU-16; and
 - (x) commercial and industrial developments or expansions exceeding a combined total of more than 697 square metres (7,500 square feet) of gross floor area on any one lot according to policy MU-17. (RC-Feb 24/09;E-Apr 25/09)
- (b) Within the Mixed Use "B" Designation:
- (i) fish processing plants according to Policy MU-18.
- (c) Within the Mixed Rural Residential Designation:
- (i) multiple unit dwellings and **shared housing uses at a larger scale than permitted in the underlying zone** ~~senior citizens' housing~~ according to Policy MRR-4;
 - (ii) campgrounds and marinas according to Policy MRR-7; and
 - (iii) crematoriums according to Policy MU-11.
- (d) Within the Hubley Mill Lake Designation:
- (i) **shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen homes~~ according to **Policies HM-5A and HM-5B** ~~Policy HM-4~~;
 - (ii) any expansion of the Kreft Mushroom Farm Ltd. (LIMS Index Number 40055766), formerly Ocean Mist Mushroom Farm, according to Policy HM-6; and
 - (iii) crematoriums according to Policy MU-11.
- (e) Within the Residential Designation:
- (i) home business over three hundred (300) square feet according to Policy RD-5;
 - (ii) **shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen homes~~ according to **Policies RD-10A and RD-10B** ~~Policy RD-10~~;
 - (iii) institutional uses according to Policy RD-11; and
 - (iv) crematoriums according to Policy MU-11.
- (f) Within the Resource Designation:
- (i) residential uses according to Policy RE-5;
 - (ii) campgrounds according to Policy RE-8;
 - (iii) commercial recreation uses according to Policy RE-8; and
 - (iv) crematoriums according to Policy MU-11.

8. Amend Section IV, subsection Implementation, by inserting the text shown in **bold** immediately after Policy IM-17, as follows:

IM-18 Where there is enabling policy to consider the development, by development agreement, of a multiple unit dwellings or the expansion of existing multiple unit

dwelling, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

- IM-19 Notwithstanding Policies HM-5A, HM-5B, RD-10A, RD-10B, MMR-4 and MU-4, applications for non-substantive amendments to development agreements that were in effect on the coming in force of Policies HM-5A, HM-5B, RD-10A, and RD-10B that now meet the definition of shared housing with special care in the land use by-law shall be considered under the policies in effect at the time the development agreement was approved, provided that the proposed amendments were identified in the agreement as non-substantive.**
- IM-20 Complete applications for development agreements on file with the Municipality located in this plan area, which were received on or before INSERT FIRST READING DATE, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By-law. Applications that have not proceeded to public hearing within 36 months of INSERT FIRST READING DATE shall be subject to all applicable requirements of this Plan and the Land Use By-Law.**

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Planning Districts 14 & 17 MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning Districts 14 & 17 is hereby amended as follows:

1. Amend Section II, subsection Housing, Employment and Social Development, Policy P-53, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

P-53 In recognition of the range of individual needs in all communities, it shall be the intention of Council to permit ~~nursing homes, day care facilities for up to fourteen children, and residential care facilities, having a maximum of six bedrooms, within any residential zone other than a single unit dwelling or waterfront residential zone.~~ **shared housing uses with 10 or fewer bedrooms**. Furthermore, it shall be the intention of Council to seek the cooperation of the province in reviewing existing social programs in order to:

- (a) determine the possibility of coordinating existing and or new programs; and
- (b) establish social needs and possible responses.

2. Amend Section III, subsection Residential Designation, after Policy P-68, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Although additional higher density housing will not be encouraged, there is a growing need throughout the Municipality for ~~senior citizen housing and other forms of specialized residential housing such as group or special care facilities~~ **shared housing**. The federal, provincial, and municipal governments, in cooperation with local housing authorities and voluntary non-profit societies, have been actively involved in trying to meet the specialized needs of residents throughout Halifax County. While the Municipality supports the provisions of ~~specialized housing~~ **shared housing** within the Plan Area, it also recognizes that there are certain locational, design, and environmental concerns which must be addressed if this housing is to be properly integrated within the community

3. Amend Section III, subsection Residential Designation, by deleting Policy P-69.
4. Amend Section III, subsection Residential Designation, by inserting the text shown in **bold** immediately after Policy P-68, as follows:

P-69A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing projects will support diversity and inclusion, aging in place and housing choice. Notwithstanding Policy P-66 and with reference to Policy P-53, within the Residential, Mixed Residential and Community Centre Designations, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care uses at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) **the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;**
- (b) **the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;**
- (c) **grading, sedimentation and erosion control, and stormwater management;**

- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facility uses, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy P-155.

P-69B In addition to Policy P-69A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

5. Amend Section III, subsection River-Lakes Secondary Planning Strategy, Policy RL-5, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

RL-5 Within the River-lakes Village Centre Designation, the Village Core Comprehensive Development District Zone shall be created under the schedules of Land Use By-law to permit the development of large commercial, ~~and~~ medium density residential uses, **and shared housing uses**. The intent of this Zone is to facilitate the concentration of the higher-intensity commercial activity in this location to act as a focal point for community gathering, shopping, entertainment and transit provision. To ensure that future redevelopment of this site is in keeping with the community desire to maintain the rural village character of the area and to prevent adverse impact on the Shubenacadie Lakes, any new buildings, major alterations of a building façade or any redevelopments of the site not contemplated by the existing agreement, shall only be considered through the provisions of a development agreement pursuant to this Policy. In considering such an agreement, Council shall have regard to the following:

Built Form, Architecture and Use

- (a) that uses are limited to commercial, institutional, open space and residential uses as permitted within the Village Core Comprehensive Development District Zone;
- (b) that the first floor of all buildings is retained for commercial, institutional, recreation or entertainment uses;
- (c) that the design of any new buildings or major alteration of the façade of an existing building is in general conformity with the architectural requirements set out under the Land Use By-law;

- (d) that all roof top mechanical equipment is adequately shielded to prevent noise impacts on surrounding neighbourhoods and is screened from the view of any surrounding residential uses;

Site Development Criteria

- (e) that a minimum of 25% of the site is landscaped in a manner that creates between buildings and parking areas to minimize impacts on receiving waters, creates shade for pedestrians, and break-up the view of the large parking areas from the top of the hill on Fall River Road and from Highway 2;
- (f) that sidewalks, walkways and pathways on the site facilitate safe and convenient pedestrian access to the buildings, parking areas, transit stop(s) and external sidewalk systems;

Site Impact Controls/Assessments

- (g) that lighting is designed to prevent light pollution and to give a coordinated and unified appearance between the buildings and the site with oriented luminaries that are automatically timed to reduce illumination during non-business hours;
- (h) that the traffic generated by the development will not adversely affect the intersection of Fall River Road and Highway 2 or the Highway 102 and Highway 118 interchanges;
- (i) that studies required pursuant to Policies RL-22 and RL-25 are undertaken prior to the approval of a development agreement; and
- (j) any other matter relating to the impact of the development on the surrounding community as outlined in Policies RL-23 and P-155 is addressed.

6. Amend Section IV, subsection Implementation, Policy P-154, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

P-154 The following uses shall only be considered subject to the entering into of a development agreement according to the Provisions of Section 55, 66 and 67 of the Planning Act.

(a) within any Designation:

- (i) development within the flood danger area shown on the Environmental Features Map (Map 4) according to Policy P-50;
- (ii) multiple unit residential uses on existing oversize septic systems or existing private sewage treatment plants according to Policy P-68;
- (iii) expansion of existing salvage operations according to Policy P-120; and
- (iv) kennels according to Policy P-98.

(b) within the Residential Designation:

- (i) **shared housing at a larger scale than permitted in the underlying zone** ~~higher density special need housing~~ according to Policy P-69A and **P-69B**;
- (ii) the expansion of existing mobile home parks according to Policy P-71;
- (iii) the expansion or change of use of existing industrial and commercial uses according to Policy P-75;
- (iv) a construction yard on the lands of Mr. F. Webbink LRIS #507848 according to Policy P-77;
- (v) the expansion of existing dwelling units within the waterfront residential zone according to Policy P-82;

- (vi) commercial recreation uses according to Policy P-91;
 - (vii) highway commercial uses on the lands of Gordon and Shirley Taylor, LRIS #526699, and Irving Oil Company Ltd., LRIS #40461865, according to Policy P-78.
 - (viii) Bed and breakfast uses in accordance with Policy P-74A.
 - (ix) Deleted
 - (x) Low scale multiple unit dwellings, townhouses, single or two unit dwellings up to 4 units per acre or local commercial use and self-storage facility in conjunction with the housing component, within the RCDD Residential Comprehensive Development District Zone, according to Policy RL-14.
 - (xi) Townhouses up to a maximum density of 2 units per acre on Site D shown on Map RL-3 of the River-lakes Secondary Planning Strategy, according to Policy RL-15.
- (c) within the Mixed Residential Designation:
- (i) **shared housing at a larger scale than permitted in the underlying zone** ~~higher density special need housing~~ according to Policy P-69A and P-69B;
 - (ii) commercial recreation uses according to Policy P-91; and
 - (iii) the expansion of existing home business uses according to Policy P-93.
- (d) within the Community Centre Designation:
- (i) **shared housing at a larger scale than permitted in the underlying zone** ~~higher density special need housing~~ according to Policy P-69A and P-69B;
 - (ii) larger community commercial zone uses according to Policy P-97;
 - (iii) the change of use or expansion of existing industrial and heavy commercial uses according to Policy P-100; and
 - (iv) kennels according to Policy P-98.
- (e) within the Airport Industrial Designation:
- (i) commercial recreation uses according to Policy P-114.
- (f) within the Resource Designation:
- (i) extractive facilities according to Policy P-136.
- (g) within the Watershed Designation:
- (i) a golf course on the lands of Brightwood Golf and Country Club, LRIS #517054, according to Policy P-143;
 - (ii) commercial recreation uses according to Policy P-145.
- (h) within the River-lakes Village Centre Designation:
- (i) Larger scale mixed commercial and residential development may be considered, within the River-lakes Village Centre Designation, over the portion of the lands shown on Schedule H of the Land Use By-law, according to Policy RL-4.

- (ii) Large commercial and medium density residential uses, within the Village Core Comprehensive Development District Zone, according to Policy RL-5.
 - (iii) Low scale multiple unit dwellings up to 3 units per acre, with or without a ground floor commercial component, townhouses, single or two unit dwellings within areas zoned Village Mainstreet, according to Policy RL-11.
 - (iv) Low scale multiple unit dwellings and townhouses up to 4 units per acre where no central water service are provided, and up to 8 units per acre when central water services are provided, on Site A shown on Map RL-3, according to Policies RL-12.
6. Amend Section IV, subsection Implementation, by inserting the text shown in **bold** immediately after Policy P-166, as follows:

P-167 Where there is enabling policy to consider the development, by development agreement, of a multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

P-168 Notwithstanding Policies P-69A and P-69B, applications for non-substantive amendments to development agreements that now meet the definition of shared housing with special care in the land use by-law that were in force on the coming in force of Policies P-69A and P-69B shall be considered under the policies in effect at the time the development agreement was approved provided that the proposed amendments were identified in the agreement as non-substantive.

P-169 Complete applications for development agreements on file with the Municipality located in this plan area, which were received on or before INSERT FIRST READING DATE, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By- law. Applications that have not proceeded to public hearing within 36 months of INSERT FIRST READING DATE shall be subject to all applicable requirements of this Plan and the Land Use By-Law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Sackville MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Sackville is hereby amended as follows:

1. Amend Section II, subsection Social Housing, Policy SH-3, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

SH-3 It shall be the intention of Council to encourage and support the establishment of ~~senior citizens' housing~~ **shared housing with special care uses** within the plan area, including the establishment of home care and group care facilities.

2. Amend Section III, subsection Land Use Intent, by deleting the text shown in strikeout and inserting the text shown in **bold** immediately after the text "Floodplain", as follows:

The intention of the Urban Residential Designation is to protect the residential environment of the community while allowing for a variety of housing types and other uses which are compatible with continuing residential development. Within this designation, single unit dwellings, as well as those associated activities which are typical and appropriate to the existing residential environment shall be permitted. Recognizing that certain forms of higher density residential development may be accommodated without general conflict, it is the intention of the planning strategy to provide for such uses in the Urban Residential Designation by amendment to the land use by-law or by development agreement. Further, recognizing that there are additional uses that may be accommodated in a residential area given special development criteria, it is the intention of the planning strategy to consider medical centres, ~~residential care facilities~~ **larger shared housing with special care uses**, larger day care facilities, bed and breakfast establishments, local commercial uses and mobile home parks by development agreement.

The intent of the Rural Residential Designation is to recognize the semi-rural character of the areas designated, particularly their traditional mix of low density residential and resource uses. In order to accommodate other uses which are compatible with the surrounding neighbourhood, it shall be the intent of the planning strategy to consider, by amendment to the land use by-law, other forms of residential development and local commercial uses. ~~Residential care facilities~~ **Larger shared housing with special care uses**, larger day care facilities, bed and breakfast establishments and salvage yards will be considered by development agreement.

3. Amend Section III, subsection Urban Residential Designation, by deleting the text shown in strikeout and inserting the text shown in **bold** immediately after Policy UR-15, as follows:

~~Residential care facilities~~ **Shared housing with special care** must be permitted to locate within the community in order to facilitate the client group's social and physical integration. In many instances, such uses have special requirements in terms of location and building design. In order to permit the design and location of ~~residential care facilities~~ **shared housing with special care** in a manner which will aid integration into surrounding neighbourhoods, such uses shall be permitted by specific development agreements within any of the land use designations.

4. Amend Section III, subsection Urban Residential Designation, by deleting Policy UR-16.
5. Amend Section III, subsection Urban Residential Designation, by inserting the text shown in **bold** immediately after the sentence: "In order to permit the design and location of residential care facilities in a manner which will aid integration into surrounding neighbourhoods, such uses shall be permitted by specific development agreements within any of the land use designations," as follows:

UR-16A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policy UR-2, within any Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-13.

UR-16B In addition to Policy UR-16A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

6. Amend Section IV, subsection Implementation, Policy IM-10(e), by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

- (e) Within any Designation:
 - (i) **shared housing with special care at a larger scale than permitted in the underlying zone** residential care facilities according to **Policies UR-16A and UR-16B** Policy UR-16; and
 - (ii) deleted - June 16, 1994

3. Amend Section IV, subsection Implementation, by inserting the text shown in **bold** immediately after Policy IM-23, as follows:

IM-24 Where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

IM-25 Notwithstanding Policies UR-16A and UR-16B, applications for non-substantive amendments to approved development agreements that now meet the definition of for shared housing with special care in the land use by-law shall be considered under the policies in effect at the time the development agreement was approved provided that the proposed amendments were identified in the agreement as non-substantive.

IM-26 In addition to Policy IM-25, complete applications for development agreements on file with the Municipality located in this plan area, which were received on or before INSERT FIRST READING DATE, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By-law. Applications that have not proceeded to public hearing within 36 months of INSERT FIRST READING DATE shall be subject to all applicable requirements of this Plan and the Land Use By-Law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Sackville Drive SPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Secondary Planning Strategy for Sackville Drive is hereby amended as follows:

1. Amend Part 10, subsection Implementation, by inserting the text shown in **bold** immediately after Policy I-6, as follows:

I-6A Where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Timberlea/Lakeside/Beechville MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Timberlea/Lakeside/Beechville is hereby amended as follows:

1. Amend the Table of Contents, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Urban Residential Designation	48
Auxiliary Dwelling Units	49
Two Unit Dwellings	49
Mobile Homes	50
Multiple Unit Dwellings	51
Townhouse Dwelling Units	52
Senior Citizen Housing Shared Housing with Special Care	53
Comprehensive Development Districts	54
Community Facility Uses	55
Local Commercial Uses	57
Existing Commercial and Industrial Uses	58

2. Amend Section III, subsection Land Use Intent, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

The Commercial Core Designation is intended to reflect a need to develop a commercial and community focus, to conveniently serve the population. This should minimize the potential for the proliferation of general strip commercial development along Highway No. 3. In recognition of the scale and magnitude of the impact of larger shopping centre type development, development agreements will be required for larger scale commercial developments. Development agreements will also be required for **larger scale shared housing uses with special care residential care facilities** in order to provide for the proper siting and integration of such uses.

3. Amend Section III, subsection Urban Residential Designation, by deleting Policy UR-10.
4. Amend Section III, subsection Urban Residential Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold** immediately after Policy UR-9, as follows:

~~Senior Citizen Housing~~ **Shared Housing with Special Care**

The need for ~~senior citizen housing~~ **shared housing with special care** will increase as the general population of the community grows older. This need will be particularly acute for those persons living in inadequate housing and/or paying a relatively high percentage of their total income for housing. The federal, provincial and municipal governments, in cooperation with local housing authorities, have been actively involved in trying to meet this need throughout Halifax County. **Additionally, the amenities offered by residential neighbourhoods and the services offered by centralized commercial development may be beneficial to users of residential care facilities.**

The Municipality strongly supports the provision of ~~senior citizen housing~~ **shared housing with special care** and it is the intention of this strategy to provide for the development of ~~senior citizen housing~~ **shared housing with special care** throughout the Plan Area. However, it is also recognized that there are certain locational and design concerns which must be addressed if this

housing is to be properly integrated within the community. Therefore, such development will be considered within the Urban Residential and Commercial Core Designations by specific development agreements as provided for under the Planning Act.

UR-10A Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policies UR-2 and CC-2, within the Urban Residential and Commercial Designations, where central municipal water and sewerage services are available, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:

- (a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
- (b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;
- (c) grading, sedimentation and erosion control, and stormwater management;
- (d) that open space, outdoor amenities and parking areas incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;
- (e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;
- (f) proximity of the site to public transit, where the service is provided;
- (g) that there is sufficient indoor and outdoor common amenity space for residents;
- (h) the general maintenance of the development;
- (i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;
- (j) the adequacy of wastewater facilities and water systems;
- (k) the housing needs of the local community;
- (l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- (m) the provisions of Policy IM-12.

UR-10B In addition to Policy UR-10A, where a shared housing with special care use is to be provided in multiple buildings on one lot:

- (a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and
- (b) a minimum of 10 shared housing bedrooms must be provided in each building.

5. Amend Section III, subsection Urban Residential Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Community Facility Uses

It is common for many types of community facility uses to locate in residential neighbourhoods in order to facilitate the social and physical integration of the people served by the facilities as well as to provide direct community access to special facilities. Within the residential areas, such facilities can be designed, located and of a size which will aid this integration. Therefore, most community uses are permitted within the single unit dwelling zone by right with the exception of larger day cares, medical clinics, **larger scale shared housing with special care uses** ~~residential care facilities, senior citizen housing,~~ and fraternal centres and halls. Additional considerations may be required in these cases and, therefore, they will be subject to controls available through the development agreement and rezoning processes.

UR-15 Notwithstanding Policy UR-2, within the Urban Residential Designation, it shall be the intention of Council to establish a community facility zone which permits a variety of community facility related uses such as **larger scale shared housing with special care**, schools, churches, hospitals, government offices, fraternal and community centres, recreation uses, and fire and police stations. In considering amendments to the land use by-law to a community facility zone, Council shall have regard to the provisions of Policy IM-12.

6. Amend Section III, subsection Urban Residential Designation, by deleting the text shown in strikethrough, after Policy UR-16 as follows:

~~The amenities offered by residential neighbourhoods and the services offered by centralized commercial development may be beneficial to users of residential care facilities. It is the intention of this strategy to provide for the development of such facilities within the Urban Residential and Commercial Core Designations, provided that compatibility concerns can be adequately addressed. This is best achieved through specific development agreements, as provided for under the Planning Act.~~

7. Amend Section III, subsection Urban Residential Designation, by deleting Policy UR-17.
8. Amend Section III, subsection Urban Residential Designation, Policy UR-27, by inserting the text in **bold**, as follows:

UR-27 Within the area as shown on Map UR-1, Council may consider permitting a mixed use development, with a range of land uses including a golf course, low density residential, townhousing, multiple unit dwellings, **shared housing**, a town centre, various commercial development, and an office campus. Such development may only be considered through the development agreement process, and pursuant to the policies outlined specific to this site, and having regard to the provisions of Policy IM-12.

9. Amend Section III, subsection Commercial Core Designation, Policy CC-2, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

CC-2 Within the Commercial Core Designation, it shall be the intention of Council to establish a general business zone which permits general commercial uses not exceeding fifty thousand (50,000) square feet of gross floor area, and also permits special trade contracting services and shops not exceeding two thousand (2,000) square feet in gross floor area along with community uses and existing dwellings. This zone shall also permit up to two (2) dwelling units to be used on conjunction with permitted commercial uses, as well as **shared housing uses** ~~boarding and rooming houses~~. The zone shall be applied to existing commercial uses in the Residential Designation, subject to the conditions established in Policy UR-21, and within the General Commercial Designation subject to Policy CG-2.

10. Amend Section IV, subsection Implementation, Policy IM-10, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

IM-10 The following uses shall only be considered subject to the entering into of a development agreement.

- (a) Within the Urban Residential Designation:
- (i) new mobile home parks or expansion of any existing mobile home park according to Policy UR-6;
 - (ii) townhouse developments according to Policy UR-9;
 - (iii) **shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen housing~~ according to **Policies UR-10A and UR-10B** ~~Policy UR-10~~;
 - (iv) medical clinics and day care facilities according to Policy UR-16;
 - ~~(v) residential care facilities according to Policy UR-17;~~
 - (vi) expansion of service commercial uses, according to Policy UR-20; and
 - (vii) any expansion of or change of use of existing commercial and industrial properties, according to Policy UR-22.
 - (viii) expansion of the Halifax Sufferance Warehouse according to Policy UR-24.
- (b) Within the Commercial Core Designation:
- (i) **shared housing with special care at a larger scale than permitted in the underlying zone** ~~senior citizen housing~~ according to **Policies UR-10A and UR-10B** ~~Policy UR-10~~;
 - ~~(ii) residential care facilities according to Policy UR-17~~
 - (iii) dwelling units in conjunction with commercial uses, according to Policy CC-3; and
 - (iv) shopping centres with a gross floor area in excess of 50,000 square feet, according to Policy CC-4; and
 - (v) taverns and other commercial entertainment uses according to Policy CC-5.

11. Amend Section IV, subsection Implementation, by inserting the text shown in **bold** immediately after Policy IM-20, as follows:

IM-21 Where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

IM-22 Notwithstanding Policies UR-10A and UR-10B, applications for non-substantive amendments to approved development agreements that now meet the definition of shared housing with special care in the land use by-law shall be considered under the policies in effect at the time the development agreement was approved provided that the proposed amendments were identified in the agreement as non-substantive.

IM-23 In addition to Policy IM-22, complete applications for development agreements on file with the Municipality located in this plan area, which were received on or before INSERT FIRST READING DATE, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development

applications shall be subject to all applicable requirements of this Plan and the Land Use By-law. Applications that have not proceeded to public hearing within 36 months of INSERT FIRST READING DATE shall be subject to all applicable requirements of this Plan and the Land Use By-Law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Dartmouth MPS

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

1. Amend the Table of Contents by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Table of Contents	
INTRODUCTION.....	1
Introduction.....	2
Public Participation	3
Regional Plan Context	4
Areas of Conflict with the Regional Plan.....	4
Summary.....	5
POPULATION PROJECTIONS & ANALYSIS 1976 – 1996.....	6
The Projection	7
Table 1: Population Distribution (Population Shares) for Halifax County, Dartmouth and Suburbs.....	7
Map A: Dartmouth Municipal Planning Strategy.....	8
Table 2: Population by Age Group (a) Dartmouth and Area	9
Table 3: Annual Number of Births to Residents 1970 – 1975	10
The Analysis.....	11
Chart 1: Population Projections (1961 – 1996).....	11
Chart 2: Distribution of Dartmouth’s Population by age (1961).....	14
Chart 3: Distribution of Dartmouth’s Population by age (1996).....	14
The Alternatives.....	15
DIRECTIONS FOR GROWTH.....	16
Direction for Growth	17
(1) Russell Lake Area	17
Map 1: Development Areas	19
Map 1a: Port Wallace Development Strategy.....	20
Map 2: Existing Land Uses (1977)	21
(2) Port Wallace Area.....	22
(3) Shearwater Airport.....	22
(4) Repealed	23
(5) Summary.....	23
HOUSING.....	24
Housing	25
CHART 4: Number of Dwelling Units (1961-1976).....	25
(1) Existing Developed Areas Within the Development Boundary.....	26
(2) Undeveloped Sites Existing Within the Development Boundary	26
(3) Comprehensive Development District (CDD).....	27
(4) Land Assembly.....	27
(5) Rehabilitation of Neighbourhoods and Housing.....	28
(6) Lodging Houses Shared Housing with Special Care	29

.....

2. Amend Housing, subsection Lodging Houses, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

(6) **Shared Housing** ~~Lodging Houses~~

It is recognized that **shared housing uses** ~~lodging houses~~ are a necessary and affordable form of residential accommodation, and that such uses should be permitted in Dartmouth. This type of housing helps to fulfill the City's objective of providing mixed housing stock in sufficient numbers to meet the needs of people in all income groups.

~~The City currently regulates lodging houses through both its Land Uses By-law and its Lodging House By-law. While these regulations adequately control many aspects of lodging house development, other aspects have been determined to be inadequate. It is felt that improvements are required in the safety and liveability of lodging houses and that better site development controls need to be put in place.~~

~~Currently, lodging houses, up to 15 rooms in size, may be permitted on relatively small lot sizes (lots which contain less than 50 feet of street frontage and 5,000 square feet in lot area). In some instances, this size of lodging house, with its associated large number of lodgers, is not compatible with existing surrounding uses in terms of bulk, scale, appearance, noise, and so on. Therefore the size of lodging houses shall be reduced to a maximum of eight rooms for sleeping accommodation and regulations shall be established governing minimum lot size, frontage, and yard requirements, together with better provisions regarding parking and landscaping. In order to effect these improvements appropriate amendments shall be incorporated into the City's Land Use By-law, as described in M.P.S. policies H-8 and H-9.~~

3. Amend the Housing Section, by deleting Policy H-8.
4. Amend the Housing Section by deleting Policy H-9.
5. Amend the Housing Section, subsection (10) 6 Admiral Street, Policy H-14, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

(10) 6 Admiral Street

The owners of the property at 6 Admiral Street in Dartmouth (former Evangel Temple) wish to develop a multiple unit dwelling specifically designed to meet the needs of senior citizens. While it has been demonstrated by the community that there is support for this type of facility in this location, there is a desire to ensure the development is properly integrated within the community, and that its appearance and scale, as well as, the overall development of the site is handled in a manner which is sensitive to the surrounding low density residential environment. It is, therefore, desirable that the development of 6 Admiral Street, for the purposes of a multiple unit dwelling specifically designed for senior citizens **and other users of shared housing with special care**, be considered by development agreement.

- H-14 It shall be the intention of Council to consider a **shared housing with special care use** ~~multiple unit dwelling, specifically designed for senior citizens~~, at 6 Admiral Street in Dartmouth, according to the development agreement provisions of the Planning Act. In considering such an agreement, Council shall have regard for the following:

- (a) the height, bulk, lot coverage and appearance (exterior design) of the building is compatible with adjacent land uses;
 - (b) site design features, including landscaping, amenity areas, parking areas and driveways, are of an adequate size and design to address potential impacts on adjacent land uses and to provide for the needs of the residents of the development;
 - (c) the site is located in reasonable proximity to community facilities, such as recreation areas and transit routes;
 - (d) municipal central services are available and capable of supporting the development;
 - (e) appropriate controls are established to address environmental concerns;
 - (f) traffic related matters such as traffic generation and circulation, sighting distances, site access and egress and pedestrian safety are addressed;
 - (g) general maintenance of the development is addressed; and
 - (h) any other matters, including criteria listed in Policy IP-1(c), are addressed
6. Amend the Housing Section, subsection, Future Development Within the Morris-Russell Lake Area, Policy ML-18(c), by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

ML-18 The Future Land Use and Transportation Plan, presented as Map 9N, shall provide overall guidance for land use allocation within this secondary plan area and the following guidelines shall be adhered to in any development agreement application:

...

- (c) Parcel 3: This property may be developed for a variety of higher-density residential developments including but not limited to multiple-unit buildings, **shared housing uses** ~~seniors accommodations~~, and townhouses. Multiple unit buildings shall adhere to the same height restrictions imposed on Parcel 2; Commercial uses which serve the broader communities around Morris and Russell Lake shall be permitted. Except for retail food stores, the size of any single commercial use (store or business) shall not exceed 25,000 square feet of floor area. Car dealerships or other outdoor display courts shall not be permitted;
7. Amend the Commercial Section, subsection Waverley Road Designation, after Policy C-40 by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Development agreements: Multiple unit dwellings /**Shared housing Uses** ~~Long-term care facilities~~

Multiple unit dwellings were recognized during the Waverley Road study as a land use which could contribute to the desired walkable, mixed use community; however, concern was expressed about the impact such uses may have on the existing neighbourhoods. Therefore, multiple unit dwellings shall only be permitted by development agreement to ensure compatibility with the existing neighbourhoods.

Also, residents recognized the need for **shared housing uses** ~~long-term care facilities~~ in the community and identified this sub-designation as an appropriate location. Controls on design and reduced impacts on residential neighbours are desired, therefore applications for **larger scale shared housing uses** ~~long-term care facilities~~ should only be considered through the development agreement process.

Policy C-41 Within the WR Mixed Use sub-designation, Council shall consider multiple unit dwellings and **shared housing at a larger scale than would be permitted in the underlying zone** ~~long-term care facilities~~ by development agreement in accordance with the provisions of the Halifax Regional Municipality Charter. In considering such an agreement, Council shall have regard for the provisions of Policy IP-5, and should use the land use density standards of the R-3 zone as a guide.

7. Amend the Implementation Section, Policy IP-5, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

IP-5 It shall be the intention of City Council to require Development Agreements for apartment building development, in R-3, R-4, C-2, MF-1 and GC Zones **or shared housing uses at a larger scale than permitted in the underlying zone in R-3, R-4, C-2, MF-1 and GC Zones**. Council shall require a site plan, building elevations and perspective drawings for the apartment development indicating such things as the size of the building(s), access & egress to the site, landscaping, amenity space, parking and location of site features such as refuse containers and fuel storage tanks for the building. In considering the approval of such Agreements, Council shall consider the following criteria:

- (a) adequacy of the exterior design, height, bulk and scale of the new apartment development with respect to its compatibility with the existing neighbourhood;
- (b) adequacy of controls placed on the proposed development to reduce conflict with any adjacent or nearby land uses by reason of:
 - (i) the height, size, bulk, density, lot coverage, lot size and lot frontage of any proposed building;
 - (ii) traffic generation, access to and egress from the site; and
 - (iii) parking;
- (c) adequacy or proximity of schools, recreation areas and other community facilities;
- (d) adequacy of transportation networks in, adjacent to, and leading to the development;
- (e) adequacy of useable amenity space and attractive landscaping such that the needs of a variety of household types are addressed and the development is aesthetically pleasing;
- (f) that mature trees and other natural site features are preserved where possible;

- (g) adequacy of buffering from abutting land uses;
- (h) the impacts of altering land levels as it relates to drainage, aesthetics and soil stability and slope treatment; and
- (i) the Land Use By-law amendment criteria as set out in Policy IP-1(c).

8. Amend the Implementation Section by inserting the text in **bold** immediately after Policy IP-15, as follows:

IP-16 Where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Eastern Shore (West) MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Eastern Shore (West) is hereby amended as follows:

1. Amend Section IV the Mixed Use Designation Section, subsection Residential Development, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

The development of ~~senior citizen housing~~ **shared housing with special care** in the form of small apartment complexes or townhouses is supported within the Mixed Use Designation to encourage this form of housing in the district. Other forms of higher density residential development, however, will be subject to a site-by-site review process to ensure that proper safeguards are established to protect overall community form and the natural environment.

2. Amend Section V, subsection Implementation, by inserting the text shown in **bold** immediately after Policy IM-23, as follows:

IM-24 Where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Eastern Shore (East) MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Eastern Shore (East) is hereby amended as follows:

1. Amend Section III the Village Designation Section, subsection Residential Development, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

The development of ~~senior citizen housing~~ **shared housing with special care uses** in the form of apartment buildings or townhouses is supported within the Village Designation to encourage this form of housing in the district. Other forms of higher density residential development, however, will be subject to a site-by-site review process to ensure that proper safeguards are established to protect overall community form and the natural environment.

2. Amend Section II, the Resource Designation Section, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Maintaining the rural character and form of the area is, however, very important to residents. As such, it is felt that certain higher density forms of residential development are not appropriate. Higher density housing such as multiple unit dwellings (containing more than four units) and mobile home parks are not, therefore, encouraged within the Resource Designation. There is support, however, for ~~senior citizen accommodation~~ **shared housing with special care uses** in conventional row or apartment housing.

3. Amend Section IV, subsection Implementation, by inserting the text shown in **bold** immediately after Policy IM-23, as follows:

IM-24 Where there is enabling policy to consider, by development agreement, the development of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Halifax MPS

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

1. Amend Section II, City-Wide Objectives and Policies, subsection Residential Environments, Policy 2.4.2, by deleting the text shown in strike out and inserting the text shown in **bold** as follows:
 - 2.4.2 In residential neighbourhoods alternative specialized housing such as ~~special care homes~~ **shared housing**, commercial uses such as daycare centres and home occupations; municipal recreation facilities such as parks; and community facilities such as churches shall be permitted. Regulations may be established in the land use bylaw to control the intensity of such uses to ensure compatibility to surrounding residential neighbourhoods.
2. Amend Section VII: Fairview Area Secondary Planning Strategy – 1. Residential Environments, by deleting the text shown in strike out and inserting the text shown in **bold** as follows:
 - 1.7 For the site of the former Titus Smith School, Council may consider applications for **shared housing at a larger scale than would be permitted in the underlying zone** ~~high density seniors housing~~ through development agreement.
3. Amend Section X: Mainland South Secondary Planning Strategy Objectives and Policies, 1 Residential Environments, Policies 1.2.3 and 1.2.3.1 by deleting the text shown in strike out and inserting the text shown in **bold** as follows:
 - 1.2.3 Notwithstanding the Low Density Residential designation of Block F, Kelly Street, LRIS PID No. 40724973, the Municipality may permit a residential complex by development agreement. Such complex shall consist of an apartment building, townhouses or other ground related innovative housing forms, parkland and two ~~assisted living facility apartment~~ **shared housing with special care** buildings.
 - 1.2.3.1 Any development permitted pursuant to Policy 1.2.3 shall be compatible with the surrounding area. This shall be achieved by attention to a variety of factors for which conditions may be set out in a development agreement, such as but not limited to:
 - (a) Architectural Design, Scale, Building Height and Mass
 - i) The height of the apartment building and buildings containing ~~assisted living facilities~~ **shared housing with special care** shall not exceed four residential storeys, exclusive of an underground parking garage, and may not exceed 50 feet in height.
 - ii) The apartment building shall be located adjacent to the existing apartment building, shall not exceed 70 dwelling units and shall comply with the requirements of the R-3 Zone.
 - iii) Buildings containing ~~assisted living facilities~~ **shared housing with special care** shall be located adjacent to the existing nursing home, shall not contain more than 190 ~~assisted living~~ units and shall comply with the requirements of the R-3 zone.
 - iv) Notwithstanding (iii), the calculation of density and the requirement for parking for the buildings containing ~~assisted living facilities~~ **shared**

housing with special care may be determined on the basis of similar facilities in urban settings.

- v) The townhouses or other ground related innovative housing forms shall be located adjacent to the existing low density housing, shall not exceed a total of 50 dwelling units and shall comply with the provisions of the R-2T zone.
- vi) Building materials shall be compatible with the community.

(b) Site Design and Landscaping

- i) Provision shall be made for adequate recreation, vehicular and pedestrian circulation, site lighting and open areas to address the needs of the residents of all the buildings and in particular those containing ~~assisted living facilities~~ **shared housing with special care**.
- ii) The layout and design of the buildings, services and site grading shall provide for the retention of healthy mature trees.
- iii) No building shall be constructed within 50 feet of properties fronting on Osborne Street, Stonehaven Road, Walter Havill Drive and Street B, Stanley Park, as shown on plan P200/20332 of City of Halifax Case 5419.
- iv) The area of Block F abutting properties fronting on Osborne Street, Stonehaven Road, Walter Havill Drive and Street B, Stanley Park, as shown on plan P200/20332 of City of Halifax Case 5419, shall be maintained as a buffer area for a depth of 40 feet within which only limited construction activity will be permitted with minimal removal of existing trees and only in order to accommodate support infrastructure for the development (e.g. stormwater management, recreation infrastructure). The buffer may be reduced in width to 20 feet where site grading, servicing or support infrastructure must be accommodated and in those locations a visually obscuring fence shall be provided. Where the apartment building or ~~assisted living~~ **shared housing with special** buildings abut existing one or two unit dwellings the forty foot buffer will be maintained.
- v) Any agreement made pursuant to policy 1.2.3 shall include provisions for the continued maintenance and upkeep of the buffer areas and fencing as required by clause (b)iv.
- vi) The ravine at the west end of Block F shall be maintained in a natural state.
- vii) Planting and screening of air conditioners, dumpsters, propane tanks, service areas, driveways, parking areas, etc. is required.
- viii) Adequate and safe vehicular and pedestrian accesses to the site and buildings shall be provided.
- ix) The parking areas shall be located such that they do not interfere with the safe access of pedestrians and are able to be screened from the public street.

(c) Additional Considerations

- i) Every effort shall be made to reduce traffic impacts on the adjacent neighbourhood.
- ii) An assessment of the adequacy of municipal servicing systems available to the site shall be undertaken and any required improvements shall be addressed to the satisfaction of the Engineer prior to development.
- iii) ~~Assisted living facilities shall be defined as residential buildings that may include a range in uses from full care nursing homes to facilities which~~

~~provide personal and/or medical care and have a common dining area. Assisted living facilities shall form part of future development proposals.~~

- iv) The development may be phased but no more than 25% of the development shall be permitted to proceed prior to rehabilitation and completion of Kelly Street.

- 4. Amend Section X: Mainland South Secondary Planning Strategy Objectives and Policies, 1 Residential Environments, Policy 1.5.3.1.1 by deleting the text shown in strike out and inserting the text shown in **bold** as follows:

1.5.3.1.1 Any addition permitted pursuant to Policy 1.5.3 shall not include any type of residential accommodation such as but not limited to dwelling units, **or shared housing with special care.** ~~residential care/retirement facility or nursing home.~~

- 5. Amend Section X: Mainland South Secondary Planning Strategy Objectives and Policies, 1 Residential Environments, Policy 1.5.3.5 by deleting the text shown in strike out and inserting the text shown in **bold** as follows:

1.5.3.5 For the area designated as “Residential Development District” known as Melville Ridge as shown on Map 1 of Schedule I, notwithstanding that the site is less than three acres and does not provide a mixture of residential uses nor a mix of dwelling unit types, the Municipality may, by development agreement pursuant to Schedule I, permit ~~residential care and retirement facility~~ **shared housing with special care** on Lot 4 Ramsgate Lane.

- 6. Amend the Implementation Policies Section by inserting the text shown in **bold** immediately after Policy 10, as follows:

11 Where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Planning District 5 MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning District 5 (Chebucto Peninsula) is hereby amended as follows:

1. Amend Section III, Residential Designation, Community Facility Development subsection Implementation, by deleting the text in ~~strikeout~~ and inserting the text shown in **bold** immediately after Policy RES-6, as follows:

Community Facility Development

As residential areas and communities develop over time, the need for community facilities including schools, day care centres, fire halls and ~~senior citizen housing~~ **shared housing with special care** increases. While being supportive of such uses, the plan recognizes that a review mechanism is required for the future location of community uses in order to ensure compatibility with adjacent land uses. Thus, community and institutional land uses are supported within the Residential Designation by amendment to the land use by-law.

RES—7 Notwithstanding Policy RES-1, Council shall establish a community facility zone in the land use by-law which permits a range of community facility uses such as public and private institutional uses, service oriented commercial uses, **shared housing with special care** and open space uses, provided that controls are established on parking areas. This zone shall be applied to existing community facility uses. In considering amendments to the schedules of the land use bylaw to a community facility zone within the Residential Designation, Council shall have regard to the following:

- (a) the compatibility of the community facility with adjacent and surrounding residential areas;
- (b) the adequacy of the parking area, its separation, landscaping or buffering as related to the protection of adjacent residential properties;
- (c) the effect on local traffic patterns, including ingress and egress, and impact of traffic on a residential area;
- (d) the adequacy of water and sewerage services; and
- (e) the provisions of Policy IM-10.

2. Amend Section IV, subsection Implementation, by inserting the text shown in **bold** immediately after Policy IM-8, as follows:

IM-8 The following uses shall only be considered by amendment to the Land Use by-law:

- (a) Within the Residential Designation:
 - (i) larger scale home occupations in dwellings or in accessory buildings according to Policy RES-4;
 - (ii) community facility uses, **including shared housing with special care**, according to Policy RES-7;

3. Amend Section IV, subsection Implementation, by inserting the text shown in **bold** immediately after Policy IM-23, as follows:

IM-24 Where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Planning District 8 and 9 MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning District 8 & 9 (Lake Echo/Porters Lake) is hereby amended as follows:

1. Amend Section III, subsection Mixed Use Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, immediately after the text "Residents do not support its expansion along the lake front or the construction of any new parks within the designation." as follows:

There is support however, for new multi-unit dwellings serviced by on-site sewage disposal systems. It is felt that current provincial health requirements guarantee sufficient environmental protection and provide for adequate separation of such developments from neighbouring properties. In addition, it is felt that the low financial return on such dwellings will preclude their development on a large scale. Support is also given to ~~senior citizen accommodation~~ **shared housing with special care** serviced by either central or on-site sewage systems

2. Amend Section III, subsection Mixed Use Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, immediately after the text "the other was created as an 'instant' suburban-style subdivision and has, typically, a homogeneous architectural style and much less business conducted from the property." as follows:

The need to provide an appropriate degree of protection for both types of residential areas are accepted by most residents. However, residential zoning applied to dispersed individual lots is perceived to inhibit the potential development of the rural economy by controlling to some degree non-residential uses on abutting property. Support is therefore given to restrictive residential zoning only where such residential development is relatively concentrated. In addition, the need for community facilities including ~~senior citizen accommodation~~ **shared housing with special care** is also recognized.

3. Section III, subsection Mixed Use Designation, Policy P-52, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

P-52 Within the Mixed Use Designation, in order to protect existing and developing residential areas, it shall also be the intention of Council to create a Residential B Zone which permits single unit dwellings, **shared housing with special care uses** ~~senior citizen housing~~ and open space uses and the use of dwellings for day care and for business uses, except kennels, which are limited in size to not more than twenty-five (25) percent of the gross floor area for the combined dwelling any accessory buildings and which do not involve obnoxious uses. In addition, the zone shall control parking, open storage and outdoor display, and signs and provide for the adequate separation of non-residential uses from residential uses. In considering an amendment to the land use bylaw to a Residential B Zone, Council shall have regard to the provisions of Policy P-89 and provided that the lot or parcel to be rezoned:

- (a) abuts or is immediately adjacent to a residential zone; or
- (b) contains a minimum of five (5) lots or five (5) lots as shown on an approved tentative plan of subdivision and in either case the lots abut or are immediately adjacent to one another.

4. Amend Section III, subsection Lake Echo Community Designation, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, immediately after the text "Provincial health regulations are generally considered as providing adequate long term environmental protection from

low density residential development but not a sufficient long term guarantee against high density developments serviced by either central or on-site systems.” as follows:

For these reasons, high density residential development including new mobile home parks and multiple unit dwellings is not supported within the Designation. There is support however for to ~~senior citizen accommodation~~ **shared housing with special care** in conventional row or apartment housing. Although the population is a young population, there is recognition of the long term need to provide for those senior citizens **or other individuals/households in need of some care but** capable of living on their own in housing specifically designed for their needs. There is widespread support for such developments provided that their size and number is in proportion with the scale of the neighbourhood.

A vital aspect of the rural lifestyle is the freedom to make maximum use of property for both residential and business purposes. Most Lake Echo residents, although commuting to the nearby cities, subscribe nevertheless to the regional values of self reliance and self-sufficiency. Many supplement their income by operating businesses from their homes on an annual or seasonal basis. The range of business activity is wide; professional offices are often located next to service or cottage industries. In general, residents are willing to accept activities on a neighbouring property which do not create a nuisance.

The development of open space uses and community facilities is considered essential for the healthy growth of the community. A number of facilities, mainly churches, have already located along the highways. The designation supports this general location for such uses as it minimizes potential intrusive effects such as increased traffic and late night and weekend operation. An exception is made, however, for ~~senior citizen housing~~ **shared housing with special care** which is acceptable in any location as it is felt that it does not create such problems.

5. Amend Section III, subsection Lake Echo Community Designation, Policy P-57, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

P-57 Within the Lake Echo Community Designation, it shall be the intention of Council to create a Single Unit Dwelling Zone which permits single unit dwellings, **shared housing with special care uses** ~~senior citizen housing~~, open space uses and provides for the use of a dwelling for day care and for business uses, except kennels, which are limited in size and which do not involve obnoxious uses. In addition, the zone shall control parking and the number and size of signs and prohibit permanent open storage and outdoor display.

6. Amend Section III, subsection Lake Echo Community Designation, Policy P-57, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

P-58 Within the Lake Echo Community Designation, it shall also be the intention of Council to create a Rural Residential Zone which permits the continuation and development of agricultural uses, fishery uses except fish and fish waste processing plants, and smaller scale forestry operations, and the use of dwellings for the purposes of providing accommodation or day care and for business uses, except kennels, in conjunction with a dwelling which are limited in size to not more than fifty (50) per cent of the gross floor area for the combined dwelling and any accessory buildings and which do not involve obnoxious uses. The zone shall also reflect the intent of the designation in support of low density residential development and permit single unit and two unit dwellings, **shared housing with special care uses** ~~senior citizen housing~~ and open space uses. In addition, the zone shall control parking and the number and size of signs, and provide for the adequate separation of nonresidential uses from certain residential uses.

7. Amend Section IV, subsection Implementation, by inserting the text shown in **bold** immediately after Policy P-101, as follows:

P-102 Where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Municipal Planning Strategy amendment was passed at a meeting of the Halifax Regional Council held on the [DAY] of , [MONTH] 2022.

Iain MacLean
Municipal Clerk

Attachment C
Proposed Land Use By-Law Amendments

Proposed Amendments to the Land Use By-Law for Dartmouth

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

1. Amend SECTION 1 DEFINITIONS, clause 1(a) by inserting the text shown in **bold**, as follows:

APARTMENT BUILDING - means a single building comprised of three or more dwelling units but shall not include townhouses **or a shared housing use.**

2. Amend SECTION 1 DEFINITIONS by deleting clause 1(sab) GROUP HOME.
3. Amend SECTION 1 DEFINITIONS by deleting clause 1(x) LODGING HOUSE.
4. Amend SECTION 1 DEFINITIONS by inserting the following definition in **bold** immediately following clause 1(ag) SEMI-DETACHED DWELLING:

- (aga) SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:**
- (i) that are rented for remuneration as separate rooms for residential accommodation; or**
 - (ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,**

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act. For greater certainty, a shared housing use is not considered a multiple family residential development.

- (agb) SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants and must meet the definition of Shared Housing Use.**

5. Amend SECTION 2 GENERAL PROVISIONS, section 14 by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Every new building and every new extension or alteration to an existing building shall be provided with off-street automobile parking according to the following:

- (a) for single-family and two family dwellings, one parking space per unit shall be provided;
- (b) for apartment buildings and row house projects:
 - (i) 1.25 parking spaces shall be provided for each unit;
 - (ii) parking areas located between the minimum setback and the building or within 15 feet of the street line shall be screened from the street by trees, landscape features, fences or a combination thereof;
 - (iii) Apartment buildings within the Main Street Designation (except for townhouses ~~and Senior Citizens Housing~~), and apartment buildings within the Kuhn Road Designation as shown on Schedule "A1" (except for townhouses ~~and Senior Citizens Housing~~), shall provide 0.5 parking space per bachelor unit, 0.5 parking space per 1-bedroom unit, 1 parking space per 2-bedroom or larger unit, and 1 visitor parking space per Building, plus one additional visitor parking space for every 15 Dwelling Units;

- (iv) Dwelling units within the Main Street Designation, or within the Kuhn Road Designation as shown on Schedule "A1", owned by a registered charity, non-profit organization, non-profit co-operative, or government agency, for the purpose of providing ~~special-needs~~ housing, shall be exempt from the parking space requirement ratios in this By-Law.
- (c) for auditoriums, theaters, stadiums and similar buildings, one parking space shall be provided for each eight seats;
- (d) for business and professional offices, banks, medical clinics, governmental buildings and buildings of a similar nature, one parking space per 600 square feet of floor area shall be provided, except within the Main Street Designation, where one parking space shall be provided for every 65 sq. m (700 sq. ft.) of floor area;
- (e) for general retail, trade and service, food store service, commercial, shopping centers, etc., one parking space for 300 square feet of floor area shall be provided, except within the Main Street Designation, where one parking space shall be provided for every 37 sq. m (400 sq. ft.) of Floor Area;
- (f) for clubs, lounges, beverage rooms, taverns, full-service restaurants, drivethrough restaurants and other eating establishments and buildings of a similar nature, one parking space per 100 square feet of floor area shall be provided, except within the Main Street Designation, where one parking space shall be provided for every 28 sq. m (300 sq. ft.) of Floor Area; (fa) for take-out restaurants, one parking space per 200 square feet of floor area shall be provided;
- (g) for motels, one parking space shall be provided for each unit and one parking space for each 100 square feet of floor area for any restaurant therein;
- (h) for hotels, tourist homes and buildings of a similar nature, one parking space shall be provided for each of the first 20 rooms, one parking space for every 4 rooms over 20 and one parking space for each 100 square feet of floor area for any restaurant therein;
- (i) industrial warehousing and manufacturing shall provide one parking space for 2,000 square feet of floor area, and also if a warehouse or manufacturing plant contains office space, parking for office space area shall be provided at the rate of one parking space per 200 square feet of floor area;
- (j) for purpose of this section, if equivalent off-street parking is available on a permanent basis within 750 feet of the building, then parking requirements shall be deemed to be complied with;
- (k) ~~for lodging houses, parking spaces shall be provided on the premises in compliance with Section 29D of this By-law.~~
- (l) ~~for senior citizens apartment buildings and row house projects, one parking space for each three dwelling units.~~
- (m) for self storage buildings the required parking spaces shall be calculated as follows:
 - (i) A minimum of one (1) parking space per external storage unit shall be provided. The parking space shall be located in front of the loading door for the unit it is intended to access. The parking space shall not be encumbered in any way and shall not be used for the purpose of sale or display.
 - (ii) A minimum of one (1) parking space per ten (10) internal storage units shall be provided; and
 - (iii) A minimum of one (1) parking space per 200 square feet of office or retail floor area shall be provided.
 - (iv) Notwithstanding Subclauses (i), (ii) and (iii), for self-storage buildings within Schedule A1-1 of the Kuhn Road Designation as shown on Schedule A1, a minimum of one off-street parking space shall be provided for each employee if a full service office is located on the lot, and a minimum of one space shall be provided for every 100 storage units.
- (n) for places of worship 0.2 parking spaces per seat or 10 parking spaces per 100 m² whichever is greater;
- (o) for schools:
 - (i) elementary and junior high schools: 1.5 parking spaces per classroom; and
 - (ii) high school
- (p) for shared housing 0 parking spaces.**

6. Amend SECTION 2 GENERAL PROVISIONS, subsection 18(F) by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

18F On lands known as Civic Number 6 Admiral Street (LIMS PID #209106), as identified as Schedule "Q", Council may consider by development agreement, according to Policy H-14, ~~a multiple unit dwelling specifically designed for senior citizens~~ **shared housing with special care.**

7. Amend SECTION 2 GENERAL PROVISIONS, subsection 18(Ua) by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

18(Ua) Within the Waverley Road designation, notwithstanding any other provisions of this By-law, certain uses may be considered through policy:

- (a) Within the WR Low Density Residential sub-designation, in accordance with Policy C-35, neighbourhood commercial uses may be considered by- development agreement.
- (b) Within the WR Mixed Use sub-designation, in accordance with:
 - (i) Policy C-41, multiple unit dwellings and ~~long-term care facilities and shared housing uses at a larger scale than would be permitted in the underlying zone~~ may be considered by development agreement;
 - (ii) Policy C-42, self-storage facilities may be considered by development agreement;
 - (iii) Policy C-43, alteration or expansion of a non-conforming use may be considered by development agreement on lands identified in Schedule "AC" of this By-law; and
 - (iv) Policy C-44, a non-conforming use of land may be recommenced if discontinued for a continuous period of up to 12 months on lands identified in Schedule "AC" of this By-law.

8. Amend SECTION 2 GENERAL PROVISIONS, by inserting the following text shown in **bold**, immediately following subsection 18X:

18Y Pursuant to Policy IP-16 where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

9. Amend SECTION 2 GENERAL PROVISIONS, section 23. by deleting the text shown in strikethrough:

23. A home occupation shall be permitted in any dwelling in an R-1, R-1M, R-1A, R-2, R-3, R-4, T and TH Zone provided:

- (a) it shall be conducted by the resident occupant in his or her residence;
- (b) it shall be clearly accessory and incidental to the use of the dwelling as a residence;
- (c) it shall be conducted within the enclosed living areas of the dwelling or accessory buildings;
- (d) no alterations shall be made which would change the physical character of the dwelling as a residence;
- (e) no outside storage of any kind shall be associated with the home occupation;
- (f) there shall be no exterior evidence of the conduct of a home occupation except for a business identification plate or sign of two square feet in maximum area;
- (g) not more than 25% of the total floor area of the dwelling shall be used for a home occupation;
- (h) one off-street parking space, other than that required for the dwelling, shall be provided for each 200 square feet of floor space occupied by the home occupation;
- (ha) Within the Main Street Designation , and within the Kuhn Road Designation as shown on

Schedule "A1", no parking space is required for any home occupation., ~~nor for a dwelling unit owned by a registered charity, non-profit organization, non-profit co-operative, or government agency, for the purpose of providing special needs housing;~~

- (i) it shall not be an obnoxious use;
- (j) no stock in trade, except articles produced by members of the immediate family residing in the dwelling shall be displayed or sold on the property;
- (k) the following are deemed not to be home occupations:
 - (i) automotive repair shop
 - (ii) autobody repair shop
 - (iii) auto paint shop
 - (iv) machine shop
 - (v) welding
 - (vi) retail sales outlets, except articles produced by members of the immediate family in the dwelling
 - (vii) restaurants
 - (viii) amusement arcades
 - (ix) adult entertainment uses

10. Amend SECTION 2 GENERAL PROVISIONS by deleting section 29D.

11. Amend SECTION 2 GENERAL PROVISIONS, clause 32G 1 a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

- a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

12. Amend SECTION 3, PART 1: R-1 (SINGLE FAMILY RESIDENTIAL) ZONE, subsection 32(1) by inserting the text shown in **bold**, as follows:

- 32(1) The following uses only shall be permitted in an R-1 Zone:
 - (a) Single family dwellings;
 - (aa) Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
 - (b) places of worship and associated halls;
 - (c) schools, colleges, universities, libraries, art galleries, and museums;
 - (d) public parks and playgrounds;
 - (e) tennis clubs, quoit clubs, lawn bowling clubs, archery clubs, golf clubs;
 - (f) yacht and boating clubs located within 200 feet of the shore of a lake or Halifax Harbour;
 - (g) uses accessory to any of the foregoing uses;
 - (h) within the Waverley Road designation, expanded home occupations are permitted subject to site plan approval, in accordance with the requirements of Section 23A of the General Provisions.

13. Amend SECTION 3, PART 3: R-2 (TWO FAMILY RESIDENTIAL) ZONE, subsection 33(1) by deleting the text shown in strikethrough and inserting the text shown in **bold**, as follows:

- 33(1) The following uses only shall be permitted in an R-2 Zone:
 - (a) R-1 uses as hereinbefore set out,
 - (b) a semi-detached dwelling,
 - (c) a duplex dwelling,
 - (d) basement apartments added to single family dwellings so that each building contains only two families,
 - (e) ~~A group home for not more than 6 residents~~ Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
 - (f) any uses accessory to any of the foregoing uses.

14. Amend SECTION 3, PART 4: R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE – MEDIUM DENSITY, subsection 34(1) by deleting the text in strikethrough and inserting the text shown in **bold**, as follows:
- 34(1) The following uses only shall be permitted in an R-3 Zone:
- (a) R-1, R-2 and TH uses as herein set out,
 - (b) apartment buildings,
 - (c) uses accessory to any of the foregoing uses.
 - (d) ~~lodging houses~~ **shared housing use,**
 - (e) ~~A group home for not more than 12 residents, provided that the subject property does not abut a property that is zoned R-1 or R-2.~~
 - (f) day care facility within the Main Street Designation.
15. Amend SECTION 3, PART 4: R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE – MEDIUM DENSITY by deleting subsection 34(6).
16. Amend SECTION 3, PART 4: R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE – MEDIUM DENSITY, subsection 34(7) by deleting the text in strikethrough and inserting the text shown in **bold**, as follows:
- 34(7) KUHN ROAD DESIGNATION – OTHER REQUIREMENTS
- (a) Notwithstanding subsections 34(3) and 34(4), within the Kuhn Road Designation as shown on Schedule AI, no development permit shall be issued for an apartment building or townhouse dwelling in the R-3 (Multiple Family Residential) Zone except by development agreement in accordance with Policy C-66 of the Dartmouth Municipal Planning Strategy.
 - (b) Notwithstanding subsections 34(3), 34(4) and 34(7)(a), within Schedule AI-1 of the Kuhn Road Designation as shown on Schedule AI, no development permit shall be issued for an apartment building, townhouse dwelling, new duplex dwelling unit, new semi-detached dwelling unit, new auxiliary apartment, ~~new lodging house or new group home~~ in the R-3 (Multiple Family Residential) Zone except where a piped sanitary sewer connection has been established to the satisfaction of the Municipal Engineer.
17. Amend SECTION 3, PART 5: R-4 (MULTIPLE FAMILY RESIDENTIAL) ZONE – HIGH DENSITY, subsection 35(1) by inserting the text shown in **bold**, as follows:
- 35(1) The following uses only shall be permitted in an R-4 Zone:
- (a) R-1, R-2, R-3 and TH uses as herein set out,
 - (b) apartment buildings,
 - (ba) shared housing use,**
 - (c) uses accessory to any of the foregoing uses.
18. Amend SECTION 3, PART 6: TH (TOWN HOUSING ZONE), subsection 36(1) by inserting the text shown in **bold**, as follows:
- 36(1) The following uses only shall be permitted in a TH Zone:
- (a) Two or more one-family dwellings, which are attached vertically and which have their own independent entrances and exits;
 - (aa) Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
 - (b) schools;
 - (c) any use accessory to any of the foregoing uses
19. Amend SECTION 3, PART 9: C-2 (GENERAL BUSINESS) ZONE, subsection 39(1) by deleting the text in strikethrough as follows:

- 39(1) The following uses only shall be permitted in a C-2 Zone:
- (a) R-1, R-2, R-3, C-1 and TH uses as herein set out;
 - (b) Business or commercial enterprises except:
 - (i) obnoxious uses and uses creating a hazard to the public and
 - (ii) offices other than those permitted in the C-1 Zone
 - (iii) except Adult Entertainment uses
 - (iv) cabarets
 - (v) pawn shops
 - (ba) Within the Main Street Designation, R-1, R-2 and TH uses are not permitted;
 - (bb) Within the Main Street Designation a drive-through is not a permitted main use;
 - (bc) Within the Main Street Designation, general office uses shall be permitted to occupy a maximum of 3 storeys;
 - (c) Uses accessory to the foregoing uses.
 - (d) ~~A group home for not more than 12 residents.~~

20. Amend SECTION 3, PART 19: S (INSTITUTIONAL) ZONE, subsection 45(1) by deleting the text in strikethrough and by inserting the text shown in **bold**, as follows:

- 45(1) The following uses only shall be permitted in an S-Zone:
- (a) P uses as herein set out;
 - (b) sports clubs, either public or private;
 - (c) public or private community purpose buildings;
 - (d) hospitals, schools, colleges, universities, masteries, libraries, museums, art galleries, and other institutions of a similar nature;
 - (e) health clinics;
 - (f) ~~long term care facilities;~~ **Shared housing with special care;**
 - (fa) **Shared housing use with 10 or fewer bedrooms;**
 - (g) day nurseries;
 - (h) places of worship and associated halls; and
 - (i) uses accessory to any of the foregoing uses.

21. Amend SECTION 3, PART 22: US (URBAN SETTLEMENT) ZONE, subsection 47A(1) by inserting the text shown in **bold**, as follows:

- 47A(1) The following uses only shall be permitted in a US Zone:
- (a) Single unit dwellings, on lots on an existing road(s) provided that a private on-site sewage disposal system and well are provided on the lot
 - (aa) **Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**
 - (b) Public parks and playgrounds
 - (c) Uses accessory to the foregoing uses

22. Amend SECTION 3, PART 23: UR (URBAN RESERVE) ZONE, subsection 47B(1) by inserting the text shown in **bold**, as follows:

- 47B(1) The following uses only shall be permitted in a UR Zone:
- (a) Single unit dwellings, on existing lots provided that a private on-site sewage disposal system and well are provided on the lot
 - (aa) **Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**
 - (b) Passive recreation uses
 - (c) Uses accessory to the foregoing uses

23. Amend SECTION 3, PART 24: MF-1 (MULTIPLE FAMILY RESIDENTIAL) ZONE, subsection 48(1) by deleting the text in strikethrough and by inserting the text shown in **bold**, as follows:

- 48(1) No person shall, in any MF-1 Zone erect, alter, repair, maintain or use any building in whole or in part, or use land for any purpose other than the following uses, namely:

- (a) ~~Lodging house~~ **Shared Housing Use**
- (b) Apartment house
- (c) Hospitals, excepting hospitals for the treatment of infectious diseases
- (d) Institutions, other than for corrections use or for the treatment of mental cases
- (e) Sports or social club
- (f) Fire station
- (g) Hotel or motel
- (h) Any use accessory to any of the foregoing uses.

24. Amend SECTION 3, PART 31: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE, subsection 53(E)(1) by inserting the text shown in **bold**, as follows:

- 53(E)(1) ICH USES PERMITTED
No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:
- Single Unit Dwellings
 - **Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**
 - Open Space Uses

25. Amend SECTION 3, PART 33: BCDD (BURNSIDE COMPREHENSIVE DEVELOPMENT DISTRICT) ZONE, subsection 54(a) by inserting the text shown in **bold**, as follows:

- 54 (a) The following uses only shall be permitted in a BCDD Zone:
- (i) townhouse;
 - (ii) apartment building;
 - (ii.5) shared housing use;**
 - (iii) commercial retail;
 - (iv) institutional;
 - (v) recreation;
 - (vi) offices

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the **XXth** day of **XXX 2022**.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Halifax Mainland LUB

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

1. Amend Section 2 DEFINITIONS, under the definition for “Apartment House” by inserting the text shown in **bold**, as follows::

“Apartment House” means a building other than double duplex dwelling arranged, intended or designed to be occupied by three or more families living independently of each other but does not include a townhouse building in an R-2 P zone **or a shared housing use;**”

2. Amend Section 2 DEFINITIONS by deleting the definition for “Boarding House”.
3. Amend Section 2 DEFINITIONS by deleting the definition for “ ‘Lodging House’ or ‘Rooming House’ ”.
4. Amend Section 2 DEFINITIONS by deleting the text shown in strikethrough as follows:

“Multiple Dwelling” ~~includes~~ **means** an apartment house, ~~boarding house, and rooming house;~~

5. Amend Section 2 DEFINITIONS by adding the following text shown in **bold** immediately following the definition for “Sex-Aid Shop”:

“Shared Housing Use” means a use that contains 4 or more bedrooms, that meets one or more of the following:

- (i) **that are rented for remuneration as separate rooms for residential accommodation; or**
- (ii) **that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,**

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

“Shared Housing with Special Care” means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

6. Amend Section 2 DEFINITIONS by deleting the definition for “Special Care Home”.
7. Amend Section 11 DAY CARE FACILITYITY – SPECIAL CARE HOME PARKING by deleting the text shown in strikethrough and inserting the text shown in **bold**, as follows:

DAY CARE FACILITY/SHARED HOUSING USE ~~–SPECIAL CARE HOME PARKING~~

- 11(1) The owners of every building hereafter erected or altered for uses as a day care facility as an R-3 (General residential and Low Rise Apartment) or R-4 (Multiple Dwelling) use ~~or special care home~~ shall therein or upon lands appurtenant thereto, provide and maintain accommodation for the parking or storage of motor vehicles for the use of the employees of such day care facility ~~or special care home~~.
- 11(2) Such accommodation shall consist of one separately accessible parking space at least 9 feet wide and 20 feet long for every 1,200 square feet of building actually used for a day

care facility as an R-3 (General Residential and Low Rise Apartment) or R-4 (Multiple Dwelling) use ~~and one separately accessible parking space at least 9 feet wide and 20 feet long for every three employees or fraction thereof for every special care home.~~

11(3) Such accommodation shall be provided in an area other than the front yard and entrance or driveway leading to such parking space.

11(4) No parking spaces for motor vehicles shall be required for a shared housing use.

8. Amend Section 14W WIND ENERGY FACILITIES clause I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

9. Amend Section 20 R-1 ZONE – SINGLE FAMILY DWELLING ZONE subsection (1) by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

20(1) The following uses shall be permitted in any R-1 Zone:

- (a) a detached one-family dwelling;
- (b) the office of a professional person located in the dwelling house used by such professional person as his private residence;
- (ba) a home occupation;
- (c) a public park or playground;
- (d) a church and church hall;
- (e) a golf course;
- (f) a tennis court;
- (g) a yacht or boat club;
- (h) a public recreational centre;
- (i) a day care facility for not more than 8 children in conjunction with a dwelling
- (j) ~~a special care home containing not more than ten persons including resident staff members;~~ **a shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit.**
- (k) uses accessory to any of the foregoing uses.

10. Delete Section 23D SPECIAL CARE HOME.

11. Amend Section 24 R-2 ZONE – TWO-FAMILY DWELLING ZONE subsection (1) by inserting the text shown in **bold**, as follows

24(1) The following uses shall be permitted in any R-2 Zone:

- (a) all R-1 Zone uses;
- (b) a semi-detached dwelling;
- (c) a duplex dwelling;
- (ca) a building containing not more than 3 apartments on the 3-unit Dwelling Site identified on ZM-26, subject to the requirements of Section 28C.
- (d) (Deleted)
- (e) (Deleted)
- (f) in the "Fairview Area", conversions of existing buildings used for institutional purposes to a maximum of 4 units, provided that the height and floor area of the building are not increased.

- (fa) a **shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**
- (g) uses accessory to any of the foregoing uses.

12. Amend Section 28AA R-2P ZONE – GENERAL RESIDENTIAL ZONE subsection (1) by inserting the text shown in **bold**, as follows:

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)
- (ba) **shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
- (c) uses accessory to any of the foregoing uses.

12. Amend Section 28AJ R-2T ZONE – TOWNHOUSE ZONE subsection (1) by inserting the text shown in **bold**, as follows:

28AJ(1) The following uses shall be permitted in any R-2T zone:

- (a) R-1 and R-2 uses;
- (b) townhouse building;
- (ba) **shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
- (c) uses accessory to any of the foregoing uses.

13. Amend Section 28AO R-2TA ZONE – DUTCH VILLAGE ROAD TOWNHOUSE ZONE subsection (1) by inserting the text shown in **bold**, as follows:

28AO(1) The following uses shall be permitted in any R-2TA zone:

- (a) R-1 and R-2 uses;
- (b) townhouse building;
- (c) stacked townhouse building;
- (d) existing apartment house buildings;
- (da) **shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
- (e) home occupation uses, except:
 - (i) the preparation and sale of food,
 - (ii) the keeping of animals,
 - (iii) adult entertainment uses, and
 - (iv) taxi dispatch;
- (f) daycare facilities; and
- (g) uses accessory to any of the foregoing uses.

14. Amend Section 28BA R-2AM ZONE: GENERAL RESIDENTIAL CONVERSION ZONE subsection (1) by inserting the text shown in **bold**, as follows:

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

- (a) R-1, R-2, R-2P and R-2T uses;
- (b) stacked attached housing to a maximum of 14 units;
- (c) apartment house to a maximum of 14 units;
- (ca) **shared housing use with 35 or fewer bedrooms;**

- (d) additions to buildings existing on September 17, 1987 to a maximum of 14 units **or 35 bedrooms**, provided that the area of ground covered by the addition is not greater than the area covered by the existing building and provided that the lot coverage is not greater than 40 percent; and
- (e) uses accessory to any of the foregoing uses.

15. Amend Section 28CA R-3 ZONE: GENERAL RESIDENTIAL AND LOW-RISE APARTMENT subsection (1) by inserting the text shown in **bold**, as follows:

28CA(1) The following uses shall be permitted in any R-3 Zone:

- (a) R-1, R-2, R-2T and R-2AM uses;
- (b) stacked-attached housing;
- (c) apartment house of four storeys or less;
- (ca) day care facility;
- (cb) shared housing use of four storeys or less;**
- (d) uses accessory to any of the foregoing uses.

16. Amend Section 28CF by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

28CF A lot on which there is a building used as ~~an boarding house, lodging or rooming house,~~
~~or~~ apartment house **or shared housing use with greater than 10 bedrooms** shall
comply with the same following requirements:

17. Amend Section 28CF subsection (2) by adding the text as shown in **bold**, as follows:

28CF(2) Open space on such lot shall be provided as follows:

- (a) 150 sq.ft. for each bachelor unit **or bedroom in a shared housing use**
275 sq.ft. for each one-bedroom unit
575 sq.ft. for each two-bedroom unit
50 sq.ft. for each three-bedroom unit
1,325 sq.ft. for each unit containing four or more bedrooms

18. Amend Section 28CK by inserting the text shown in **bold**, as follows:

28CK Notwithstanding Section 28CA(1), an apartment house **or shared housing use** which
fronts on Herring Cove Road may include those commercial uses which are permitted in
Section 34AA(1)(c) as well as offices, provided that:

- (a) The commercial uses shall be located on the ground-floor and limited to a
maximum of 2,000 square feet of gross commercial floor area;
- (b) Exterior access to commercial uses shall be separate from any access to
residential uses;
- (c) One sign shall be permitted for each commercial use and such sign shall not
exceed 3 feet in height and shall be limited to the space immediately above the
ground-floor store windows. Such sign(s) shall be either nonilluminated,
illuminated from the front or those with back-lighted lettering; and
- (d) Vehicular parking for commercial uses shall be provided pursuant to Section 9(d)
in addition to parking required for residential uses. Notwithstanding Section 14,
no loading space shall be required.

19. Amend Section 29 R-4 ZONE: MULTIPLE DWELLING ZONE subsection (1) by deleting the text
shown in strikethrough and inserting the text shown in **bold**, as follows:

- 29(1) The following uses shall be permitted in any R-4 Zone:
- (a) R-1, R-2 and R-2T uses;
 - (b) ~~boarding house;~~ **shared housing use;**
 - (c) ~~lodging or rooming house;~~
 - (d) apartment house;
 - (e) uses accessory to any of the foregoing uses if not specifically prohibited;

OTHER USES

- (f) in any one building, one office for rendering professional or personal services, provided that the net area for such purposes does not exceed 700 sq.ft.;
- (g) ~~special care home;~~
- (h) greenhouse;
- (i) the office of a consulate located in a single-family dwelling provided such dwelling is used by the consul as his private residence.
- (j) day care facility

20. Amend Section 34 by deleting the text shown in strikethrough and inserting the text shown in **bold**, as follows:

- 34 Where any building is erected, altered, or used as a ~~boarding house, lodging, or rooming house, or an apartment house~~ **or shared housing use with greater than 10 bedrooms** in an R-4 Zone, such building, in addition to the requirements hereinbefore set out in Section 33, shall comply with the following requirements:

21. Amend Section 34 clause (2)(a) by inserting the text shown in **bold**, as follows:

- 34(2) The lot upon which such building is located shall contain a minimum open space of:
- (a) 150 square feet for each bachelor unit **or bedroom in a shared housing use**/275 square feet for each one-bedroom unit/575 square feet for each two-bedroom unit/950 square feet for each three bedroom unit/1,325 square feet for each four-bedroom unit and over;

22. Amend Section 34 by deleting subsection (3) DWELLING UNITS ONLY USED FOR SPECIAL CARE HOME – LANDSCAPED SPACE.

23. Amend Section 34AAA "R-4A ZONE: DUTCH VILLAGE ROAD MULTI UNIT ZONE subsection (1) by inserting the text shown in **bold**, as follows:

34AAA(1) The following uses shall be permitted in the R-4A Zone:

- (a) R-1, R-2, and R-2TA uses;
- (b) apartment house;
- (c) home occupation uses, except:
 - (i) the preparation and sale of food,
 - (ii) the keeping of animals,
 - (iii) adult entertainment uses, and
 - (iv) taxi dispatch;
- (d) daycares; ~~and~~
- (da) **shared housing use; and**
- (e) any use accessory to any of the foregoing uses.

24. Amend Section 34AAD subsection (1) by inserting the text shown in **bold**, as follows:

34AAD(1) Buildings erected, altered or used for R-4A uses, **with the exception of shared housing use**, in an R-4A Zone shall include a mixture of dwelling unit types. A minimum of 30 percent of the dwelling units within a building shall contain two or more bedrooms.

25. Amend Section 34AAJ subsection (1) by inserting the text shown in **bold**, as follows:

34AAJ(1) Apartment house buildings shall provide amenity space at a rate of 10 m² per unit, **or 5 m² per bedroom in a shared housing use**, in the form of unit patios, unit balconies or terraces, and interior amenity space. Interior amenity space, shall include one of the following common elements:

- (a) fitness room of a minimum size of 40m² ; or
- (b) community room of a minimum size of 40m².

26. Amend Section 34B1 R-4B ZONE: DUNBRACK MULTI UNIT ZONE by inserting the text shown in **bold**, as follows:

34B1 The following uses shall be permitted in the R-4B Zone:

- a. apartment houses
- b. townhouses;
- c. home occupation uses;
- d. daycares;
- e. work-live units;
- ea. shared housing use;**
- f. public parks and community facilities;
- g. uses permitted in the C-2C Zone, except;
 - i. lounges, and,
 - ii. gas stations or service stations; and h. any use accessory to any of the foregoing uses.

27. Amend Section 34B20 by inserting the text shown in **bold**, as follows:

34B20 Buildings erected, altered, or used for apartment house **or shared housing** uses in an R-4B Zone shall comply with the following requirements:

28. Amend Section 34B24 by inserting the text shown in **bold**, as follows:

34B24 Apartment house **and shared housing** uses shall comply with the following requirement:

29. Amend Section 34B33 by inserting the text shown in **bold**, as follows:

34B33 Apartment house uses shall provide amenity space at a rate of 5 square metres per unit, **and shared housing uses shall provide amenity space at a rate of 5 square metres per bedroom for shared housing uses**, in the form of unit patios, unit balconies or terraces, outdoor amenity space and interior amenity space, as follows:

30. Amend Section 38BA C-2C ZONE: DUTCH VILLAGE ROAD MIXED USE ZONE subsection (1) by inserting the text shown in **bold**, as follows:

38BA(1) The following uses shall be permitted in the C-2C Zone:

- (a) all R-2 and R-2TA uses;
- (b) retail and rental stores excluding:
 - (i) motor vehicle dealers;

- (ii) motor vehicle repair shops which such shops are not primarily engaged in providing service station facilities; and
- (iii) adult entertainment uses
- (c) health clinic;
- (d) appliance and small scale repair shops;
- (e) personal service uses which may include, but is not limited to, the following shoe repair shops, barber and beauty shops, dry cleaners, and funeral services;
- (f) bowling alley;
- (g) a theatre;
- (h) a service station;
- (i) offices;
- (j) a bank and other financial institutions, excluding drive-throughs;
- (k) a restaurant, excluding drive-throughs;
- (l) community facilities;
- (m) commercial recreation uses;
- (n) day care facility;
- (o) apartment house;
- (oa) shared housing use;**
- (p) micro breweries;
- (q) coffee roasteries;
- (r) ferment-on-premises facility, as defined by the Province of Nova Scotia Liquor Control Act;
- (s) brew pub;
- (t) lounges;
- (u) institutional uses;
- (v) government or public buildings;
- (w) existing R-1 uses; and
- (x) any use accessory to any of the foregoing uses.

31. Amend Section 38BG subsection (1) by deleting the text shown in strikethrough and inserting the text shown in **bold**, as follows:

- 38BG(1) Buildings erected, altered or used for C-2C uses in a C-2C Zone shall comply with the following requirements:
- (a) Vehicular parking shall be enclosed in a building, or located to the rear or side yard of the building; and
 - (b) Notwithstanding subsection 9(d), parking for the following uses shall be provided at the following ratios:
 - (i) 2 spaces per 100 m² of gross floor area of office space;
 - (ii) 3 spaces per 100 m² of gross floor area of retail/service store space;
 and
 - (iii) 3 spaces per 100 m² of gross floor area of restaurant space
 - (c) Notwithstanding subsection 9(a), parking for the following uses shall be provided at the following ratios:
 - (i) 0.5 spaces per bachelor or one-bedroom dwelling unit;
 - (ii) 0.8 spaces per dwelling unit containing two or more bedrooms; and
 - (iii) ~~0.2 spaces per unit in a special care home.~~ **0 spaces for a shared housing use**
 - (d) Where parking requirements result in a fraction, the requirement shall be rounded down to the nearest whole number.

32. Amend Section 38BM subsection (1) by inserting the text shown in **bold**, as follows:

- 38BM(1) Apartment house buildings shall provide amenity space at a rate of 10 m² per unit, **and shared housing uses shall provide amenity space at a rate of 5m² per bedroom in a shared housing use**, in the form of unit patios, unit balconies or terraces, and interior amenity Halifax Mainland Land Use By-law Page 102 space. Interior amenity space shall include one of the following common elements:

33. Amend Section 38 CA C-2D ZONE : HERRING COVE ROAD RESIDENTIAL/MINOR COMMERCIAL ZONE subsection (1) by inserting the text shown in **bold**, as follows:

- 38CA(1) The following uses shall be permitted in the C-2D Zone:
- (a) apartment houses;
 - (aa) shared housing use;**
 - (b) home occupations;
 - (c) retail and rental stores, excluding:
 - (i) motor vehicle dealers;
 - (ii) motor vehicle repair shops;
 - (ii) service stations; and
 - (iii) adult entertainment uses;
 - (d) health clinics;
 - (e) appliance and small-scale electronics repair shops, including shoe and clothing repair;
 - (f) personal service uses including barber and beauty shops, self-service laundries and funeral services;
 - (g) theatres;
 - (h) offices;
 - (i) banks and other financial institutions;
 - (j) restaurants;
 - (k) community facilities;
 - (l) commercial recreation uses;
 - (m) day care facilities;
 - (n) institutional uses; and
 - (o) uses accessory to any of the foregoing uses.

34. Amend Section 38CI(1) by inserting the text shown in **bold**, as follows:

- 38CI(1) Apartment house buildings in a C2-D Zone shall provide amenity space at a rate of 10 square metres per unit, **and shared housing uses shall provide amenity space at a rate of 5 square metres per bedroom in a shared housing use**, in the form of unit patios, unit balconies or terraces, and interior amenity space. Interior amenity space shall include one of the following common elements for use by the building's occupants:

35. Amend Section 38 CJ(1) by inserting the text shown in **bold**, as follows:

- 38CJ(1) Buildings erected, altered or used for C-2D uses in a C-2D Zone shall comply with the following requirements:
- (a) Vehicle parking shall be enclosed in a building, or located in the rear or side yard of the building and not visible from the public street;
 - (b) Notwithstanding subclause 9(a)(ii), off street parking for residential uses shall be provided as follows:
 - (i) 0.9 spaces for every unit of two or more bedrooms; and
 - (ii) 0.5 spaces for every bachelor unit or one-bedroom unit;
 - (iii) 0 spaces for shared housing uses.**
 - (c) Notwithstanding clause 9(d), off-street parking for the following uses shall be provided at the following ratios:
 - (i) 1.8 spaces per 100 square metres of gross floor area of office space;
 - (ii) 2.5 spaces per 100 square metres of gross floor area of retail/service store space; and
 - (iii) 3 spaces per 100 square metres of gross floor area of restaurant space.

36. Amend Section 51 P ZONE: PARK AND INSTITUTIONAL ZONE subsection (1) by inserting the text shown in **bold**, as follows:

51(1) The following uses shall be permitted in any P Zone:

- (a) a public park;
- (b) a recreation field, sports club, and community facilities;
- (c) a cemetery;
- (d) a hospital, public school, university, monastery, church, library, court of law, or other institution of a similar type, either public or private;
- (da) a shared housing with special care;**
- (db) a shared housing use with 10 or fewer bedrooms;**
- (e) an institution used for the advancement of public school education services;
- (f) uses accessory to any of the uses in (a), (b), (c), (d), **(da), (db)** and (e);
- (g) day care facility.

37. Amend Section 54 T ZONE: MOBILE HOME PARK ZONE subsection (1) by inserting the text shown in **bold**, as follows:

54(1) The following uses shall be permitted in any T Zone:

- (a) mobile home park;
- (aa) Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
- (b) any use accessory to the uses in (a) **and (aa)**.

38. Amend Section 61 H ZONE: HOLDING ZONE subsection (1) by inserting the text shown in **bold**, as follows:

61(1) The following uses shall be permitted in any H Zone:

- (a) a detached one-family dwelling, provided that on-site sewage disposal and water services are provided on the lot on which the dwelling is proposed to be located;
- (aa) a shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
- (b) a public park or playground;
- (c) a public recreational centre, provided that sewer and water service connections for the centre are made to the existing city services;
- (d) the office of a professional person located in the dwelling house used by such professional person as his private residence;
- (e) any use, other than a privy, accessory to any of the uses in (a), (b), (c) and (d).

39. Amend Section 61A US (URBAN SETTLEMENT) ZONE subsection (1) by inserting the text shown in **bold**, as follows:

61A(1) The following uses shall be permitted in any US Zone:

- Single family dwellings, on lots on an existing road(s) provided that a private onsite sewage disposal system and well are provided on the lot
- Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**
- Passive recreation uses
- Public parks and playgrounds
- Uses accessory to the foregoing uses

40. Amend Section 61AA UR (URBAN RESERVE) ZONE subsection (1) by inserting the text shown in **bold**, as follows:

- 61AA(1) The following uses shall be permitted in any UR Zone:
- (a) Single family dwellings, on existing lots or lots approved pursuant to Section 38 of the Subdivision By-law provided that a private on-site sewage disposal system and well are provided on the lot
 - (aa) Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**
 - (b) Passive recreation uses
 - (c) Uses accessory to the foregoing uses

41. Amend Section 62EA ICH: INFRASTRUCTURE CHARGE HOLDING ZONE subsection (1) by inserting the text shown in **bold**, as follows:

- 62EA(1) The following uses shall be permitted in any ICH Zone:
- 1. Single Unit Dwellings
 - 1.5 Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**
 - 2. Open Space Uses

42. Amend Section 68 subsection (4) by inserting the text shown in **bold**, as follows:

- 68(4) For greater certainty, but without limiting the general powers of Subsection 68(3) above, the following uses may be permitted;
- (a) detached one family dwellings;
 - (b) semi-detached dwellings;
 - (c) duplex dwellings;
 - (d) apartment houses
 - (e) attached houses;
 - (ea) shared housing uses;**
 - (f) public park or playground;
 - (g) commercial uses;
 - (h) local commercial uses intended for the use of residents of the immediate area;
 - (i) a community centre;
 - (j) golf course;
 - (k) notwithstanding Section
 - (h) above, regional scale retail uses, including large format outlets, shall only be permitted on those lands situated at the south-east quadrant of the Lacewood Drive/Bicentennial Drive interchange.
 - (l) uses accessory to any of the foregoing uses

43. Amend Section 70 clause (c) by deleting the text shown in strikethrough and inserting the text shown in **bold**, as follows:

- (c) permit ~~high density senior's housing~~ **shared housing with special care at a larger scale than would be permitted in the underlying zone** on the former Titus Smith School Site in accordance with Policies 1.7, and 1.7.1.

44. Amend Section 72 clause (a) by deleting the text shown in strikethrough and inserting the text shown in **bold**, as follows:

MAINLAND SOUTH AREA - DEVELOPMENT AGREEMENTS

72 In the "Mainland South Area", Council may, by development agreement pursuant to Section X of the Municipal Planning Strategy:

Block F, Kelly Street

- (a) permit a residential complex including ~~assisted living facilities~~ **shared housing with special care** on Block F, Kelly Street, in accordance with Policies 1.2.3 and 1.2.3.1.

45. Add Section 75 subsection in the text shown in **bold**, immediately following Section 74:

75 Pursuant to Policy IP-16, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Beaver Bank, Hammonds Plains, and Upper Sackville LUB

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Beaver Bank, Hammonds Plains, and Upper Sackville is hereby amended as follows:

1. Amend PART 2: DEFINITIONS by deleting section 2.8 BOARDING OR ROOMING HOUSE.
2. Amend PART 2: DEFINITIONS, section 2.33 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - 2.33 ~~INSTITUTIONAL USE means any educational or denominational use, day care facility, residential care facility, fire and police station, public works, hospital and medical clinic, nursing home, public library, museum and gallery, community centre and hall, government office, recreational use or open space use.~~ **INSTITUTIONAL USE means any educational or denominational use, day care facility, shared housing with special care, fire and police station, public works, hospital and medical clinic, nursing home, public library, museum and gallery, community centre and hall, government office, recreational use or open space use.**
3. Amend PART 2: DEFINITIONS by deleting section 2.62 RESIDENTIAL CARE FACILITY.
4. Amend PART 2: DEFINITIONS by deleting section 2.69 SENIOR CITIZENS HOUSING.
5. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.72 SERVICE STATION:

2.72A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:
(i) that are rented for remuneration as separate rooms for residential accommodation; or
(ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.72B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

6. Amend PART 3: ZONES AND ZONING MAPS, clause 3.6 (a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - (a) Notwithstanding Section 3.5 above, certain uses which may not be uses permitted in any zone may be considered in accordance with the Municipal Government Act. As provided for by Policies P-18, P-19, P-22A, P-26A, P-27, P-30, P-31, P-32b, ~~P-39~~, **P-39A, P-39B**, P-41, P-44, P-50, P-56, P-77, and P-131, **P-152, P-153, and P-154** of the Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville, such uses are as follows:

~~Senior citizen multiple unit dwellings in the Residential Designation~~

Shared Housing with Special Care Use with greater than ten (10) bedrooms in the Residential Designation

Model homes and associated office uses in the Residential Designation

Mobile home parks and expansion of existing mobile home parks in the Mixed

Use A, B and C Designations and the Upper Hammonds Plains Community Designation

Commercial recreation uses and expansion of existing commercial recreation uses in the Mixed

Use A, B and C Designations and the Rural Resource Designation

Salvage Yards in the Mixed Use C Designation

Extractive facilities in the Mixed Use A, B and C Designations and the Rural

Resource Designation

Buildings specified in the Floodplain Designation

Uses permitted by the zone on the abutting property within the abutting designation

Commercial recreation uses and expansion of existing commercial recreation uses in the Mixed Use B and Residential Resource Designations on the lands known as Blocks A through D of the Glen Arbour Integrated Golf Course and Residential Community

Any use within a municipally registered heritage property

Expansion of the mobile home park or permit innovative forms of housing or design (for the former housing site or future expansion) which is not permitted in accordance with the Mobile Home Park Bylaw for the former housing site of the Beaver Bank Villa within the Mixed Use A Designation.

Kennels and expansions to existing kennels.

7. Amend PART 3: ZONES AND ZONING MAPS, section 3.6 by inserting the text shown in **bold**, immediately following section 3.6 (d):

(e) Pursuant to Policy P-152, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

8. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.26 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

4.26 PARKING REQUIREMENTS

- (a) For every building or structure to be erected or enlarged, off-street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this Section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified below	1 space per dwelling unit
Multiple unit dwellings (except for senior citizen apartments)	1.5 spaces per dwelling unit
Senior citizen multiple Use Dwelling	1 space per dwelling unit
Boarding and rooming houses	1 space per bedroom
Shared Housing Use	0 spaces
Retail stores, service and personal service shops:	
(a) exceeding 5,000 square feet (464.5 m ²) of gross floor area	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 5,000 square feet (464.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels and hotels	1 space per sleeping unit plus requirements for restaurants or other facilities contained therein
Restaurants - Drive-In	27 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Full Service	20 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Take-Out:	
(a) exceeding 300 square	16 spaces per 1000 square feet

feet (28 m ²) of gross floor area	(92.9 m ²) of gross floor area
(b) not exceeding 300 square feet (28 m ²) of gross floor area	5 spaces
Lounges, taverns and beverage	the greater of 1 space per 3 seats or 1 space per 100 square feet (9.3 m ²) of gross floor area
Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	where there are fixed seats, the greater of 1 space per 4 seats and 1 space per 100 square feet (9.3 m ²) of gross floor area where there are no fixed seats, the greater of 1 space per 100 square feet (9.3 m ²) of gross floor area or 1 space per 4 persons which can be accommodated at any one time
Government offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus 1 space per 20 high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and general industrial uses	the greater of 2 spaces per 1,000 square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding Section 4.26(a) above, reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and offices of any health practitioner	1 reserved parking space for the mobility disabled per 5-15 parking spaces required; 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding fire stations, boarding houses and any industrial use which does not have	1 reserved parking space for the mobility disabled per 15-100 parking spaces required;

a retail function

1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

9. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.32 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

10. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE, section 6.1 by inserting the text shown in **bold**, as follows:

6.1 R-1 USES PERMITTED

Single unit dwellings

Existing two unit dwellings

Existing mobile dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings

Offices in conjunction with permitted dwellings

Bed & Breakfasts

Open space uses

11. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE, section 6.10 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

6.10 ~~SENIOR CITIZENS HOUSING~~ **SHARED HOUSING ON PID 00420927**

Notwithstanding Section 6.1, ~~senior citizens housing~~ **a shared housing with special care with greater than 10 bedrooms** shall be permitted within the R-1 zone on the property in Uplands Park identified by LIC Property Number as **PID 00420927**.

12. Amend PART 7: R-1A (AUXILIARY DWELLING UNIT) ZONE, section 7.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;

Auxiliary dwelling units;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than seven (7) children in conjunction with permitted dwellings; ~~and~~

Offices in conjunction with permitted dwellings;

Bed & Breakfasts;

Open space uses

13. Amend PART 7A: R-1B (AUXILIARY DWELLING WITH HOME BUSINESS) ZONE, section 7A.1 by inserting the text shown in **bold** as follows:

7A.1 R-1B USES PERMITTED

No development permit shall be issued in any R-1B (Auxiliary Dwelling With Home Business) Zone except for the following:

Single unit dwellings

Auxiliary dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Open space uses

14. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, section 8.1 by inserting the text shown in **bold** as follows:

8.1 R-2 USES PERMITTED

No development permit shall be issued in any R-2 (Two Unit Dwelling) Zone except for the following:

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings

Offices in conjunction with permitted dwellings

Bed & Breakfasts

Open space uses

Existing Home Businesses

15. Amend PART 9: R-3 (MOBILE DWELLING) ZONE, section 9.1 by inserting the text shown in **bold** as follows:

9.1 R-3 USES PERMITTED

No development permit shall be issued in any R-3 (Mobile Dwelling Subdivision) Zone except for the following:

Mobile dwellings

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Open space uses

16. Amend PART 11: R-6 (RURAL RESIDENTIAL) ZONE, section 11.1 by inserting the text shown in **bold** as follows:

11.1 R-6 USES PERMITTED

No development permit shall be issued in any R-6 (Rural Residential) Zone except for the following:

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Open space uses

Agriculture uses

Forestry uses
Existing mobile dwellings

17. Amend PART 12: R-8 (SPECIAL AREA) ZONE, section 12.1 by inserting the text shown in **bold** as follows:

12.1 R-8 USES PERMITTED

No development permit shall be issued in any R-8 (Special Area) Zone except for the following:

Existing commercial uses
Existing institutional uses
Existing residential uses

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Mobile Home Parks
Open space uses
All uses permitted in the MU-1 (Mixed Use 1) Zone

18. Amend PART 13: MU-1 (MIXED USE) ZONE, section 13.1, under the heading Residential Uses by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

Residential Uses

Single unit dwellings
Two unit dwellings

Shared housing use

~~Boarding and rooming houses~~

Bed and Breakfast

~~Senior citizens housing~~

Existing mobile dwellings
Existing multiple unit dwellings

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
Business uses in conjunction with permitted dwellings

19. Amend PART 16: C-2 (GENERAL BUSINESS) ZONE, section 16.1 by inserting the text shown in **bold** as follows:

16.1 C-2 USES PERMITTED

No development permit shall be issued in any C-2 (General Business) Zone except for the following:

Retail stores

Food stores

Service and personal service shops

Offices

Commercial schools

Banks and financial institutions

Full Service and Take-out Restaurant

Funeral establishments

Theatres and cinemas, except drive-in theatres

Parking lots

Welding, plumbing and heating, electrical and other special trade contracting services and shops

Bakeries

Single and two unit dwellings

Institutional Uses

Shared housing use with 10 or fewer bedrooms

Commercial Entertainment Uses in conjunction with Full Service Restaurants, not exceeding 139 square metres (1,500 square feet) devoted to public use, and only on the sites identified in this Part.

20. Amend PART 19: I-1 (MIXED INDUSTRIAL) ZONE, section 19.1, under the heading Residential Uses by inserting the text shown in **bold** as follows:

Residential Uses

Single unit dwellings, **shared housing use** and mobile dwellings in association with permitted industrial and resource uses

21. Amend PART 21: MR-1 (MIXED RESOURCE) ZONE, section 21.1 by inserting the text shown in **bold** as follows:

21.1 MR-1 USES PERMITTED

No development permit shall be issued in any MR-1 (Mixed Resource) Zone except for the following:

Agriculture uses
Intensive agriculture uses
Kennels
Forestry uses
Fishing uses
Communications transmission stations
Single unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit
Mobile dwellings
Business uses in conjunction with permitted dwellings
Open space uses
Hunting and fishing lodges
Recreation uses
Composting operations (see section 4.29)
Cannabis production facilities

22. Amend PART 22: P-2 (COMMUNITY FACILITY) ZONE, section 22.1 by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

22.1 P-2 USES PERMITTED

No development permit shall be issued in any P-2 (Community Facility) Zone except for the following uses:

Schools
Denominational institutions and uses
Day care facilities
A single dwelling unit in conjunction with a day care facility
Fire and police stations
Government offices and public works
Hospitals and medical clinics
Public libraries, museums and galleries
Community centres and halls
~~Residential care facilities for a maximum six beds and wholly contained within a single unit dwelling~~
Nursing Homes
Shared housing with 10 or fewer bedrooms
Shared housing with special care
Open space uses

Recreation uses

23. Amend PART 22: P-2 (COMMUNITY FACILITY) ZONE, section 22.4 by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

22.4 P-2 ZONE REQUIREMENTS: ~~RESIDENTIAL CARE FACILITIES~~ **SHARED HOUSING WITH SPECIAL CARE**

Notwithstanding Section 22.2, in any P-2 Zone, no development permit shall be issued for ~~residential care facilities~~ **shared housing with special care** except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858 m ²)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	20 feet (6.1 m)
Minimum Rear or Side Yard	8 feet (2.4 m)
Maximum Lot Coverage	35 per cent

24. Amend PART 22: P-2 (COMMUNITY FACILITY) ZONE, section 22.5 by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

22.5 OTHER REQUIREMENTS: LANDSCAPING

The following landscaping provisions shall be required of all uses, except for ~~residential care facilities~~ **shared housing** and fire and police stations, as conditions of any development permit issued in a P-2 Zone:

25. Amend PART 26: COMPREHENSIVE DEVELOPMENT DISTRICT (CDD) ZONE, section 26.1 by inserting the text shown in **bold** as follows:

26.1 CDD USES PERMITTED

No development permit shall be issued in any CDD (Comprehensive Development District) Zone except for the following:

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Local commercial uses not exceeding two thousand (2000) square feet

Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings

Home Business

Bed and Breakfasts in conjunction with permitted dwellings and with a maximum of three (3) units for rental

Institutional Uses

26. Amend PART 26D: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE, section 26D.1 by inserting the text shown in **bold** as follows:

26D.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

27. Amend PART 26F: US (URBAN SETTLEMENT) ZONE, section 26F.1 by inserting the text shown in **bold** as follows:

26F.1 US USES PERMITTED

No development permit shall be issued in any US (Urban Settlement) Zone except for the following:

Single unit dwellings on existing lots

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Public parks and playgrounds

Uses accessory to the foregoing uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Land Use By-Law for Bedford

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

1. Amend PART 2: DEFINITIONS by deleting the definition for “Seniors Residential Complex”.
2. Amend PART 2: DEFINITIONS by adding the following text immediately after the definition for “Setback”:

Shared Housing Use - means a use that contains 4 or more bedrooms, that meets one or more of the following:

a) that are rented for remuneration as separate rooms for residential accommodation; or

b) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

Shared Housing with Special Care - means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

3. Amend PART 2: DEFINITIONS by deleting the definition for “Special Care Facilities”.
4. Amend PART 4: USES PERMITTED BY DEVELOPMENT AGREEMENT, section 3 by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

The Municipal Planning Strategy provides that the following shall be dealt with by Development Agreement in accordance with Residential Policies R-8 to R-17, **R-19B, R-19C**, R-27, R-27A, R-27B, R-28 and R-31; Commercial Policies C-4, C-4a, C-5, C-7 to C-15, C-18, C-20, C-29A, C-31 to C-32; Waterfront Policies WF-20 to WF-23; Industrial Policies I-2, I-4 and I-7; Institutional Policy S-7, **S-7A, S-7B**; Environmental Policies E-4 to E-8, E-11, E-14 and E-45; and Implementation ~~Policy~~ **Policies Z-2, Z-27, Z-28 and Z-29.**

5. Amend PART 4: USES PERMITTED BY DEVELOPMENT AGREEMENT, clause 3 b) by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

b) Within the Residential Comprehensive Development District designation on the Generalized Future Land Use Map, a development agreement may be considered for a mixed residential development including ~~senior residential complexes and~~ **shared housing with special care**, mobile home parks and/or subdivisions (Policy R-9 and R-13);

6. Amend PART 4: USES PERMITTED BY DEVELOPMENT AGREEMENT, subclause 3 c) vii) by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

vii) ~~senior residential complexes~~ **shared housing with special care** (Policy C-7)

7. Amend PART 4: USES PERMITTED BY DEVELOPMENT AGREEMENT, clause 3 j) by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

j) Within all designations on the Generalized Future Land Use Map, a development agreement may be considered for a multi-service centre or ~~special care facilities~~ **shared housing with special care** for 11 or more persons (Policy S-7, **S-7.4 and S-7.5**);

8. Amend PART 4: USES PERMITTED BY DEVELOPMENT AGREEMENT, section 3 by inserting the following text immediately after clause p) and immediately before section 4.:

r) Pursuant to Policy Z-27, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

9. Amend PART 5: GENERAL PROVISIONS FOR ALL ZONES, section 10 by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

10. Boarders and Lodgers

The leasing of not more than ~~two~~ **three** rooms in any dwelling unit in an RSU, RTU, RMU, RTH, RCDD or RR zone shall be permitted but no window display or sign in excess of two (2) square feet in respect to the use permitted by this clause shall be allowed. ~~One off-street parking space, other than those required for the dwelling, shall be provided for each room devoted to boarders.~~

10. Amend PART 5: GENERAL PROVISIONS FOR ALL ZONES, clause 34 (a) by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

34. Parking Requirements

a) For every building or structure to be erected or enlarged, off-street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule:

<u>TYPE OF BUILDING</u>	<u>PARKING REQUIRED</u>
A dwelling containing not more than three (3) dwelling units	Two (2) parking spaces for each dwelling unit.
All other dwellings	One and one-half (1.50) spaces for each dwelling unit.
Churches, church halls,	Where there are fixed auditoria seats one (1) parking space for every (5) five seats, or ten (10) feet benchspace. Where there are no fixed seats, one (1) parking space for each one hundred (100) square feet of floor area devoted to public use.
Elementary schools	One and one-half (1.50) parking spaces per each teaching classroom.
High schools	Four (4) parking spaces for each teaching classroom.
Hospitals and nursing homes	One (1) parking space for each two (2) beds or each four hundred (400) square feet of floor area, whichever is the greater.
Senior Citizen apartments	One (1) parking space for every two (2) dwelling units.
Hotels, motels, staff houses,	One (1) parking space per tourist cabins, guest houses bedroom <u>plus</u> parking spaces as per the listed requirements for accessory uses such as restaurants, lounges, retail space, etc.
Ice Cream Stand	Five (5) spaces or five (5) spaces per thousand (1000) square feet of floor area devoted to public use, whichever is greater.
General Retail	Four and one half (4.5) parking spaces per thousand (1000) square feet of gross leasable floor area.
Office Commercial	Three and one half (3.5) parking spaces per thousand (1000) square feet of gross leasable floor area.

Shopping Centres	Five and one half (5.5) parking spaces per thousand (1000) square feet of gross leasable floor area.
Shared Housing Use	No parking shall be required.
Restaurants Full Service	One (1) space for every four (4) seats provided or 20 spaces per thousand (1000) square feet of floor area devoted to public use, whichever is greater.
Drive-in/Fast Food	Twenty-seven (27) spaces per thousand (1000) square feet of floor area devoted to public use.
Take out	Sixteen (16) spaces per thousand (1000) square feet of floor area devoted to public use.
Medical/Dental	Two (2) spaces per consulting room
Banks and Trust Companies	Five (5.0) parking spaces per thousand (1000) square feet of gross leasable area.
Entertainment/Recreational	One (1.0) parking spaces per six (6) seats.
All other commercial uses	Four and one half (4.5) parking spaces per thousand (1000) square feet of gross leasable space.
Industrial Uses	One (1) parking space for every one thousand (1000) square feet of gross floor area, plus parking space as per Subsection (h) for any office space.
Warehouses	One (1) parking space for every three thousand (3000) square feet of gross floor area, plus parking space as per the requirements for any office space.
Day Care Facilities	1.5 spaces per 400 square (37.2 m ²) of gross floor area

11. Amend PART 5: GENERAL PROVISIONS FOR ALL ZONES, subsection 37A (2) by inserting the text shown in **bold** as follows:

(2) Bicycle parking requirements shall not be required for the following land uses:
single, two and three unit dwellings, townhouses, **shared housing use**, self storage facilities, car washes, cemeteries and funeral homes.

12. Amend PART 5: GENERAL PROVISIONS FOR ALL ZONES, section 39 subsection I a) by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

13. Amend PART 6: RESIDENTIAL SINGLE DWELLING UNIT (RSU) ZONE by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

No development permit shall be issued in a Residential Single Dwelling Unit (RSU) Zone except for one or more of the following uses:

- a) single detached dwelling units;
- b) neighbourhood parks;
- c) ~~special care facilities for up to 10 residents;~~ **shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
- d) uses accessory to the foregoing uses.
- e) existing two unit dwellings as follows:

14. Amend PART 7: RESIDENTIAL TWO DWELLING UNIT (RTU) ZONE by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

No development permit shall be issued in a Residential Two Dwelling Unit (RTU) Zone except for one or more of the following uses:

- a) all uses permitted in the RSU Zone subject to the RSU Zone requirements;
- b) a semi-detached dwelling;
- c) a duplex dwelling;
- d) a linked dwelling;
- e) a basement apartment added to a single dwelling unit so that the building contains only two dwelling units;
- f) ~~special care facilities for up to 10 residents;~~ **shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
- g) neighbourhood park;
- h) uses accessory to the foregoing uses.

15. Amend PART 8: RESIDENTIAL MULTIPLE DWELLING UNIT (RMU) ZONE by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

No development permit shall be issued in a Residential Multiple Dwelling Unit (RMU) Zone except for one or more of the following uses:

- a) apartment building;
- b) ~~special care facilities for up to 10 residents;~~ **shared housing use;**
- c) neighbourhood parks;
- d) uses accessory to the foregoing uses.

ZONE REQUIREMENTS RMU

In any Residential Multiple Dwelling Unit (RMU) Zone, no development permit shall be issued except in conformity with the following requirements:

Minimum Lot Area	10,000 Sq.Ft.
Minimum Lot Frontage	100 Ft.
Minimum Front Yard	30 Ft.
Minimum Rear Yard	40 Ft.
Minimum Side Yard	15 feet minimum or 1/2 the height of the building, whichever is greater
Flankage Yard	30 Ft.
Maximum Height of Main Building	35 Ft.
Maximum Number of Dwelling Units/Lot	36 Units
Lot Coverage	35%

	Type of Dwelling Unit	Lot Area Required Per Dwelling Unit
Density	Bachelor, Bedsitting & One Bedroom	1,500 Sq.Ft
	Two or more Bedrooms	2,000 Sq.Ft.
Recreation Space	One Bedroom, Bachelor or Bedsitting	200 Sq.Ft
	Two Bedroom	575 Sq.Ft.
	Three Bedroom	950 Sq.Ft.
	Four or More Bedrooms	1,325 Sq.Ft.

Where shared housing use is provided, a minimum of 500 Sq.Ft. of lot area shall be required for each bedroom, and a minimum of 200 Sq.Ft. of recreation space shall be required for each bedroom.

A recreational space shall be a space set aside for recreational purposes such as common recreational areas: play areas, recreational rooms, roof decks, swimming pools and tennis courts. A recreational

space shall have no dimension less than thirty (30) feet and a minimum of 50 percent of the outdoor recreational space shall have grades between 0-8 percent.

16. Amend PART 9: RESIDENTIAL TOWNHOUSE (RTH) ZONE by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

No development permit shall be issued in a Residential Town House (RTH) Zone except for one or more of the following uses:

- a) rowhouse or townhouse dwelling;
- b) ~~special care facilities for up to 10 residents;~~ **shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
- c) neighbourhood parks
- d) uses accessory to the foregoing uses;

17. Amend PART 9A: CUSHING HILL RESIDENTIAL (CHR) ZONE by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

No development permit shall be issued in a Cushing Hill Residential (CHR) Zone except for one or more of the following uses:

- a) single detached dwelling units;
- b) semi-detached dwelling;
- c) duplex dwelling;
- d) rowhouse or townhouse dwelling;
- e) a basement apartment added to a single dwelling unit so that the building contains only two dwelling units;
- f) ~~special care facilities for up to 10 residents;~~ **Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
- g) neighbourhood parks; and
- h) uses accessory to the foregoing uses.

18. Amend PART 9A: CUSHING HILL RESIDENTIAL (CHR) ZONE by deleting section 4.

19. Amend PART 10: RESIDENTIAL COMPREHENSIVE DEVELOPMENT DISTRICT (RCDD) ZONE, section 2 by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

- 2) The following uses may be permitted in a RCDD zone:
 - a) Single Detached Unit dwellings;
 - b) Two Unit attached;
 - c) Townhouse dwellings;
 - d) Multiple Unit dwellings;
 - e) Mobile homes;
 - f) ~~Senior Residential Complexes~~ **Shared housing use;**
 - g) Neighbourhood convenience stores;
 - h) Neighbourhood Commercial Uses (see definition);
 - i) Institutional Uses;
 - j) Parks and Recreational Uses;
 - k) Any uses accessory to the foregoing.

20. Amend PART 11: RESIDENTIAL RESERVE (RR) ZONE by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

No development permit shall be issued in a Residential Reserve (RR) Zone except for one or more of the following uses:

- a) single unit dwellings;
- b) neighbourhood parks;

- c) ~~homes for special care for up to 10 residents;~~ **Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;**
- d) uses accessory to the foregoing uses.

21. Amend PART 14: MAINSTREET COMMERCIAL (CMC) ZONE by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

No development permit shall be issued in a Mainstreet Commercial (CMC) Zone except for one or more of the following uses:

- a) dwelling units, **including shared housing uses**, not to exceed 50% of the gross floor area and not to be located fronting on a street on the first floor
- b) day care facilities
- c) business and professional offices
- d) medical, veterinary, and health service clinics;
- e) bed and breakfast/guest home establishments not exceeding three (3) units per establishment
- f) inn and country inn establishments not exceeding ten (10) units per establishment
- g) full Service Restaurant
- h) food stores not to exceed 5,000 sq.ft. per business
- i) post office
- j) general retail stores not to exceed 5,000 square feet per business (excluding mobile home dealers)
- k) personal and household service shops (exclusive of massage parlours)
- l) banks and financial institutions
- m) commercial parking lots
- n) pub, lounge to a maximum of 800 sq. feet devoted to public use
- o) all age/teen clubs
- p) recycling depots
- q) drycleaning depots
- r) ~~notwithstanding a) seniors residential complexes by development agreement in accordance with Policy R-19A (deleted)~~
- s) uses accessory to the foregoing uses
- t) existing residential uses
- u) existing motel, inn, hotel uses
- v) funeral homes
- w) existing uses located at 1067, 1111, 1180, 1189, 1239, 1312 and 1350 Bedford Highway as described in Appendix B
- x) Ice cream stands

22. Amend PART 16: COMMERCIAL COMPREHENSIVE DEVELOPMENT DISTRICT (CCDD) ZONE, section 2) by inserting the text shown in **bold** as follows:

2) The following uses maybe permitted in a CCDD Zone:

- a) single unit dwellings
- b) two unit dwellings
- c) townhouse dwellings;
- d) multiple unit buildings;
- da) shared housing use;**
- e) neighbourhood commercial uses;
- f) office buildings;
- g) Central Business District uses (CGB Zone uses);
- h) convention facilities;
- i) institutional facilities (SI Zone uses);
- j) parks and recreational uses;
- k) existing uses, as follows: Traveller's Motel, Esquire Motel, Clearwater Lobsters Ltd., and residential uses at Civic # 1763 to 1805 Bedford Highway;
- l) recycling depot
- m) billiard/snooker club
- n) any uses accessory to the foregoing uses.

23. Amend PART 19A: BEDFORD WEST BUSINESS CAMPUS (BWBC) ZONE by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

No development permit shall be issued on lands within the "A" Area of the Bedford West Business Campus (BWBC) Zone, as illustrated on Schedule I, except for one or more of the following uses:

- a) Educational, research and development, and design facilities, excluding public schools;
- b) Laboratories and accessory research and processing facilities;
- c) Offices
- d) Data processing and computer centres, including service and maintenance of electronic data processing equipment;
- e) Legal, medical, veterinarian, engineering, surveying, accounting, architectural, scientific and similar professional offices;
- f) Radio and television broadcasting stations as well as activities related to telecommunications research and development;
- g) Assembly, warehousing and distribution operations;
- h) Utility and public service facilities and uses needed to service the immediate vicinity;
- i) Recreational facilities;
- j) Hotels and motels;
- k) Day care facilities;
- l) ~~Special Care Facilities;~~ **Shared housing with special care;**
- m) Park and ride facilities;
- n) Restaurant Full-Service, Restaurant Take-Out, and retail uses in association with any other permitted uses;
- o) Accessory buildings and use, including assembly operations limited to the development of prototypes, which are customarily incidental or specifically related to a principal permitted use are permitted.

24. Amend PART 20: INSTITUTIONAL (SI) ZONE by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

No development permit shall be issued in an Institutional (SI) Zone except for one or more of the following uses:

- a) churches;
- b) schools;
- c) cemeteries;
- d) fire stations;
- e) libraries;
- f) police stations;
- g) public buildings;
- h) post offices;
- i) private recreational facilities and clubs;
- j) museums
- k) P and POS uses, subject to the P and POS Zone requirements
- l) ~~special care facilities~~ **shared housing with special care;**
- la) Shared housing use with 10 or fewer bedrooms;**
- m) day care facilities;
- n) recycling depot
- o) any uses accessory to the foregoing uses.

25. Amend PART 25: WATERFRONT COMPREHENSIVE DEVELOPMENT DISTRICT (WFCDD) ZONE, section 2) by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

- 2) Subject to Policies WF-I through WF-23 inclusive of the Municipal Planning Strategy, the following uses are permitted if provided for by a development agreement:
 - a) Townhouse dwellings;
 - b) Multiple Unit dwellings (to a max. 8 storeys);
 - i) Office uses;
 - j) Convention facilities;

- c) ~~Senior Residential Complexes~~
Shared housing use;
- d) Neighbourhood convenience stores
- e) Retail commercial uses;
- f) Commercial Entertainment Uses;
- g) Commercial Service;
- h) Food and Beverage uses;

- k) Hotel facilities;
- l) Institutional (SI/SU)
- m) Parks and Recreational
- n) Cultural uses;
- o) Marine related uses;
- p) Any uses accessory to the foregoing uses;

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Land Use By-Law for Cole Harbour/Westphal

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Cole Harbour/Westphal is hereby amended as follows:

1. Amend PART 2: DEFINITIONS by deleting section 2.9.
2. Amend PART 2: DEFINITIONS by deleting section 2.56.
3. Renumber PART 2: DEFINITIONS, section 2.66A to 2.66C.
4. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.66:

2.66A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:
(i) that are rented for remuneration as separate rooms for residential accommodation; or
(ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.66B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

5. Amend PART 3: ZONES AND ZONING MAPS, section 3.6, clauses (w) – (x) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(w) residential and agricultural uses in the Long Hill area; ~~and~~
(x) ~~residential care facilities.~~ **shared housing with special care;**

6. Amend PART 3: ZONES AND ZONING MAPS, section 3.6, clause (ac) by inserting the text shown in **bold**, as follows:

(ac) mixed use buildings, containing residential units and any one or more of the following: commercial, institutional or community uses, that exceed the built form requirements of the MOD Zone on lands within Sub Area B as identified on Schedule E; **and**

7. Amend PART 3: ZONES AND ZONING MAPS, section 3.6, by inserting the text shown in **bold**, immediately following section 3.6(ad):

(ae) Pursuant to Policy IM-23, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

8. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.25 (a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(a) For every building or structure to be erected or enlarged, off-street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and maintained

in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified below	1 space per dwelling unit
Multiple unit dwellings (except for senior citizen apartments)	1.5 spaces per dwelling unit
Senior Citizen Multiple Use Dwelling	1 space per dwelling unit
Boarding and rooming houses	1 space per bedroom
Retail stores, service and personal service shops:	
(a) exceeding 5,000 square feet (464.5 m ²) of gross floor area	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 5,000 square feet (464.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels and hotels	1 space per sleeping unit plus requirements for restaurants or other facilities contained therein
Restaurants - Drive-In	27 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Full Service	20 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Take-Out:	
(a) exceeding 300 square feet (28 m ²) of gross floor area	16 spaces per 1000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 300 square feet (28 m ²) of gross floorarea	5 spaces
Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	the greater of 1 space per 4 seats, where there are fixed seats and 1 space per 100 square feet (9.3 m ²) of gross floor area where there are no fixed seats, or 1 space per 4 persons which can be accommodated at any one time
Government offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus space per 20 high school students

Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Shared Housing	0 spaces
Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and general industrial uses	the greater of 2 spaces per 1,000 square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding subsection (a), reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and offices of any health practitioner	1 reserved parking space for the mobility disabled per 5-15 parking spaces required; 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15-100 parking spaces required; 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

9. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.32 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follow:

b) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

10. Amend PART 6: R-1a (SINGLE UNIT DWELLING) ZONE, section 6.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

11. Amend PART 7: R-1 (SINGLE UNIT DWELLING) ZONE, section 7.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Home business uses in conjunction with permitted dwellings;

Daycare facilities for not more than fourteen (14) children and in conjunction with permitted dwellings.

12. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, section 8.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Two unit dwellings;

Home business uses in conjunction with permitted single unit dwellings

Day care facilities for not more than five (5) children and in conjunction with permitted two unit dwellings

Home offices in conjunction with permitted two unit dwellings

13. Amend PART 9: R-3 (MOBILE DWELLING) ZONE, section 9.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Mobile dwellings erected on permanent foundations;

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Home business uses in conjunction with permitted dwellings;

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings.

14. Amend PART 10: R-4 (MULTIPLE UNIT DWELLING) ZONE, section 10.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Multiple unit dwellings containing up to six (6) dwelling units;

Shared housing use with 15 or fewer bedrooms;

Day care facilities in conjunction with permitted dwellings;

Existing multiple unit dwellings containing more than six (6) dwelling units.

15. Amend PART 10: R-4 (MULTIPLE UNIT DWELLING) ZONE, section 10.3 by inserting the text shown in **bold** as follows:

10.3 **OTHER REQUIREMENTS: MULTIPLE UNIT DWELLINGS AND SHARED HOUSING USES**

Where multiple unit dwellings **and shared housing uses** are erected in any R 4 Zone, the following shall apply:

- (a) An amenity area of not less than one hundred (100) square feet (9.3 m²) per dwelling unit **or 100 square feet per bedroom in a shared housing use, whichever is greater,** shall be provided.

- (b) No portion of any parking space shall be located within the required front yard.
- (c) Where any R 4 Zone abuts any other residential zone, no portion of any parking space shall be located within any required side or rear yard except where a fence or other visual and physical barrier is provided in which case no portion of any parking space shall be located within five (5) feet (1.5 m) of the side or rear lot line.

16. Amend PART 11: R-5 (ROWHOUSE DWELLING) ZONE, section 11.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Rowhouse dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit.

17. Amend PART 12: R-6a (RURAL RESIDENTIAL SINGLE UNIT DWELLING) ZONE, section 12.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

Home business uses in conjunction with permitted dwellings;

Existing two unit dwellings.

18. Amend PART 13: R-6 (RURAL RESIDENTIAL) ZONE, section 13.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Two unit dwellings;

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

Home business uses in conjunction with permitted dwellings.

19. Amend PART 14: R-7 (RURAL ESTATE) ZONE, section 14.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Home business uses in conjunction with permitted dwellings;

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings.

20. Amend Part 15A: MOD (MIXED OPPORTUNITY) ZONE, section 15A.1.1, under the heading Low-Rise Residential Uses, by inserting the text shown in **bold** as follows:

Low-Rise Residential Uses

Townhouse dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Daycare facilities in conjunction with permitted dwellings

Home business or home office uses in conjunction with permitted dwellings

21. Amend PART 15A: MOD (MIXED OPPORTUNITY) ZONE, section 15A.1.1, under the heading Institutional Uses; by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Institutional Uses

Educational institutions and uses
Daycare facilities
~~Residential care facilities~~
Shared housing with special care
Medical clinics
Museums and galleries

22. Amend Part 15A: MOD (MIXED OPPORTUNITY) ZONE, section 15A.1.2, under the heading Low-Rise Residential Uses, by inserting the text shown in **bold** as follows:

Low-Rise Residential Uses

Single-unit dwellings
Two-unit dwellings
Townhouse dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Daycare facilities in conjunction with permitted dwellings
Home business or home office uses in conjunction with permitted dwellings

23. Amend PART 15A: MOD (MIXED OPPORTUNITY) ZONE, section 15A.1.2, under the heading Institutional Uses; by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Institutional Uses

Educational institutions and uses
Daycare facilities
~~Residential care facilities~~

Shared housing with special care

Medical clinics
Museums and galleries

24. Amend Part 15A: MOD (MIXED OPPORTUNITY) ZONE, section 15A.1.3, under the heading Low-Rise Residential Uses, by inserting the text shown in **bold** as follows:

Low-Rise Residential Uses

Single-unit dwellings
Two-unit dwellings
Townhouse dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Daycare facilities in conjunction with permitted dwellings
Home business or home office uses in conjunction with permitted dwellings

25. Amend Part 15A: MOD (MIXED OPPORTUNITY) ZONE, section 15A.1.4, under the heading Within Sub Area A of Schedule E, by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

Within Sub Area A of Schedule E

Townhouse dwellings
Multiple unit dwellings
Food stores
Personal service shops
Retail stores
Offices
Restaurants except drive-through restaurants

~~Residential care facilities~~

Shared housing use with greater than 10 bedrooms

Commercial recreation uses

26. Amend Part 15A: MOD (MIXED OPPORTUNITY) ZONE, section 15A.1.4, under the heading Within Sub Area B of Schedule E, by deleting the text shown in strikethrough and inserting the text shown in **bold** as follows:

Within Sub Area B of Schedule E

Townhouse dwellings

Multiple unit dwellings

Food stores

Personal service shops

Retail stores

Offices

Restaurants

Hotels

Educational institutions and uses

Daycare facilities

~~Residential care facilities~~

Shared housing use with greater than 10 bedrooms

Medical clinics

Commercial recreation uses

Mixed use buildings containing residential units and any one or more of the following: commercial, institutional or community uses

27. Amend Part 15A: MOD (MIXED OPPORTUNITY) ZONE, section 15A.3.3, under the heading Amenity Area, by deleting the text shown in strikethrough, and inserting the text shown in **bold** as follows:

Amenity Areas

(h) Indoor or outdoor common amenity areas shall be provided for use by all residents of a development in accordance with the following:

Multiple unit dwelling or mixed use

Building with 8 residential units or

More

the greater of 100 sq. m or

5 sq. m per 1 bedroom unit,

10 sq. m per 2 bedroom unit, ~~and~~

15 sq. m per 3+ bedroom unit, **and**

5 sq. m per bedroom in a shared housing use

28. Amend Part 15A: MOD (MIXED OPPORTUNITY) ZONE, section 15A.4.3, under the heading Other Requirements: Hotels and Residential Care Facilities, by deleting the text shown in strikethrough, and inserting the text shown in **bold** as follows:

Other Requirements: Hotels and ~~Residential Care Facilities~~ Shared Housing with Special Care

Where hotels or ~~residential care facilities~~ **shared housing with special care** are erected in any MOD Zone, the following shall apply:

Building Form

(a) No building footprint shall exceed 929 sq. m (10,000 sq. ft);

(b) No building shall exceed 13.7 m (45 ft.) in height;

Building Design

(c) Main entrances shall be covered with a canopy, awning, recess or similar design feature to provide weather protection;

(d) To mitigate the actual and perceived bulk of building massing, any street-facing or private-shared-driveway-facing facades shall be designed through architectural elements and be visually broken into smaller parts using any 2 of the following;

(i) Projecting or recessed offsets

such as wall projections and indentations, balconies, bay windows, cantilevered floors, cupolas, or dormers;

- (ii) Varying roof planes using gables, turrets, roof projections, variations in cornice lines, dormers, cupolas, belvederes or similar architectural features; or
 - (iii) Varied architectural features including varied cladding materials and textures, window treatments, or changes in colour.
- (e) All rooftop equipment, including satellite and other telecommunication equipment for private use, air handling units, elevator equipment, cooling towers and exhaust fans, shall be visually screened from the street by the roof structure.

Amenity Area

- (f) The greater of 100 sq. m or 5 sq. m of indoor or outdoor common amenity area shall be provided for every 92.9 sq. m (1,000 sq. ft.) of gross floor area of a ~~residential care facility~~ **shared housing with special care use**.
- (g) Common amenity areas shall be located on the same lot or potential lot as the ~~residential care facility~~ **shared housing with special care use** it is intended to serve.

29. Amend PART 16: C-1 (NEIGHBOURHOOD BUSINESS) ZONE, section 16.1, under the heading Commercial Uses, by inserting the text shown in **bold** as follows:

Commercial Uses

- Existing variety stores;
 Existing food stores;
 Single unit dwellings;
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

30. Amend PART 17: C-2 (GENERAL BUSINESS) ZONE, section 17.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

- Existing dwellings;
Shared housing use with 30 or fewer bedrooms;
 Multiple unit dwellings containing no more than twelve (12) dwelling units.

31. Amend PART 17: C-2 (GENERAL BUSINESS) ZONE, section 17.6 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

17.6 **OTHER REQUIREMENTS: MULTIPLE UNIT DWELLINGS AND SHARED HOUSING USE**

Where multiple unit dwellings **or shared housing use** are erected in any C-2 Zone, the following shall apply:

- (a) An amenity area of not less than one hundred (100) square feet (30.5 m) per dwelling unit **or per bedroom in a shared housing use** shall be provided.
- (b) Where any multiple unit dwelling **or shared housing use** is to be erected in a C-2 Zone on lands which abut any residential zone except an R-4 (Multiple Unit Dwelling) Zone, no portion of any parking space shall be provided within the ~~abutting yard of the C-2 Zone~~ **yard which abuts the residential zone** except where a fence or other visual and physical barrier is provided in which case no portion of any parking space shall be located within five (5) feet (1.5 m) of the abutting residential zone.
- (c) Access to a lot shall only be from Cole Harbour Road, Cumberland Drive or Forest Hills Drive.
- (d) **Notwithstanding 17.6 (a) through (c), a shared housing use may be located within an existing dwelling subject only to the requirements which apply to the existing dwelling.**

32. Amend PART 18: C-4 (HIGHWAY COMMERCIAL) ZONE, section 18.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Existing dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

33. Amend PART 21: P-2 (COMMUNITY FACILITY) ZONE, section 21.1, under the heading Institutional Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Institutional Uses

Educational institutions and uses;

Denominational institutions and uses;

Day care facilities;

A single dwelling unit in conjunction with a denominational institution or day care facility;

Fire and police stations;

Shared housing use with 10 or fewer bedrooms;

Government offices and public works;

Hospitals and medical clinics;

Public libraries, museums and galleries;

Community centres and halls;

Recreation uses;

Funeral establishments in conjunction with a cemetery

~~Existing residential care facilities~~ **Existing shared housing with special care**

34. Amend PART 21: P-2 (COMMUNITY FACILITY) ZONE, section 21.4 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

21.4 ~~EXISTING RESIDENTIAL CARE FACILITIES~~ **SHARED HOUSING WITH SPECIAL CARE**

Additions which create no extra beds shall be permitted for existing ~~residential care facilities~~ **shared housing with special care** located on Circassion Drive and Chameau Crescent, subject to the requirements of the P-2 Zone.

35. Amend PART 22: P-3 (PROVINCIAL PARK) ZONE, section 22.1, under the heading Other Uses, by inserting the text shown in **bold** as follows:

Other Uses

Existing dwellings and recreational uses identified in Appendix "E";

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Home business uses in conjunction with permitted dwellings;

Uses accessory to permitted dwellings and recreational uses.

36. Amend PART 22: P-3 (PROVINCIAL PARK) ZONE, BY deleting Section 22.4.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the **XXth** day of **XXX 2022**.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Land Use By-Law for Eastern Passage/Cow Bay

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Eastern Passage/Cow Bay is hereby amended as follows:

1. Amend PART 2: DEFINITIONS by deleting Section 2.8 BOARDING OR ROOMING HOUSE.
2. Amend PART 2: DEFINITIONS by deleting Section 2.55 RESIDENTIAL CARE FACILITY.
3. Amend PART 2: DEFINITIONS by deleting Section 2.59B SENIOR CITIZENS HOUSING.
4. Renumber PART 2: DEFINITIONS, section 2.62A to 2.62C.
5. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.62:

2.62A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:
(i) that are rented for remuneration as separate rooms for residential accommodation; or
(ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.62B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

6. Amend PART 3: ZONES AND ZONING MAPS, Section 3.6 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Notwithstanding Section 3.5 above, certain uses which may not be listed as permitted uses in a zone may be considered in accordance with the development agreement provisions of the Halifax Regional Municipality Charter, as provided for by Policies UR7a, UR-8, UR-10, UR-II, UR-15, UR-18, UR-19A, **UR-19B** UR-20, UR-21, (COM-6 - Deleted, COM-7, COM-8, COM-9, COM-10, CF-2, CF-4 ~~and~~ SA-4, **and IM-20** of the Municipal Planning Strategy. Such uses are

7. Amend PART 3: ZONES AND ZONING MAPS, Section 3.6 (g) (ii) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(ii) ~~residential care facilities;~~ **shared housing with special care;**

8. Amend PART 3: ZONES AND ZONING MAPS, Section 3.6 by inserting the text shown in **bold**, immediately following subsection 3.6 (k):

(l) Pursuant to Policy IM-20, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

9. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, clause 4.25 (a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

- (a) For every building or structure to be expanded, constructed, or changed in classification of use and/or occupancy, off street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By law. Where the total required spaces for any use is not a whole number, the total spaces required by this Section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified	1 space per dwelling unit below
Multiple dwellings (except for senior citizen apartments)	1.5 spaces per dwelling unit
Senior citizen multiple unit dwellings	1 space per dwelling unit
Boarding and rooming houses	1 space per bedroom
Boarding and rooming houses	1 space per bedroom
Shared housing use	0 spaces
Multi-tenant commercial buildings	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Retail stores, service and personal service shops:	
a) exceeding 5,000 square feet (464.5 m ²) of gross floor area	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
b) not exceeding 5,000 square feet (464.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels and hotels	1 space per sleeping unit plus requirements for restaurants or other facilities contained therein
Restaurants - Drive-In	27 spaces per 1000 square feet (93 m ²) of gross floor area
Restaurants - Full Service	20 spaces per 1000 square feet (93 m ²) of gross floor area
Restaurants - Take-Out:	
a) exceeding 300 square feet (28 m ²) of gross floor area	16 spaces per 1000 square feet (93 m ²) of gross floor area
b) not exceeding 300 square feet (28 m ²) of gross floor area	5 spaces
Lounges, taverns and beverage rooms	the greater of 1 space per 3 seats or 1 space per 100 square feet (9.3 m ²) of gross floor area
Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	where there are fixed seats, the greater of 1 space per 4 seats and 1 space per 100 square feet (9.3 m ²) of gross floor area; where there are no fixed seats, the greater of 1 space per 100 square feet (9.3 m ²) of gross floor area or 1 space per 4 persons which can be accommodated at any one time
Government offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus 1 space per 20 high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (38 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces

Warehouses, transport terminals and general industrial uses

the greater of 2 spaces per 1,000 square feet (92.9 m²) of gross floor area and 1 space per 4 employees

Any use not specified above

3.3 spaces per 1,000 square feet (92.9 m²) of gross floor

- (b) Reserved Spaces for the Mobility Disabled
Notwithstanding Section 4.25(a) above, reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and office	1 reserved parking space of any health practitioner for the mobility disabled person, 5-15 parking spaces required; 1 additional space for each additional 15 required spaces or part thereof to a maximum 10.
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10.
Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10.
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10.
All other uses excluding: fire stations, boarding houses and industrial use which does not a retail function	1 reserved parking space for the mobility disabled per any 15-100 parking spaces required; have 1 additional space for each required spaces or part thereof, to a maximum of 10.

10. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, Section 4.27A (2) by inserting the text shown in **bold**, as follows:

(2) Bicycle parking requirements shall not be required for the following land uses: single, two and three unit dwellings, townhouses, **shared housing use**, self storage facilities, car washes, cemeteries and funeral homes.

11. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, Section 4.32 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

12. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE, Section 6.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Existing day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

Home child care services for not more than three (3) children and in conjunction with permitted dwellings; ~~and~~

Home business uses, except on Class G lots within Heritage Hills as shown on Schedule A-1 where only Home Offices shall be permitted-; **and**

Bed and breakfast establishments in conjunction with permitted single unit dwellings

13. Amend PART 7: R-1A (AUXILIARY DWELLING UNIT) ZONE, Section 7.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Single unit dwellings;

Auxiliary dwelling units;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Home child care services for not more than three (3) children and in conjunction with permitted dwellings;

Home business uses;

Bed and breakfast establishments in conjunction with permitted single unit dwellings

14. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, Section 8.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Single unit dwellings;

Two unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Existing day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings except in two unit dwellings where each unit is held under separate title;

Home child care services for not more than three (3) children and in conjunction with permitted dwellings;

Home offices in conjunction with permitted two unit dwellings

Home business uses in conjunction with permitted single unit dwellings

Bed and breakfast establishments in conjunction with permitted single unit dwellings

15. Amend PART 9: R-3 (MOBILE DWELLING) ZONE, Section 9.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Mobile dwellings;

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Existing day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

Home child care services for not more than three (3) children and in conjunction with permitted dwellings;

Home business uses.

Bed and breakfast establishments in conjunction with permitted single unit dwellings

16. Amend PART 10: R-5 (TOWNHOUSE DWELLING) ZONE, Section 10.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Townhouses dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit.

17. Amend PART 11: RA (RURAL AREA) ZONE, Section 9.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Single Unit Dwellings

Existing mobile dwellings

Mobile dwellings at Silver Court, Cow Bay

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

18. Amend PART 13: C-1 (LOCAL BUSINESS) ZONE, Section 13.1, under the heading Residential Uses, by inserting the text shown in **bold** as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Bed and breakfast establishments in conjunction with permitted single unit dwellings

19. Amend PART 14: C-2 (GENERAL BUSINESS) ZONE, Section 14.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Townhouse dwellings

Multiple unit dwellings up to a maximum of twelve (12) units including apartments

~~Boarding and rooming houses~~

Shared housing use

Home business uses in conjunction with permitted dwellings

20. Amend PART 14: C-2 (GENERAL BUSINESS) ZONE, Section 14.2 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

14.2 ~~LOT AND YARD REQUIREMENTS: COMMERCIAL AND INSTITUTIONAL USES, MULTIPLE UNIT DWELLINGS, AND BOARDING AND ROOMING HOUSES~~ **SHARED HOUSING USES**

21. Amend PART 14: C-2 (GENERAL BUSINESS) ZONE, Section 14.13 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

14.13 BUILDING DESIGN/CONSTRUCTION REQUIREMENTS

For any new or expanded commercial or institutional use, and multiple unit dwellings and ~~boarding and rooming houses~~ **shared housing uses** in the C-2 Zone, the following shall apply:

22. Amend PART 14: C-2 (GENERAL BUSINESS) ZONE, Section 14.14 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

14.14 LANDSCAPING REQUIREMENTS

For any new or expanded commercial or institutional building, and for multiple unit dwellings, ~~boarding and rooming houses~~ **shared housing uses** in the C-2 Zone, the following shall apply:

23. Amend PART 14: C-2 (GENERAL BUSINESS) ZONE, Section 14.15 by deleting the text shown in strikethrough, as follows

14.15 SCREENING

For any new or expanded commercial or institutional building, and for multiple unit dwellings, ~~boarding and rooming houses~~ in the C-2 Zone which is adjacent to property that is zoned or used for residential or community uses, a visual screen shall be provided in accordance with the following:

24. Amend PART 15: C-5 (MIXED USE) ZONE, Section 15.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;

Two unit dwellings;

~~Boarding and rooming houses.~~

Shared housing use;

Bed and breakfast establishments in conjunction with permitted single unit dwellings

25. Amend PART 17: C-7 (COMMERCIAL SERVICE) ZONE, Section 17.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;

Two unit dwellings-;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Bed and breakfast establishments in conjunction with permitted single unit dwellings

26. Amend PART 20: I-3 (LOCAL SERVICE) ZONE, Section 20.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;

Mobile dwellings;

Two unit dwellings-;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Bed and breakfast establishments in conjunction with permitted single unit dwellings

27. Amend PART 21: MR-2 (FISHING INDUSTRY) ZONE, Section 21.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings-;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Bed and breakfast establishments in conjunction with permitted single unit dwellings

28. Amend PART 22: P-1 (COMMUNITY FACILITY) ZONE, Section 22.1, under the heading Institutional Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Institutional Uses

Educational institutions and uses;

Denominational institutions and uses;

~~Senior citizen housing;~~

Shared housing use with 10 or fewer bedrooms;

Shared housing with special care;

Fire and police stations;

Government offices and public works except transportation maintenance yards;

Hospitals;

Public libraries, museums and galleries;

29. Amend PART 23: P-2 (COMMUNITY FACILITY) ZONE, Section 23.1, under the heading Institutional Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Institutional Uses

Educational institutions and uses;

Denominational institutions and uses;

Day care facilities;

A single dwelling unit in conjunction with a daycare facility;

~~Senior citizen housing;~~

~~Existing residential care facilities;~~

Shared housing use with 10 or fewer bedrooms;

Shared housing with special care;

Fire and police stations;

Government offices and public works except transportation maintenance yards;

Hospitals and medical clinics;
Public libraries, museums and galleries;
Fraternal centres and halls;
Community centres and halls;

30. Amend PART 23A: P-3 (PROVINCIAL PARK) ZONE, Section 23A.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Existing dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit.

31. Amend PART 24: RPK (REGIONAL PARK) ZONE, Section 24.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Existing dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit.

32. Amend PART 26D: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE, Section 26D.1, by inserting the text shown in **bold**, as follows:

26D.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

33. Amend PART 26E: UR (URBAN RESERVE) ZONE, Section 26E.1, by inserting the text shown in **bold**, as follows:

26E.1 UR USES PERMITTED

No development permit shall be issued in any UR (Urban Reserve) Zone except for the following:

Single unit dwellings, on existing lots provided that a private on-site sewage disposal system and well are provided on the lot

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Passive recreation uses

Uses accessory to the foregoing uses

34. Amend PART 26F: US (URBAN SETTLEMENT) ZONE, Section 26F.1, by inserting the text shown in **bold**, as follows:

26F.1 US USES PERMITTED

No development permit shall be issued in any US (Urban Settlement) Zone except for the following:

Single unit dwellings, on lots on an existing road(s) provided that a private on-site sewage disposal system and well are provided on the lot

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Public parks and playgrounds

Uses accessory to the foregoing uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Eastern Shore (East) LUB

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Eastern Shore (East) is hereby amended as follows:

1. Amend PART 2: DEFINITIONS, section 2.42 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - 2.42 ~~INSTITUTIONAL USE means any educational or denominational use, day care facility, residential care facility, fire station, police station, public works, hospital, nursing home, public library, post office, museum and gallery, community centre and hall, recreation use or open space use.~~ **INSTITUTIONAL USE means any educational or denominational use, day care facility, shared housing with special care, fire station, police station, public works, hospital, nursing home, public library, post office, museum and gallery, community centre and hall, recreation use or open space use.**
2. Amend PART 2: DEFINITIONS by deleting section 2.76 RESIDENTIAL CARE FACILITY.
3. Amend PART 2: DEFINITIONS by deleting section 2.82 SENIOR CITIZENS HOUSING.
4. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.85:

2.85A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:
(iii) that are rented for remuneration as separate rooms for residential accommodation; or
(iv) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.85B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

5. Amend PART 3: ZONES AND ZONING MAPS, Section 3.6 by inserting the text shown in bold, immediately following subsection 3.6 (e):
 - (f) Pursuant to Policy IM-24, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.**
6. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.24 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

4.24 PARKING REQUIREMENTS

- (a) For every building or structure to be erected or enlarged, off-street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this section or by other specific sections shall be the next largest whole number.

USEPARKING REQUIREMENT

Any dwelling except as specified below:

1 space per dwelling unit

Multiple dwellings

1.5 spaces per dwelling unit

~~Senior citizen housing~~

~~0.5 spaces per dwelling unit~~

~~Boarding and rooming houses~~

~~1 space per bedroom~~

Shared Housing Use

0 spaces

Retail stores, service and personal service shops:

(a) exceeding 5,000 square feet (464.5 m²) of gross floor area

5.5 spaces per 1,000 square feet (92.9 m²) of gross floor area

(b) not exceeding 5,000 square feet (464.5 m²) of gross floor area

3.3 spaces per 1,000 square feet (92.9 m²) of gross floor area

Banks, financial institutions and offices

3.3 spaces per 1,000 square feet (92.9m²) of gross floor area

Motels and hotels

1 space per sleeping unit plus requirements for restaurants or other facilities contained therein

Restaurants - Drive-In

27 spaces per 1000 square feet (92.9 m²) of gross floor area

Restaurants - Full Service

20 spaces per 1000 square feet (92.9 m²) of gross floor area

Restaurants - Take-Out:

(a) exceeding 300 square feet (28 m²) of gross floor area

16 spaces per 1000 square feet (92.9 m²) of gross floor area

(b) not exceeding 300 square feet (28 m²) of gross floor area

5 spaces

Lounges, taverns and beverage rooms

20 spaces per 1000 square feet (92.9 m²) of gross floor area

Theatres

1 space per 5 seats

Institutional uses except as **otherwise** specified below

- where there are fixed seats, the greater of 1 space per 4 seats and 1 space per 100 square feet (9.3 m²) of gross floor area

- where there are no fixed seats the greater of 1 space per 100 square feet (9.3 m²) of gross floor area or 1 space per 4 persons which can be accommodated at any one time

Government offices

4.5 spaces per 1,000 square feet (92.9 m²) of gross floor area

Fire stations

2 spaces per 1,000 square feet (93 m²) of gross floor area

Municipal Community Facilities including recreation centres, community halls and public libraries	4.5 space per 1,000 square feet (93 m ²)
Schools	3 spaces per classroom plus 1 space per 20 senior high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and general industrial uses	the greater of 2 spaces per 100 square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding Section 4.24(a) above, reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and offices of any health practitioner	- 1 reserved parking space for the mobility disabled per 5-15 parking spaces required - 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Multiple Dwellings	1 reserved parking space per 50 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding churches, fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15 - 100 parking spaces required 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

7. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.33 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

8. Amend PART 6: MU (MIXED USE) ZONE, Section 6.1, under the heading RESIDENTIAL USES, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

RESIDENTIAL USES

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

~~Senior citizen housing~~

Shared housing with special care

Existing multiple unit dwellings containing more than 4 units

Multiple unit dwellings containing a maximum of 4 units

Mobile dwellings on individual lots

Home based business uses in conjunction with permitted dwellings

9. Amend PART 7: R-6A (RURAL RESIDENTIAL A) ZONE, Section 7.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Daycare facilities

Home based business uses in conjunction with permitted dwellings

10. Amend PART 11D: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE, Section 11D.1 by inserting the text shown in **bold**, as follows:

11D.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Eastern Shore (West) LUB

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Eastern Shore (West) is hereby amended as follows:

1. Amend PART 2: DEFINITIONS, section 2.49 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - 2.49 INSTITUTIONAL USE means any educational or denominational use, day care facility, ~~residential care facility~~ **shared housing with special care**, fire station, police station, public works, hospital, ~~nursing home~~, public library, post office, museum and gallery, community centre and hall, recreation use or open space use.
2. Amend PART 2: DEFINITIONS by deleting Section 2.83 RESIDENTIAL CARE FACILITY.
3. Amend PART 2: DEFINITIONS by deleting Section 2.90 SENIOR CITIZENS HOUSING.
4. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.93:
 - 2.93A **SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:**
 - (i) **that are rented for remuneration as separate rooms for residential accommodation; or**
 - (ii) **that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,****and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.**
 - 2.93B **SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.**
5. Amend PART 3: ZONES AND ZONING MAPS, Section 3.6 by inserting the text shown in bold, immediately following subsection 3.6 (t):
 - (u) **Pursuant to Policy IM-24, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.**
6. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, clause 4.4 (e) by deleting the text shown in strikethrough as follows:
 - (e) Notwithstanding the lot frontage requirements found elsewhere in this By-law, residential uses, excluding daycare facilities ~~and senior citizen housing~~, are permitted on lots that do not meet lot frontage requirements provided the following conditions are satisfied:
7. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.24 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - (a) For every building or structure to be erected or enlarged, off-street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and

maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified below	1 space per dwelling unit
Multiple dwellings	1.5 spaces per dwelling unit
Senior citizen housing	0.5 spaces per dwelling unit
Boarding and rooming houses	1 space per bedroom
Shared Housing Use	0 spaces
Retail stores, service and personal service shops:	
(a) exceeding 5,000 square feet (464.5 m ²) of gross floor area	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 5,000 square feet (464.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels and hotels	1 space per sleeping unit plus requirements for restaurants or other facilities contained therein
Restaurants - Drive-In	27 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Full Service	20 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Take-Out:	
(a) exceeding 300 square feet (28 m ²) of gross floor area	16 spaces per 1000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 300 square feet (28 m ²) of gross floor area	5 spaces
Lounges, taverns and beverage rooms	20 spaces per 1000 square feet (92.9 m ²) of gross floor area
Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	where there are fixed seats, the greater of 1 space per 4 seats and 1 space per 100 square feet (9.3 m ²) of gross floor area where there are no fixed seats the greater of 1 space per 100 square feet (9.3 m ²) of gross floor area or 1 space per 4 persons which can be accommodated at any one time
Government offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus 1 space per 20 senior high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Charter boat services	1 space per 4 passengers which can be accommodated at any one time
Warehouses, transport terminals and general industrial uses	the greater of 2 spaces per 100 square feet (92.9 m ²) of gross floor area or 1 space per 4 employees

Any use not specified above

3.3 spaces per 1,000 square feet (92.9 m²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding Section 4.24(a) above, reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and offices of any health practitioner	1 reserved parking space for the mobility disabled per 5-15 parking spaces required; 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Multiple Dwellings	1 reserved parking space per 50 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding churches, fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15-100 parking spaces required; 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

8. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.30 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

9. Amend PART 6: MU (MIXED USE) ZONE, Section 6.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

~~Senior citizen housing~~

Shared housing with special care

Existing multiple unit dwellings

Mobile dwellings on individual lots

Garden suites in conjunction with permitted single unit dwellings

Daycare facilities

Home business uses in conjunction with permitted dwellings

10. Amend PART 6: MU (MIXED USE) ZONE, Section 6.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses

Institutional uses

Shared housing use with 10 or fewer bedrooms

Open space uses

Recreation uses

Private clubs and lodges

11. Amend PART 7: R-6 (RURAL RESIDENTIAL) ZONE, Section 7.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Auxiliary dwelling units

Mobile dwellings on individual lots

Garden suites in conjunction with permitted dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses in conjunction with permitted dwellings

Boat sheds

12. Amend PART 9: FV (FISHING VILLAGE) ZONE, Section 10.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Auxiliary dwelling units

Mobile dwellings on individual lots

Garden suites in conjunction with permitted dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses in conjunction with permitted dwellings

13. Amend PART 10: I-1 (BUSINESS INDUSTRY) ZONE, Section 10.1, under the heading Community Uses, by inserting the text shown in **bold**, as follows:

Community Uses

Institutional uses

Shared housing use with 10 or fewer bedrooms

Recreational uses

14. Amend PART 12D: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE, section 12D.1 by inserting the text shown in **bold**, as follows:

12D.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

15. Amend PART 12E: RPK (REGIONAL PARK) ZONE, section 12E.1, under the heading Other Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Other Uses

Existing dwellings and recreational uses ~~identified in Appendix "E"~~

Home business uses in conjunction with permitted dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Uses accessory to permitted dwellings and recreational uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-

noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Lawrencetown LUB

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

1. Amend PART 2: DEFINITIONS by deleting section 2.9 BOARDING OR ROOMING HOUSE.
2. Amend PART 2: DEFINITIONS, section 2.12 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - 2.12 **COMMUNITY FACILITY USE** means a building or lot or part of a building or lot used for educational institutions and uses, denominational institutions and uses, day care facilities, fire and police stations, government office and public works, hospitals and medical clinics, libraries, art galleries and museums, fraternal centres, community centres and has, recreational uses, funeral homes and cemeteries, ~~senior citizen housing, and residential care facilities,~~ **and shared housing with special care**, together with the buildings and structures accessory thereto, but shall not include any such use owned in whole or part by Halifax County Municipality.
3. Amend PART 2: DEFINITIONS, section 2.29A by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - 2.29A **INSTITUTIONAL USE** means any educational or denominational use, day care facility, ~~residential care facility~~ **shared housing with special care**, fire station, police station, public works, hospital, ~~nursing home~~, public library, post office, museum and gallery, community centre and hall, recreation use or open space use.
4. Amend PART 2: DEFINITIONS by deleting section 2.58 RESIDENTIAL CARE FACILITY.
5. Amend PART 2: DEFINITIONS by deleting section 2.63 SENIOR CITIZENS HOUSING.
6. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.66:
 - 2.66A **SHARED HOUSING USE** means a use that contains 4 or more bedrooms, that meets one or more of the following:
 - (iii) **that are rented for remuneration as separate rooms for residential accommodation; or**
 - (iv) **that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,****and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.**
 - 2.66B **SHARED HOUSING WITH SPECIAL CARE** means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.
7. Amend PART 3: ZONES AND ZONING MAPS section 3.6 by inserting the text as shown in **bold** as follows:

Notwithstanding Section 3.5 above, certain uses which may not be uses permitted in any zone may be considered in accordance with Sections 55, 73 and 74 of the Planning Act. As provided for by Policies P-3, P-6, P-7, **P-7A, P-7B**, P-8, ~~and P-39A~~ **and P-74** of the Municipal Planning Strategy for Lawrencetown, such uses are as follows:

- (a) home business uses in excess of one thousand (1,000) square feet (92.9 m²) of gross floor area within the Lawrencetown Designation;
- (b) community facility uses **and shared housing with special care** within the Lawrencetown Designation;
- (c) certain tourist related accommodations and certain water-related recreation uses within the Lawrencetown Designation;
- (d) local business store uses in excess of 1,000 square feet (92.9 m²) of gross floor area within the Lawrencetown Designation;
- (e) the change of use of existing commercial and industrial uses within the Lawrencetown Designation.
- (f) Pursuant to Policy P-75, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.**

In addition, the development of certain uses which are permitted within any CDD (Comprehensive Development District) may only be considered in accordance with the provisions of Planning Act. As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter:

- (i) Conservation Design Developments in accordance with policies S-14, S-15, S16 and S-17 of the Regional Municipal Planning Strategy, as applicable; and
- (ii) residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy.

8. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.25 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

- (a) For every building or structure to be erected or enlarged, offstreet parking located within the same zone as the use and having unobstructed access to a public street or private road shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this Section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified below	1 space per dwelling unit
Auxiliary Dwelling Unit	1 space per auxiliary apartment unit
Senior Citizen Multiple Use Dwelling	1 space per dwelling unit
Boarding and rooming houses	1 space per bedroom
Shared Housing Use	0 spaces
Retail stores, service and personal service shops:	
(a) exceeding 5,000 square feet (464.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 5,000 square feet	17 spaces plus 7.6 spaces per 1,000

(464.5 m ²) of gross floor area	(92.9 m ²) of gross floor area in excess of 5,000 square feet (464.5 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels, hotels and bed and breakfast establishments	1 space per sleeping unit plus requirements for restaurants or other facilities contained therein
Restaurants - Drive-In	27 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Full Service	20 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Take-Out:	
(a) exceeding 300 square feet (28 m ²) of gross floor area	16 spaces per 1000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 300 square feet (28 m ²) of gross floor area	5 spaces
Lounge and beverage rooms	the greater of 1 space per 2 seats or 1 space per 150 square feet (13.9 m ²) of gross floor area
Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	where there are fixed seats the greater of 1 space per 4 seats and 1 space per 100 square feet (9.3 m ²) of gross floor area; where there are no fixed seats, the greater of 1 space per 100 square feet (9.3 m ²) of gross floor area or 1 space per 4 persons which can be accommodated at any one time
Government offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus 1 space per 20 high school students

Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1 space per 300 square feet (27.9 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and general industrial uses	the greater of 2 spaces per 1,000 square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding Section 4.23(a) above, reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and offices of any health practitioner	1 reserved parking space for the mobility disabled per 5-15 parking spaces required; 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding churches, fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15-100 parking spaces required; 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

9. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.31 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations

10. Amend PART 6: RR-1 (RURAL RESIDENTIAL) ZONE, section 6.1, under the heading RESIDENTIAL USES, by inserting the text shown in **bold**, as follows:

RESIDENTIAL USES

Single unit dwellings;
Mobile dwellings, skirted;
Auxiliary dwelling units;
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;
Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;
Bed and Breakfast establishments with not more than three (3) bedrooms and in conjunction with permitted dwellings;
Home businesses in conjunction with permitted dwellings but shall not include local business stores;
Existing two unit dwellings
Pet care facilities in conjunction with a permitted dwelling

11. Amend PART 7: R-1 (SINGLE UNIT RESIDENTIAL) ZONE, section 7.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;
Auxiliary dwelling units;
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;
Day care facilities for not more than 14 children in conjunction with a permitted dwelling;
Offices in conjunction with permitted dwellings;
Existing two unit dwellings.

12. Amend PART 11: RPK (REGIONAL PARK) ZONE, section 11.1, under the heading Other Uses, by inserting the text shown in **bold**, as follows:

Other Uses

Existing dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit
Uses accessory to permitted dwellings and recreational uses, except where the uses would destroy the natural processes of the area.

13. Amend PART 12D: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE, section 12D.1 by inserting the text shown in **bold**, as follows:

12.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Musquodoboit Valley & Dutch Settlement LUB

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Musquodoboit Valley & Dutch Settlement is hereby amended as follows:

1. Amend PART 2: DEFINITIONS by deleting section 2.8 BOARDING OR ROOMING HOUSE.
2. Amend PART 2: DEFINITIONS, section 2.39A by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

2.39A INSTITUTIONAL USE means any educational or denominational use, day care facility, ~~residential care facility,~~ **shared housing with special care**, fire station, police station, public works, hospital, ~~nursing home,~~ public library, post office, museum and gallery, community centre and hall, recreation use or open space use.
3. Amend PART 2: DEFINITIONS by deleting section 2.76 SENIOR CITIZENS HOUSING.
4. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.79:

2.79A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:
(v) that are rented for remuneration as separate rooms for residential accommodation; or
(vi) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.79B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.
5. Amend PART 3: ADMINISTRATION, subclause 3.16 (b) (iv) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(iv) ~~senior citizen housing~~ **shared housing with special care** according to Policy VIL-5A and VIL-5B;
6. Amend PART 3: ADMINISTRATION, Section 3.16 by inserting the text shown in **bold**, immediately following 3.16(b)(xi):

(c) Within all Designations, pursuant to Policy IM-26, where there is enabling policy to consider, by development agreement, the development of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.
7. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.23 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(a) For every building or structure to be erected or enlarged, off-street parking located within the same zone and upon the same lot as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule, except where any parking

requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this Section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified below	1 space per dwelling unit
Multiple dwellings (except for senior citizen apartments)	1.5 spaces per dwelling unit
Senior citizen multiple unit dwelling	1 space per dwelling unit
Boarding and rooming houses	1 space per bedroom
Shared Housing Use	0 spaces
Retail stores, variety stores ² , service and personal service shops:	
(i) exceeding 5,000 square feet (465.5 m ²) of gross floor area	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(ii) not exceeding 5,000 square feet (465.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels, hotels, tourist cabins, guest homes	1 space per sleeping unit plus requirements for accessory uses such as restaurants, lounges, retail space, etc.
Restaurants - Drive-In	27 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Restaurants - Full Service	20 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Restaurants - Take-Out:	
(a) exceeding 300 square feet (27.9 m ²) of gross floor area	16 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 300 square feet (27.9 m ²) of gross floor area	5 spaces
Lounges, taverns and beverage rooms	the greater of 1 space per 3 seats or 1 space per 100 square feet (0.9 m ²) of gross floor area
Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	where there are fixed seats, the greater of 1 space per 4 seats or 1 space per 100 square feet (0.9 m ²) of gross floor area; where there are no fixed seats, the greater of 1 space per 100 square feet (0.9 m ²) of gross floor area or 1 space per 4 persons which can be accommodated at any one time
Government Offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus 1 space over 20 high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area

Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and general industrial uses	the greater of 2 spaces per 1,000 square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding Section 4.23(a) above, reserved parking spaces for the mobility disabled shall be provided in addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical clinics and offices of the health practitioner	1 reserved parking space for the mobility disabled per 5 - 15 parking spaces required additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15 to 100 parking spaces required; 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

8. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.31 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.
9. Amend PART 6: RR-1 (RURAL RESIDENTIAL) ZONE, section 6.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling units

~~Boarding and rooming houses~~

Shared housing use

Home occupations and keeping of certain hooved animals in conjunction with permitted dwellings

Existing³ mobile dwellings

Bed and breakfasts

Daycare facilities for not more than fourteen (14) children and in conjunction with permitted single unit dwellings

10. Amend PART 6: RR-1 (RURAL RESIDENTIAL) ZONE, clause 6.2 (a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

	<u>Central Services</u>	<u>On-site Services</u>
(a) Minimum lot area:		
Single unit dwelling s, and Mobile dwellings, and Shared housing use	6,000 sq.ft. (557.4 m ²)	20,000 sq.ft. (1,858 m ²) ⁵
Two unit dwellings	7,000 sq.ft. (650.3 m ²)	20,000 sq.ft. (1,858 m ²)
	or	
	3,500 sq.ft. (325.2 m ²) per dwelling unit	
Boarding and Rooming houses	7,500 sq.ft. (698.8 m²)	20,000 sq.ft. (2,787.1 m²)
Keeping of Ungulates	40,000 sq.ft. (3,716 m ²)	40,000 sq.ft. (3,716 m ²)
Other uses	8,000 sq.ft. (743.2 m ²)	20,000 sq.ft. (1,858 m ²)

11. Amend PART 7: VIL (VILLAGE) ZONE, section 7.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling units

Mobile dwelling

Multi-unit dwellings up to three units

~~Boarding and rooming houses~~

Shared housing use

Bed and breakfast establishments

Daycare facilities for not more than fourteen (14) children and in conjunction with permitted single unit dwellings

12. Amend PART 7: VIL (VILLAGE) ZONE, clause 7.2 (a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

	<u>Central Sewer and Water Services</u>	<u>On-site Sewage Disposal Systems</u>
(a) Minimum lot area:		
Single unit dwelling s, and mobile dwellings, and shared housing use	6,000 sq.ft. (557.4 m ²)	20,000 sq.ft. (1,858 m ²)
Two unit dwellings	7,000 sq.ft. (650.3 m ²)	20,000 sq.ft. (1,858 m ²)
	or 3,500 sq.ft. (325.2 m ²) per dwelling unit	
Boarding and rooming houses	7,500 sq.ft. (698.8 m²)	20,000 sq.ft. (1,858 m²)
Senior citizen housing	6,000 sq.ft. (557.4 m²) plus 1,500 sq.ft. (139.4 m²) per unit	20,000 sq.ft. (1,858 m²) plus 5,000 sq.ft. (464.5 m²) per unit in
	in excess of three (3) units	excess of three (3) units
Service Stations	30,000 sq.ft. (2,787 m ²)	30,000 sq.ft. (2,787 m ²)
Keeping of Livestock	40,000 sq.ft. (3,716 m ²)	40,000 sq.ft. (3,716 m ²)

13. Amend PART 8: MU (MIXED USE) ZONE, section 8.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Mobile dwellings
 Two unit dwellings
 Multi-unit dwellings
 Boarding and rooming houses
Shared housing use
 Bed and breakfast establishments

14. Amend PART 8: MU (MIXED USE) ZONE, clause 8.2 (a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

	<u>Central Services</u>	<u>On-site Services</u>
(a) Minimum lot area:		
Single unit dwelling , and mobile dwellings, and shared housing use	6,000 sq.ft. (557.4 m ²)	20,000 sq.ft. (1,858 m ²)
Two unit dwellings	7,000 sq.ft. (650.3 m ²) or 3,500 sq.ft.(325.2 m ²) per dwelling unit	20,000 sq.ft. (1,858 m ²)
Boarding and rooming houses	7,500 sq.ft. (698.8 m²)	20,000 sq.ft. (1,858 m²)
Service Stations	30,000 sq.ft. (2,787 m ²)	30,000 sq.ft. (2,787 m ²)
Keeping of Livestock	40,000 sq.ft. (3,716 m ²)	40,000 sq.ft. (3,716 m ²)
Forest Processing		
Operations	10 acres (4.0 ha)	10 acres (4.0 ha)
Other Uses	8,000 sq.ft. (743.2 m ²)	20,000 sq.ft. (1,858 m ²)

15. Amend PART 15: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE, section 15.1 by inserting the text shown in **bold**, as follows:

15.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit
 Open Space Uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the **XXth** day of **XXX 2022**.

 Iain MacLean
 Municipal Clerk

**Proposed Amendments to the North Preston / Lake Major / Lake Loon / Cherry Brook / East
Preston LUB**

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for North Preston / Lake Major / Lake Loon / Cherry Brook / East Preston is hereby amended as follows:

1. Amend PART 2: DEFINITIONS by deleting section 2.9 BOARDROOM OR ROOMING HOUSE.
2. Amend PART 2: DEFINITIONS, section 2.26 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - 2.26 **INSTITUTIONAL USE** means any educational or denominational use, museum and cultural centre, public library, fire and police station, public works, hospital, ~~nursing home~~ **shared housing with special care**, community centre and hall, recreational or open space use.
3. Amend PART 2: DEFINITIONS by deleting section 2.54 RESIDENTIAL CARE FACILITY.
4. Amend PART 2: DEFINITIONS by deleting section 2.60 SENIOR CITIZEN HOUSING.
5. Renumber PART 2: DEFINITIONS, section 2.63A to 2.63C.
6. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.63:
 - 2.63A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:**
 - (vii) that are rented for remuneration as separate rooms for residential accommodation; or**
 - (viii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,**

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.
 - 2.63B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.**
7. Amend PART 3: ADMINISTRATION, Section 3.17 by inserting the text shown in **bold**, immediately following subsection 3.17(c)(v):
 - (d) Within all Designations, pursuant to Policy IM-21, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.**
8. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.22 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - (a) For every building or structure to be erected or enlarged, off-street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and maintained

in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified Below	1 space per dwelling unit
Multiple unit dwellings (except for senior citizen apartments)	1.5 spaces per dwelling unit
Senior Citizen Multiple Use Dwelling	1 space per dwelling unit
Boarding and rooming houses	1 space per bedroom
Shared Housing Use	0 spaces
Retail stores, service and personal service shops:	
(a) exceeding 5,000 square feet (464.5 m ²) of gross floor area	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 5,000 square feet (464.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels and hotels	1 space per sleeping unit plus requirements for restaurants or other facilities contained therein
Restaurants - Drive-In	27 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Full Service	20 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Take-Out	
(a) exceeding 300 square feet (28 m ²) of gross floor area	16 spaces per 1000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 300 square feet (28 m ²) of gross floor area	5 spaces
Lounges, taverns and beverage rooms	the greater of 1 space per 3 seats or 1 space per 100 square feet (9.3 m ²) of gross floor area
Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	the greater of 1 space per 4 seats, where there are fixed seats and 1 space per 100 square feet (9.3 m ²) of gross floor area; where there are no fixed seats, or 1 space per 4 persons which can be accommodated at any one time
Government offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus space per 20 high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and	the greater of 2 spaces per 1,000

general industrial uses	square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding subsection (a), reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and offices of any health practitioner	1 reserved parking space for the mobility disabled per 5-15 parking spaces required; 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15-100 parking spaces required; 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10 spaces

9. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.29 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

10. Amend PART 6: RS (RURAL SETTLEMENT) ZONE, section 6.1 (a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(a) Residential Uses

- Bed and breakfast establishments
- ~~Boarding and rooming houses~~
- Business uses in conjunction with permitted dwellings
- Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
- Mobile dwellings, skirted
- Multi-unit dwellings containing up to four (4) dwelling units
- ~~Senior citizen housing~~
- Single unit dwellings
- Two unit dwellings
- Shared Housing Uses**

11. Amend PART 6: RS (RURAL SETTLEMENT) ZONE, clause 6.2 (a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(a) Minimum Lot Area:

Single unit **dwellings**, ~~and~~ mobile dwellings,

and shared housing use	6,000 square feet (557.4 m ²) where central services are available;
	20,000 square feet (1858.1 m ²) where central services are not available
Two unit dwellings	7,000 square feet (650.3 m ²) or 3,500 square feet (325.2 m ²) per dwelling unit where each dwelling unit is located on a separate lot and where central services are available;
	20,000 square feet (1858.1 m ²) where central services are not available
Multi-unit dwellings, group care, boarding and rooming houses	7,500 square feet (696.8 m ²) where central services are available
	30,000 square feet (2787.1 m ²) where central services are not available
Senior citizen housing	6,000 square feet (557.4 m²) plus 1,500 square feet (139.4 m²) per unit in excess of three (3) where central services are available;
	20,000 square feet (1858.1 m²) plus 5,000 square feet (464.5 m²) per unit in excess of three (3) where central services are not available
Row/Townhouse dwellings	2,000 square feet (185.8 m ²) per dwelling unit where each dwelling unit is located on a separate lot and where central services are available

12. Amend PART 6: RS (RURAL SETTLEMENT) ZONE, clause 6.2 (d) by deleting the text shown in strikethrough as follows:

(d) Minimum Rear or Side Yard:	
Multi-unit dwellings, boarding houses and senior citizen housing	15 feet (4.6 m)
Row/Townhouse dwellings	8 feet (2.4 m), or 0.0 from the side being common with another dwelling unit
All other residential uses	8 feet (2.4 m), or 0.0 from the side being common with another dwelling unit

13. Amend PART 7: RA (RESIDENTIAL) ZONE, clause 7.1 (a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

- (a) Residential Uses
Home Businesses
Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
Existing mobile dwellings
~~Group care facilities~~
Multi-unit dwellings containing up to four (4) dwelling units
~~Rooming and boarding houses~~
Row/townhouse dwellings containing up to four (4) dwelling units
~~Senior citizen housing~~
Single unit dwellings
Two unit dwellings
Shared Housing Uses

14. Amend PART 7: RA (RESIDENTIAL) ZONE, clause 7.2 (a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

- (a) Minimum Lot Area
Single unit dwellings **and shared housing use** 6,000 square feet (557.4 m²) where central services are available;

	20,000 square feet (1858.1 m2) where central services are not available
Two unit dwellings	6,500 square feet (603.9 m2) or 3,500 square feet (325.2 m2) per dwelling unit where each dwelling unit is located on a separate lot and where central services are available; 20,000 square feet (1858.1 m2) where central services are not available
Multi-unit dwellings, group care, boarding and rooming	7,500 square feet (696.8 m2) where central services are available; houses 30,000 square feet (2787.1 m2) where central services are not available
Senior citizen housing	6,000 square feet (557.4 m2) plus 1,500 square feet (139.4 m2) per unit in excess of three (3) where central services are available; 20,000 square feet (1858.1 m2) plus 5,000 square feet (464.5 m2) per unit in excess of three (3) where central services are not available
Row/Townhouse dwellings	2,000 square feet (185.8 m2) per dwelling unit where each dwelling unit is located on a separate lot and where central services are available

15. Amend PART 7: RA (RESIDENTIAL) ZONE, clause 7.2 (d) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(d) Minimum Rear or Side Yard	
Multi-unit dwellings, boarding houses and senior citizen housing	15 feet (4.6 m)
Row/Townhouse dwellings	10 feet (3 m), or 0.0 from the side being common with another dwelling unit

16. Amend PART 9: C-2 (GENERAL COMMERCIAL) ZONE, clause 9.1 (b) by inserting the text shown in **bold**, as follows:

(b) <u>Residential Uses</u>	
Single unit dwellings, including mobile dwellings on permanent foundations	
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit	

17. Amend PART 12: P-2 (COMMUNITY FACILITY) ZONE, clause 12.1 (a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(a) <u>Institutional Uses</u>	
Community centres and halls	
Day care facilities, including single unit dwellings in conjunction with day cares	
Denominational institutions and uses	
Educational institutions and uses	
Shared housing use with 10 or fewer bedrooms	
Fire and police stations	
Government offices and public works	
Hospitals and medical clinics	
Nursing homes Public libraries, museums and galleries	
Residential care facilities	
Shared housing with special care	

18. Amend PART 14: MR (MIXED RESOURCE) ZONE, section 14.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

<u>Residential Uses</u>	
Single unit dwellings, including mobile dwellings, skirted	

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

19. Amend PART 19: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE, section 19.1 by inserting the text shown in **bold**, as follows:

19.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (Jul 2/02) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Planning District 4 (Prospect) LUB

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning District 4 (Prospect) is hereby amended as follows:

1. Amend PART 2: DEFINITIONS by deleting section 2.80 SENIOR CITIZENS HOUSING.
2. Renumber PART 2: DEFINITIONS, section 2.83A to 2.83C.
3. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.83:

2.83A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:
(i) that are rented for remuneration as separate rooms for residential accommodation; or
(ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.83B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

4. Amend PART 3: ADMINISTRATION, section 3.16 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

3.16 USES CONSIDERED BY DEVELOPMENT AGREEMENT

Notwithstanding Section 3.15, certain uses which may not be listed as permitted uses in a zone may be considered in accordance with the development agreement provisions of the Planning Act. As provided for by Policies of the Municipal Planning Strategy for Planning District 4, such uses are:

- (a) Within the Residential A Designation
 - (i) ~~senior citizen housing~~; **shared housing with special care**;
 - (ii) institutional uses; and
 - (iii) shopping centre on the lands of Food City Limited (LIMS 40471286).
- (b) Within the Residential B Designation
 - (i) ~~senior citizen housing~~; **shared housing with special care**;
 - (ii) fraternal halls and centres;
 - (iii) commercial recreation uses;
 - (iv) recycling depots;
 - (v) larger scale commercial uses, service stations, commercial entertainment uses and motels; and
 - (vi) larger scale fishery support and aquaculture support uses.
- (c) Within the Rural Residential A Designation
 - (i) ~~senior citizen housing~~; **shared housing with special care**;
 - (ii) institutional uses according;
 - (iii) larger scale fishery support uses; and
 - (iv) larger scale agricultural uses.
- (d) Within the Rural Residential B Designation

- (i) craft shops;
- (ii) a restaurant and lounge on the lands of Leo Miles (LIMS No. 40039265);
- (iii) light industrial uses on the lands of Leo Miles (LIMS No. 40039265);
- (iv) ~~senior citizen housing~~; **shared housing with special care**;
- (v) institutional uses;
- (vi) larger scale fishery support and aquaculture support uses; and
- (vii) marinas.
- (e) Within the Rural Residential C Designation
 - ~~(i) senior citizen housing~~ **shared housing with special care**; and
 - (ii) institutional uses.
- (f) Within the Rural Residential D Designation
 - (i) service stations, motels and tourist cottages, commercial recreation and commercial entertainment uses;
 - (ii) fish processing plants, larger scale fishery support uses and aquaculture support uses;
 - (iii) marinas;
 - (iv) extractive facilities; and
 - (v) small scale general business, light industrial and local service uses.
- (g) Within the Rural Residential E Designation
 - (i) motels and restaurants;
 - (ii) commercial recreation uses;
 - (iii) ~~senior citizen housing~~ **shared housing with special care**; and
 - (iv) larger scale fishery support and aquaculture support uses.
- (h) Within the Mixed Use Designation
 - (i) mobile home parks;
 - (ii) small scale commercial, service industrial and light industrial uses;
 - (iii) fish processing plants, larger scale fishery support uses and aquaculture support uses;
 - (iv) ~~senior citizen housing~~; **shared housing with special care**;
 - (v) institutional uses; ~~and~~
 - (vi) commercial recreation uses; **and**
 - (vii) commercial, community and resource related uses which are supportive of the tourist industry and the surrounding community on the lands of Coastal Communities Economic Development Co-operative Limited (PID Nos. 00384834 and 40501124).
- (i) Within the Resource Designation
 - (i) extractive facilities; and
 - (ii) commercial recreation uses.
- (j) Within the Residential A and B Designations, Rural Residential A, B, C, D and E Designations, Mixed Use Designation and Resource Designation
 - (i) a mix of low density residential, consisting of single unit, two unit and triplex dwellings, local commercial uses and community facility uses within any CDD (Comprehensive Development District).
- (k) **Within all Designations**
 - (i) **Pursuant to Policy IM-29, where there is enabling policy to consider the development of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.**

5. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.25 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

- (a) For every building or structure to be erected or enlarged, off-street parking located within the same zone and upon the same lot as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this Section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified below	1 space per dwelling unit
Multiple dwellings (except for senior citizen apartments)	1.5 spaces per dwelling unit
Senior citizen multiple unit dwelling	1 space per dwelling unit
Boarding and rooming houses	1 space per bedroom
Shared housing use	0 spaces
Retail stores, service and person service shops:	
(i) exceeding 5,000 square feet (465.5 m ²) of gross floor area	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(ii) not exceeding 5,000 square feet (465.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels, hotels, tourist cabins, guest homes	1 space per sleeping unit plus requirements for accessory uses such as restaurants, lounges, retail space, etc.
Restaurants - Drive-In	27 spaces per 1,000 square feet (92.9 m ²) of net floor area excluding public washrooms, food preparation and storage areas
Restaurants - Full Service	20 spaces per 1,000 square feet (92.9 m ²) of net floor area excluding public washrooms, food preparation and storage areas
Restaurants - Take-Out:	
(a) exceeding 300 square feet (27.9 m ²) of net floor area excluding public washrooms and storage areas	16 spaces per 1,000 square feet (92.9 m ²) of net floor area excluding public washrooms and storage areas
(b) not exceeding 300 square feet (27.9 m ²) of net floor area excluding public washrooms and storage areas	5 spaces
Lounges, taverns and beverage rooms	the greater of 1 space per 3 seats or 1 space per 100 square feet (0.9 m ²) of gross floor area

Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	where there are fixed seats, the greater of 1 space per 4 seats or 1 space per 100 square feet (0.9 m ²) of gross floor area where there are no fixed seats, the greater of 1 space per 100 square feet (0.9 m ²) of gross floor area or 1 space per 4 persons which can be accommodated at any one time
Government Offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus 1 space over 20 high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and general industrial uses	the greater of 2 spaces per 1,000 square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding Section 4.25(a) above, reserved parking spaces for the mobility disabled shall be provided in addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical clinics and offices of the health practitioner	1 reserved parking space for the mobility disabled per 5 - 15 parking spaces required additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10

Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15 - 100 parking spaces required; 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

6. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.33 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

7. Amend PART 6: RA-1 (RESIDENTIAL A-1) ZONE, section 6.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

8. Amend PART 7: RA-2 (RESIDENTIAL A-2) ZONE, section 7.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Auxiliary dwelling unit

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

9. Amend PART 8: RA-3 (RESIDENTIAL A-3) ZONE, section 8.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

10. Amend PART 9: RA-4 (RESIDENTIAL A-4) ZONE, section 9.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Auxiliary dwelling unit

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

11. Amend PART 10: RB-1 (RESIDENTIAL B-1) ZONE, section 10.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

12. Amend PART 11: RB-2 (RESIDENTIAL B-2) ZONE, section 11.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling unit within single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

13. Amend PART 12: RB-3 (RESIDENTIAL B-3) ZONE, section 12.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

14. Amend PART 13: RB-4 (RESIDENTIAL B-4) ZONE, section 13.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling unit within single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

15. Amend PART 14: RRA-1 (RURAL RESIDENTIAL A-1) ZONE, section 14.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling units within single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

16. Amend PART 15: RRB-1 (RURAL RESIDENTIAL B-1) ZONE, section 15.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

17. Amend PART 16: RRB-2 (RURAL RESIDENTIAL B-2) ZONE, section 16.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling units within single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

18. Amend PART 17: RRC-1 (RURAL RESIDENTIAL C-1) ZONE, section 17.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

- Single unit dwellings
- Auxiliary dwelling units within single unit dwellings
- Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**
- Home business uses

19. Amend PART 18: RRD-1 (RURAL RESIDENTIAL D-1) ZONE, section 18.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

- Single unit dwellings
- Mobile homes
- Auxiliary dwelling units within single unit dwellings
- Two unit dwellings
- Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**
- Home business uses

20. Amend PART 18: RRD-1 (RURAL RESIDENTIAL D-1) ZONE, section 18.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses

- ~~Senior citizen housing~~ **Shared housing with special care**
- Community centres
- Open space uses

21. Amend PART 18: RRD-1 (RURAL RESIDENTIAL D-1) ZONE, section 18.9 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

~~18.9 OTHER REQUIREMENTS: COMMUNITY CENTRES AND SENIOR CITIZEN HOUSING~~ **SHARED HOUSING WITH SPECIAL CARE**

Notwithstanding Section 18.2, where community centres and ~~senior citizen housing~~ **shared housing with special care** are permitted in any RRD-1 Zone, the following shall apply:

Minimum Rear Yard or Side Yard	½ the height of the main building
Maximum Lot Coverage	50 percent

22. Amend PART 19: RRE-1 (RURAL RESIDENTIAL E-1) ZONE, section 19.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

- Single unit dwellings
- Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**
- Home business uses

23. Amend PART 20: MU-1 (MIXED USE 1) ZONE, section 20.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

- Single unit dwellings
- Two unit dwellings
- Auxiliary dwelling units within single unit dwellings
- Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**

Home business uses

24. Amend PART 21: MU-2 (MIXED USE 2) ZONE, section 21.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling units within single unit dwellings

Mobile homes on individual lots

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Home business uses

25. Amend PART 26: C-2 (GENERAL BUSINESS) ZONE, section 26.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Residential dwellings containing up to two dwelling units

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

26. Amend PART 28: I-3 (LOCAL SERVICE) ZONE, section 28.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single and two unit dwellings in conjunction with permitted uses

All existing dwelling units

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

27. Amend PART 29: RE (RESOURCE) ZONE, section 29.1 by inserting the text shown in **bold**, as follows:

29.1 RE USES PERMITTED

No development permit shall be issued in any RE (Resource) Zone except for the following:

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Business uses in conjunction with permitted dwellings

Agricultural uses

Agricultural uses intensive

Aquaculture industrial uses

Forestry uses

Hunting and fishing lodges

Recreation uses

Composting operations (see section 4.29)

28. Amend PART 30: P-2 (COMMUNITY FACILITY) ZONE, section 30.1, under the heading Institutional Uses, by inserting the text shown in **bold**, as follows:

Institutional Uses

Educational institutions

Denominational institutions

Shared housing use with 10 or fewer bedrooms

Day care facilities

Fire and police stations

Government offices and public works

Hospitals, medical and veterinary clinics

Public libraries, museums and galleries

Existing fraternal halls and centres
Recreation uses
Day camps

29. Amend PART 37: I (ISLANDS) ZONE, section 37.1 by inserting the text shown in **bold**, as follows:

37.1 I USES PERMITTED

No development permit shall be issued to any I (Islands) Zone except for the following:

Single unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit
Aids to marine navigation
All existing uses

30. Amend PART 42: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE, section 42.1 by inserting the text shown in **bold**, as follows:

42.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit
Open Space Uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the **XXth** day of **XXX 2022**.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Planning District 5 (Chebucto Peninsula) LUB

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning District 5 (Chebucto Peninsula) is hereby amended as follows:

1. Amend PART 2: DEFINITIONS by deleting section 2.56 RESIDENTIAL CARE FACILITY.
2. Amend PART 2: DEFINITIONS by deleting section 2.63 SENIOR CITIZEN HOUSING.
3. Renumber PART 2: DEFINITIONS, section 2.66A to 2.66C.
4. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.66:

2.66A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:

- (i) that are rented for remuneration as separate rooms for residential accommodation; or**
- (ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,**

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.66B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

5. Amend PART 3: ZONES AND ZONING MAP, Section 3.6 by inserting the text shown in **bold**, immediately following subsection 3.6(k):
 - (l) Pursuant to Policy IM-24, where there is enabling policy to consider, by development agreement, the development of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.**
6. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.27 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - (a) For every building or structure to be erected or enlarged, or any change of use, off-street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this section or by other specific sections shall be the next largest whole number.

USE

PARKING REQUIREMENT

Any dwelling except as specified

1 space per dwelling unit

Multiple unit dwellings
(~~except for senior citizen apartments~~)

1.5 spaces per dwelling unit

~~Senior citizen multiple use dwelling~~ ————— 1 space per dwelling unit

Shared housing use

0 spaces

Bed and breakfasts

1 space per bedroom devoted to the bed and breakfast operation

Retail stores, service and personal service shops:

(a) exceeding 5,000 square feet

5.5 spaces per 1,000 square (464 m²) of gross floor area feet (92.9 m²) of gross floor area

(b) not exceeding 5,000 square feet

3.3 spaces per 1,000 square (464.5 m²) of gross floor area feet (92.9 m²) of gross floor area

Banks, financial institutions and

3.3 spaces per 1,000 square general offices feet (93 m²) of gross floor area

Motels and hotels

1 space per sleeping unit plus requirements for restaurants or other facilities contained therein

Restaurants - Drive-In

27 spaces per 1000 square feet (93 m²) of net floor area excluding food preparation, washroom and storage areas

Restaurants - Full Service

20 spaces per 1000 square feet (93 m²) of net floor area excluding food preparation, washroom and storage areas

Restaurants - Take-Out:

(a) exceeding 300 square feet (28 m²) area excluding washrooms and storage areas

16 spaces per 1000 square feet (92.9 m²) of net floor area excluding washrooms and storage areas

(b) not exceeding 300 square feet (28 m²) of net floor area excluding washrooms and storage areas

5 spaces

Lounges, taverns and beverage rooms

the greater of 1 space per 3 seats or 1 space per 100 square feet (10 m²) of gross floor area

Theatres

1 space per 5 seats

Institutional uses except as **otherwise** specified ~~below~~

where there are fixed seats, the greater of 1 space per 4 seats and 1 space per 100 square feet (10 m²) of gross floor area where there are no fixed seats, the greater of 1 space per 100 square feet (10 m²) of gross floor area of 1 space per 4 persons which can be accommodated at any one time

Government offices	4.5 spaces per 1,000 square feet (93 m ²) of gross floor area
Fire stations	3 spaces per 1,000 square feet (93 m ²) of gross floor area
Schools	3 spaces per classroom plus 1 space per 20 high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (38 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and general industrial uses	the greater of 2 spaces per 1,000 square feet (93 m ²) of gross floor area or 1 space per 4 employees
Any use not specified above	3.3 spaces per 1,000 square feet (93 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding Section 4.27 (a), reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and offices of any health practitioner	1 reserved parking space for the mobility disabled per 5-15 parking spaces required; 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15-100 parking spaces required; 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

7. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.33 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.
8. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE, section 6.1 by inserting the text shown in **bold**, as follows:

6.1 R-1 USES PERMITTED

No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Home occupations in conjunction with permitted dwellings;

Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings;

Fishery support uses;

Open space uses;

Existing two unit dwellings;

Existing mobile dwellings.

9. Amend PART 7: R-2 (TWO UNIT DWELLING) ZONE, section 7.1 by inserting the text shown in **bold**, as follows:

7.1 R-2 USES PERMITTED

No development permit shall be issued in any R-2 (Two Unit Dwelling) Zone except for the following:

Single unit dwellings;

Two unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings except in two unit dwellings where each unit is held under separate title;

Home occupations in conjunction with permitted dwellings;

Open space uses;

Fishery support uses;

Existing mobile dwellings.

10. Amend PART 8: R-2a (RESIDENTIAL HOME OCCUPATION) ZONE, section 8.1 by inserting the text shown in **bold**, as follows:

8.1 R-2a USES PERMITTED

No development permit shall be issued in any R-2a (Residential Home Occupation) Zone except for the following:

Single unit dwellings;

Two unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings except in two unit dwellings where each unit is held under separate title;

Home occupations in conjunction with permitted dwellings;

Bed and breakfast;
Open space uses;
Fishery support uses;
Existing mobile dwellings.

11. Amend PART 9: R-6 (RURAL RESIDENTIAL) ZONE, section 9.1 by inserting the text shown in **bold**, as follows:

9.1 R-6 USES PERMITTED

No development permit shall be issued in any R-6 (Rural Residential) Zone except for the following:

Single unit dwellings;
Two unit dwellings;
Private hunting and fishing camps;
Existing mobile dwellings;
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;
Day Care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;
Business uses in conjunction with permitted dwellings;
Bed and breakfasts;
Recreation uses;
Open space uses;
Restricted agricultural uses;
Forestry or woodlot uses, no processing;
Fishery support and aquaculture uses including retail and wholesale outlets for fish and fish products.
Arts and craft shops

12. Amend PART 10: R-6a (RURAL MIXED RESIDENTIAL) ZONE, section 10.1 by inserting the text shown in **bold**, as follows:

10.1 R-6a USES PERMITTED

No development permit shall be issued in any R-6a (Rural Mixed Residential) Zone except for the following:

Single unit dwellings;
Two unit dwellings;
Private hunting and fishing camps;
Mobile dwellings;
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;
Day Care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;
Business uses in conjunction with permitted dwellings;
Bed and breakfasts;
Recreation uses;
Open space uses;
Restricted agricultural uses;
Forestry or woodlot uses, no processing;
Fishery support and aquaculture uses including retail and wholesale outlets for fish and fish products.

13. Amend PART 11: HCR (HERRING COVE RESIDENTIAL) ZONE, section 11.1 by inserting the text shown in **bold**, as follows:

11.1 HCR USES PERMITTED

No development permit shall be issued in any HCR (Herring Cove Residential) Zone except in conformity with the following:

Single unit dwellings;
Two unit dwellings;
Existing mobile dwellings;
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;
Fishery support uses;
Home occupations in conjunction with permitted dwellings;
Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings;
Open space uses;
Bed and Breakfast uses not exceeding three bedrooms in conjunction with permitted dwellings;
Recreation uses.

14. Amend PART 12: V-1 (HARRIETSFIELD VILLAGE CENTRE) ZONE, section 12.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses
Single unit dwellings;
Two unit dwellings;
Existing mobile dwellings;
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;
Home occupations.

15. Amend PART 14: V-3 (KETCH HARBOUR VILLAGE CENTRE) ZONE section 14.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses
Single unit dwellings;
Two unit dwellings;
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;
Business uses in conjunction with permitted dwellings.

16. Amend PART 14: V-3 (KETCH HARBOUR VILLAGE CENTRE) ZONE section 14.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses
Open space uses;
Educational institutions and uses;
Denominational institutions and uses;
Day care facilities;
~~Senior citizen housing;~~
Shared housing with special care;
Medical, dental and veterinarian clinics;
Public libraries, museums and galleries;
Post offices;
Recreation uses.

17. Amend PART 16: C-1 (LOCAL BUSINESS) ZONE section 16.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses
Single unit dwellings;
Two unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;
Home occupations.

18. Amend PART 17: C-2 (GENERAL BUSINESS) ZONE section 17.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single and two unit dwellings including a dwelling unit for maintenance or security personnel.

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Bed and breakfasts;

Home occupations;

19. Amend PART 18: C-5 (INDUSTRIAL COMMERCIAL MIX) ZONE section 18.1 inserting the text shown in **bold**, as follows:

18.1 C-5 USES PERMITTED

No development permit shall be issued in any C-5 (Industrial Commercial Mix) Zone except for the following:

All uses permitted in the C-2 Zone, except single and two unit dwellings.

Any industrial, assembly, manufacturing operation or cannabis production facility which is conducted and wholly contained within a building and which does not involve process water treatment;

Service industries;

General contracting storage yards and services;

Machinery sales and service outlets;

Service stations;

Trucking, landscaping and excavating services;

Automotive repair outlets and auto body shops;

Warehouses;

Hotels and motels;

Restaurants including drive-in and take out restaurants;

Outdoor display courts;

All uses permitted in the P-2 (Community Facility) Zone;

Mobile dwellings and single unit dwellings which are accessory to any permitted use-;

Shared housing use with 10 or fewer bedrooms which is accessory to any permitted use;

Composting operations (see section 4.29).

20. Amend PART 18: C-5 (INDUSTRIAL COMMERCIAL MIX) ZONE section 18.3 by inserting the text shown in **bold**, as follows:

18.3 **OTHER REQUIREMENTS: SINGLE AND TWO UNIT DWELLINGS AND SHARED HOUSING USE**

Notwithstanding Section 18.1, no person shall erect any single or two unit dwelling **or any shared housing use** unless such a dwelling **or shared housing use** is located on a lot in existence on the effective date of this By-law, except where a single or two unit dwelling **or a shared housing use** is accessory to any permitted use.

21. Amend PART 20: P-2 (COMMUNITY FACILITY) ZONE, under the heading Institutional Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Institutional Uses

Educational institutions and uses;

Denominational institutions and uses;

Shared housing use with 10 or fewer bedrooms

Day care facilities;

A single unit dwelling in conjunction with a day care facility;

Fire and police stations;
Government offices and public works;
Hospitals, medical and veterinary clinics;
~~Senior citizen housing;~~
Shared housing with special care;
Public libraries, museums and galleries;
Fraternal centres and halls;
Community centres and halls;
Recreation uses;
~~Residential care facilities.~~

22. Amend PART 25: UR (URBAN RESERVE) ZONE section 25.1 by inserting the text shown in **bold**, as follows:

25.1 UR USES PERMITTED

No development permit shall be issued in any UR (Urban Reserve) Zone except for the following:

Single unit dwellings, on existing lots provided that a private on-site sewage disposal system and well are provided on the lot

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Passive recreation uses

Uses accessory to the foregoing uses

23. Amend PART 25D: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE section 25D.1 by inserting the text shown in **bold**, as follows:

25D.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the **XXth** day of **XXX 2022**.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Planning Districts 1 & 3 (St. Margaret's Bay) LUB

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 1 & 3 (St. Margaret's Bay) is hereby amended as follows:

1. Amend PART 2: DEFINITIONS, section 2.35 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

2.35 INSTITUTIONAL USE means any educational or denominational use, day care facility, ~~residential care facility~~ **shared housing with special care**, fire, police station, public works, hospital, ~~nursing home~~, public library, museum and gallery, community centre and hall, recreational use or open space use.
2. Amend PART 2: DEFINITIONS by deleting section 2.63 RESIDENTIAL CARE FACILITY.
3. Amend PART 2: DEFINITIONS by deleting section 2.69 SENIOR CITIZENS HOUSING.
4. Renumber PART 2: DEFINITIONS, section 2.72B to 2.72D.
5. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.72A:

2.72B SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:

- (i) that are rented for remuneration as separate rooms for residential accommodation; or**
- (ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,**

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.72C SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

6. Amend PART 3: ZONES AND ZONING MAP, Section 3.6 (c) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(c) ~~All senior citizen housing~~ **Shared housing with special care** in the Residential Designation, and Hubley Mill Lake Designation, ~~and Shared Housing in the Mixed Rural Residential Designation and senior citizen housing~~ **shared housing or shared housing with special care** containing over twenty (20) ~~units~~ **bedrooms** in the Mixed Use A and B Designations;
7. Amend PART 3: ZONES AND ZONING MAP, Section 3.6 by inserting the text shown in **bold**, immediately following subsection 3.6(r)(iv):

(s) Pursuant to Policy IM-18, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.
8. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.27 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

- (a) For every building or structure to be erected or enlarged, or any change of use, off-street parking located within the same zone as the use and having unobstructed access to a public street or private road shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this Section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified below	1 space per dwelling unit
Multiple unit dwellings (except for senior citizen apartments)	1.5 spaces per dwelling unit
Senior citizen apartment	1 space per dwelling unit
Boarding and rooming houses	1 space per bedroom
Shared housing use	0 spaces
Retail stores, service and personal service shops:	
(a) exceeding 5,000 square feet (464.5 m ²) of gross floor area	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 5,000 square feet (464.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels and hotels	1 space per sleeping unit plus requirements for restaurants or other facilities contained therein
Restaurants - Drive-In	27 spaces per 1000 square feet (92.9 m ²) of net floor area excluding washrooms, storage and food preparation areas
Restaurants - Full Service	20 spaces per 1000 square feet (92.9 m ²) of net floor area excluding washrooms, storage and food preparation areas
Restaurants - Take-Out:	
(a) exceeding 300 square feet (28 m ²) of net floor area excluding washroom and storage areas	16 spaces per 1000 square feet (92.9 m ²) of net floor area excluding washroom and storage areas
(b) not exceeding 300 square feet (28 m ²) of net floor area excluding washroom and storage areas	5 spaces
Lounges, taverns and beverage rooms	20 spaces per 1,000 square feet (92.9 m ²) of gross floor area

Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	where there are fixed seats, the greater of 1 space per 4 seats or 1 space per 100 square feet (9.3 m ²) of gross floor area where there are no fixed seats, the greater of 1 space per 100 square feet (10 m ²) of gross floor area or 1 space per 4 persons who can be accommodated at any one time.
Government offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus 1 space per 20 high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and general industrial uses	the greater of 2 spaces per 1,000 square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding subsection (a), reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and offices of any health practitioner	1 reserved parking space for the mobility disabled per 5-15 parking spaces required; 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10.
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10.
Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10.
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10.
All other uses excluding fire	1 reserved parking space for the

stations, ~~boarding houses~~ and any industrial use which does not have a retail function

mobility disabled per 15-100 parking spaces required;
1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

9. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.33 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) “Habitable Building” means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

10. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE section 6.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Bed and breakfasts in conjunction with permitted dwellings.

11. Amend PART 7: R-A (RESIDENTIAL) ZONE section 7.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

One auxiliary dwelling unit

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Bed and breakfasts in conjunction with permitted dwellings.

12. Amend PART 8: R-A1 (GENERAL RESIDENTIAL) ZONE section 8.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

One auxiliary dwelling unit

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Bed and breakfasts in conjunction with permitted dwellings

13. Amend PART 9: R-1E (RESIDENTIAL ESTATE) ZONE section 9.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwelling

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings

Business uses in conjunction with a permitted dwelling

Bed and breakfasts in conjunction with permitted dwellings

14. Amend PART 10: R-2 (TWO UNIT DWELLING) ZONE section 10.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

15. Amend PART 11: MRR-1 (MIXED RURAL RESIDENTIAL) 1 ZONE section 11.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Mobile dwellings skirted

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Boat houses

16. Amend PART 11: MRR-1 (MIXED RURAL RESIDENTIAL) 1 ZONE section 11.1, under the heading Community Uses, by inserting the text shown in **bold**, as follows:

Community Uses

Institutional uses

Shared housing use with 10 or fewer bedrooms

Open space uses

17. Amend PART 11A: VR (VILLAGE RESIDENTIAL) ZONE section 11A.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwelling

Auxiliary dwelling unit

Semi-detached dwelling on a lot with an area of at least 4046 sq. m (1 acre)

Townhouse dwelling or townhouse-style dwelling with a maximum of four (4) units

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children in conjunction with a permitted dwelling

Business uses in conjunction with a permitted dwelling

Bed and breakfasts not exceeding 3 rooms for rent within any one building, in conjunction with a permitted dwelling

18. Amend PART 11B: VG (VILLAGE GATEWAY) ZONE section 11B.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Semi-detached dwellings

Auxiliary dwelling units

Two unit dwellings

Multiple unit dwellings with a maximum of twelve (12) units

Townhouse dwellings with a maximum of twelve (12) units

A maximum of twelve (12) dwelling units in a commercial or institutional building

Mobile homes existing on June 24, 2014

Shared housing use with 20 or fewer bedrooms

19. Amend PART 11C: VC (VILLAGE CENTRE) ZONE section 11C.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

A maximum of twelve (12) dwelling units in a commercial or institutional building

Multiple unit dwellings with a maximum of twelve (12) units

Shared housing use with 20 or fewer bedrooms

20. Amend PART 12: MU-1 (MIXED USE 1) ZONE section 12.1, under the heading Residential Uses Not Permitted, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses Not Permitted

Mobile home parks

Multi-unit dwellings

~~Senior citizen housing over 20 units~~

Shared housing use with greater than 20 bedrooms

21. Amend PART 13: MU-2 (MIXED USE) ZONE section 13.1, under the heading Residential Uses Not Permitted, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses Not Permitted

Mobile home parks

Multi-unit dwellings

~~Senior citizen housing over 20 units~~

Shared housing use with greater than 20 bedrooms

22. Amend PART 14: C-1 (LOCAL BUSINESS) ZONE section 14.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

23. Amend PART 15: C-1A (COMMUNITY COMMERCIAL) ZONE section 15.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Mobile homes skirted

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

24. Amend PART 17: MR-1 (MIXED RESOURCE) ZONE section 17.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Mobile dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Business uses in conjunction with permitted dwellings

25. Amend PART 18: MR-2 (MIXED RESOURCE 2) ZONE section 18.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Mobile dwelling units

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Businesses uses in conjunction with permitted dwellings

26. Amend PART 23D: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE section 23D.1 by inserting the text shown in **bold**, as follows:

23D.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Planning Districts 8 & 9 (Lake Echo/Porters Lake) LUB

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 8 & 9 (Lake Echo/Porters Lake) is hereby amended as follows:

1. Amend PART 2: DEFINITIONS by deleting section 2.8 BOARDING OR ROOMING HOUSE.
2. Amend PART 2: DEFINITIONS, section 2.27 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

2.27 INSTITUTIONAL USE means any educational or denominational use, day care facility, ~~senior citizens housing, residential care facility,~~ **shared housing with special care**, fire or police station, government office or public works, hospital or medical clinic, public library, museum or gallery, fraternal centre or hall and community centre or hall, but does not mean a penal institution or detention facilities within a hospital.
3. Amend PART 2: DEFINITIONS by deleting section 2.51 RESIDENTIAL CARE FACILITY.
4. Amend PART 2: DEFINITIONS by deleting section 2.55 SENIOR CITIZEN HOUSING.
5. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.58:

2.58A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:

 - (i) **that are rented for remuneration as separate rooms for residential accommodation; or**
 - (ii) **that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,**

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.58B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.
6. Amend PART 3: ZONES AND ZONING MAP, Section 3.6 by inserting the text shown in **bold**, immediately following subsection 3.6(c)iii:

(d) Pursuant to Policy P-102, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.
7. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.24 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - (a) For every building or structure to be erected or enlarged, off-street parking located within the same zone as the use and having unobstructed access to a public street or highway or private road shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified below	1 space per dwelling unit
Multiple unit dwellings	1.5 spaces per dwelling unit
Senior citizen housing	0.5 spaces per dwelling unit
Boarding and rooming houses	1 space per bedroom
Shared housing use	0 spaces
Retail stores, service and personal service shops:	
(a) exceeding 5,000 square feet (464.5 m ²)	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 5,000 square feet (464.5 m ²)	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels and hotels	1 space per sleeping unit plus requirements for restaurants or other facilities contained therein
Restaurants - Drive-In	27 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Full Service	10 spaces per 1,000 square feet (92.9 sq. m.) of net floor area
Restaurants - Take-Out:	
(a) exceeding 300 square feet (28 m ²) of gross floor area	16 spaces per 1000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 300 square feet (28 m ²) of gross floor area	5 spaces
Lounges, taverns and beverage rooms	the greater of 1 space per 3 seats or 1 space per 100 square feet (92.9 m ²) of gross floor area
Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	where there are fixed seats, the greater of 1 space per 100 square feet (9.3 m ²) of gross floor area; where there are no fixed seats the greater of 1 space per 100 square feet (9.3 m ²) of gross floor area or 1 space per 4 persons which can be accommodated at any one time
Government offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus 1 space per 20 senior high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and general industrial uses	the greater of 2 spaces per 1,000 square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding Section 4.24(a) above, reserved parking spaces for the mobility disabled shall be provided in addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical clinics and offices of any health practitioner	1 reserved parking space for the mobility disabled per 5-15 parking spaces required; 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding churches, fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15-100 parking spaces required; 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

8. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.29 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

9. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE section 6.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses
Single unit dwellings;
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;
Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings; and
Business uses except kennels in conjunction with permitted dwellings.

10. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE section 6.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses
Open space uses; and
~~Senior citizen housing~~
Shared housing with special care

11. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE section 6.5 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

6.5 R-1 ZONE REQUIREMENTS: SENIOR-CITIZEN HOUSING SHARED HOUSING WITH SPECIAL CARE

In any R-1 Zone, where ~~senior citizen housing~~ **shared housing with special care** is permitted, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	30,000 square feet (2787.1 m ²) and 10,000 square feet (929.0 m ²) for each unit bedroom in excess of three (3)
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Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	½ height of the main building
Maximum Lot Coverage	35 per cent
Maximum Height of Main Building	35 feet (10.7 m)

12. Amend PART 7: R-1A (AUXILIARY DWELLING UNIT) ZONE section 7.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;

Auxiliary dwelling units;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings; and

Business uses except kennels in conjunction with permitted dwellings

13. Amend PART 7: R-1A (AUXILIARY DWELLING UNIT) ZONE section 7.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses

Open space uses; and

~~Senior citizen housing~~

Shared housing with special care

14. Amend PART 7: R-1A (AUXILIARY DWELLING UNIT) ZONE section 7.6 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

7.6 R-1A ZONE REQUIREMENTS: SENIOR CITIZEN HOUSING SHARED HOUSING WITH SPECIAL CARE

In any R-1A Zone, where ~~senior citizen housing~~ **shared housing with special care** is permitted, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	30,000 square feet (2787.1 m ²) and 10,000 square feet (929.0 m ²) for each unit bedroom in excess of three (3)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	½ height of the main building
Maximum Lot Coverage	35 per cent
Maximum Height of Main Building	35 feet (10.7 m)

15. Amend PART 8: R-B (RESIDENTIAL B) ZONE section 8.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings;

and

Business uses except kennels in conjunction with permitted dwellings.

16. Amend PART 8: R-B (RESIDENTIAL B) ZONE section 8.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses

Open space uses; and

~~Senior citizen housing~~

Shared housing with special care

17. Amend PART 8: R-B (RESIDENTIAL B) ZONE section 8.3 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

8.3 OTHER REQUIREMENTS: RESIDENTIAL USES

Where residential uses or ~~senior citizen housing~~ **shared housing with special care** are permitted in any R-B Zone abutting any RE (Rural Enterprise) Zone, MR (Mixed Resource) Zone, or I-2 (Salvage Yard) Zone, no dwelling or ~~senior citizen housing~~ **shared housing with special care** shall be located less than:

- (a) Twenty (20) feet (6.1 m) from any RE, MR, or I-2 Zone;
 - (b) Fifty (50) feet (15.1 m) from any sawmill or other woodworking mill having a gross floor area of less than one thousand (1,000) square feet (92.9 m²);
 - (c) One hundred (100) feet (30.5 m) from any building or structure having a gross floor area of one hundred (100) square feet (9.3 m²) or more that shelters animals;
 - (d) One hundred and fifty (150) feet (45.7 m) from any sawmill or other woodworking mill having a gross floor area of one thousand (1,000) square feet (92.9 m²) or more;
 - (e) One hundred and fifty (150) feet (45.7 m) from any commercial or industrial use covering more than fifty (50) per cent of the lot area; and
 - (f) Three hundred (300) feet (91.4 m) from any intensive agricultural use, fish processing plant, pulp mill or extractive facility.
18. Amend PART 8: R-B (RESIDENTIAL B) ZONE section 8.6 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

8.6 R-B ZONE REQUIREMENTS: ~~SENIOR CITIZEN HOUSING~~ **SHARED HOUSING WITH SPECIAL CARE**

In any R-B Zone, where ~~senior citizen housing~~ **shared housing with special care** is permitted, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	30,000 square feet (2787.1 m ²) and 10,000 square feet (929.0 m ²) for each unit bedroom in excess of three (3)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	½ height of the main building
Maximum Lot Coverage	35 per cent
Maximum Height of Main Building	35 feet (10.7 m)

19. Amend PART 9: R-BA (AUXILIARY DWELLING UNIT) ZONE section 9.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;

Auxiliary dwelling units;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings; and

Business uses except kennels in conjunction with permitted dwellings.

Existing aqua farm operations

20. Amend PART 9: R-BA (AUXILIARY DWELLING UNIT) ZONE section 9.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses

Open space uses; and

~~Senior citizen housing~~

Shared housing with special care

21. Amend PART 9: R-BA (AUXILIARY DWELLING UNIT) ZONE section 9.3 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

9.3 OTHER REQUIREMENTS: RESIDENTIAL USES

Where residential uses or ~~senior citizen housing~~ **shared housing with special care** are permitted in any R-BA Zone abutting any RE (Rural Enterprise) Zone, MR (Mixed Resource) Zone, or I-2 (Salvage Yard) Zone, no dwelling or ~~senior citizen housing~~ **or shared housing with special care** shall be located less than:

- (a) Twenty (20) feet (6.1 m) from any RE, MR, or I-2 Zone;
 - (b) Fifty (50) feet (15.1 m) from any sawmill or other woodworking mill having a gross floor area of less than one thousand (1,000) square feet (92.9 m²);
 - (c) One hundred (100) feet (30.5m) from any building or structure having a gross floor area of one hundred (100) square (9.3 m²) or more that shelters animals.
 - (d) One hundred and fifty (150) feet (45.7 m) from any sawmill or other woodworking mill having a gross floor area of one thousand (1,000) square feet (92.9 m²) or more;
 - (e) One hundred and fifty (150) feet (45.7 m) from any commercial or industrial use covering more than fifty (50) per cent of the lot area; and
 - (f) Three hundred (300) feet (91.4 m) from any intensive agricultural use, fish processing plant, pulp mill or extractive facility.
22. Amend PART 9: R-BA (AUXILIARY DWELLING UNIT) ZONE section 9.7 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

9.7 R-BA ZONE REQUIREMENTS: ~~SENIOR CITIZEN HOUSING~~ **SHARED HOUSING WITH SPECIAL CARE**

In any R-BA Zone, where ~~senior citizen housing~~ **shared housing with special care** is permitted, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	30,000 square feet (2787.1 m ²) and 10,000 square feet (929.0 m ²) for each unit bedroom in excess of three (3)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	½ height of the main building
Maximum Lot Coverage	35 per cent
Maximum Height of Main Building	35 feet (10.7 m)

23. Amend PART 10: R-2 (TWO UNIT DWELLING) ZONE section 10.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Two unit dwellings;

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings; and

Business uses except kennels in conjunction with permitted dwellings.

24. Amend PART 10: R-2 (TWO UNIT DWELLING) ZONE section 10.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses

Open space uses; and

~~Senior citizen housing~~

Shared housing with special care

25. Amend PART 10: R-2 (TWO UNIT DWELLING) ZONE section 10.5 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

10.5 R-2 ZONE REQUIREMENTS: SENIOR-CITIZEN HOUSING SHARED HOUSING WITH SPECIAL CARE

In any R-2 Zone where ~~senior citizen housing~~ **shared housing with special care** is permitted, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	30,000 square feet (2787.1 m ²) and 10,000 square feet (929.0 m ²) for each unit bedroom in excess of three (3)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	½ height of the main building
Maximum Lot Coverage	35 per cent
Maximum Height of Main Building	35 feet (10.7 m)

26. Amend PART 11: R-A (RESIDENTIAL A) ZONE section 11.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;

Two unit dwellings;

~~Boarding and rooming houses;~~

Shared housing use;

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings; and

Business uses except kennels in conjunction with permitted dwellings.

27. Amend PART 11: R-A (RESIDENTIAL A) ZONE section 11.3 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

11.3 OTHER REQUIREMENTS: RESIDENTIAL USES

Where residential uses ~~or senior citizen housing~~ are permitted in any R-A Zone abutting any RE (Rural Enterprise) Zone, MR (Mixed Resource) Zone, or I-2 (Salvage Yard) Zone no dwelling ~~or senior citizen housing~~ shall be located less than:

- (a) Twenty (20) feet (6.1 m) from any RE, MR, or I-2 Zone;
- (b) Fifty (50) feet (15.1 m) from any sawmill or other woodworking mill having a gross floor area of less than one thousand (1,000) square feet (92.9 m²);
- (c) One hundred (100) feet (30.5 m) from any building or structure having a gross floor area of more than one hundred (100) square feet (9.3 m²) that shelters animals;
- (d) One hundred and fifty (150) feet (45.7 m) from any sawmill or other woodworking mill having a gross floor area of one thousand (1,000) square feet (92.9 m²) or more;
- (e) One hundred and fifty (150) feet (45.7 m) from any commercial or industrial use covering more than fifty (50) per cent of the lot area; and
- (f) Three hundred (300) feet (91.4 m) from any intensive agricultural use, fish processing plant, pulp mill or extractive facility.

28. Amend PART 11: R-A (RESIDENTIAL A) ZONE by deleting section 11.6 R-A ZONE REQUIREMENTS: SENIOR CITIZEN HOUSING.

29. Amend PART 12: R-3 (MOBILE DWELLING SUBDIVISION) ZONE section 12.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Mobile dwellings;

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit;

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings;
and

Business uses except kennels in conjunction with permitted dwellings.

30. Amend PART 12: R-3 (MOBILE DWELLING SUBDIVISION) ZONE section 12.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses

Open space uses; and

~~Senior citizen housing~~

Shared housing with special care

31. Amend PART 12: R-3 (MOBILE DWELLING SUBDIVISION) ZONE section 12.5 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

12.5 R-3 ZONE REQUIREMENTS: SENIOR CITIZEN HOUSING SHARED HOUSING WITH SPECIAL CARE

In any R-3 Zone where ~~Senior Citizen Housing~~ **shared housing with special care** is permitted, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	30,000 square feet (2787.1 m ²) and 10,000 square feet (929.0 m ²) for each unit bedroom in excess of three (3)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	½ height of the main building
Maximum Lot Coverage	35 per cent
Maximum Height of Main Building	35 feet (10.7 m)

32. Amend PART 13: R-6 (RURAL RESIDENTIAL) ZONE section 13.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;

Two unit dwellings;

~~Boarding and rooming houses;~~

Shared housing use;

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings;
and

Business uses except kennels in conjunction with permitted dwellings.

33. Amend PART 13: R-6 (RURAL RESIDENTIAL) ZONE section 13.1, under the heading Community Uses, by deleting the text shown in strikethrough as follows:

Community Uses

Open space uses; and

~~Senior citizen housing~~

34. Amend PART 13: R-6 (RURAL RESIDENTIAL) ZONE by deleting section 13.5 R-6 ZONE REQUIREMENTS: SENIOR CITIZEN HOUSING.

35. Amend PART 15: MR (MIXED RESOURCE) ZONE section 15.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;

Mobile dwellings;

Two unit dwellings;
~~Rooming and boarding houses;~~
Shared housing use;
Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings;
and
Business uses in conjunction with permitted dwellings.

36. Amend PART 16: C-1 (COMMUNITY COMMERCIAL) ZONE section 16.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings;
Two unit dwellings;
Single dwelling units in conjunction with permitted commercial, industrial or institutional uses;
~~Boarding and rooming houses;~~
Shared housing use;
Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings;
and
Business uses except kennels in conjunction with permitted dwellings.

37. Amend PART 16: C-1 (COMMUNITY COMMERCIAL) ZONE by deleting section 16.4 C-1 ZONE REQUIREMENTS: SENIOR CITIZEN HOUSING.

38. Amend PART 16: C-1 (COMMUNITY COMMERCIAL) ZONE section 16.5 by deleting the text shown in strikethrough as follows:

16.5 OTHER REQUIREMENTS: INSTITUTIONAL AND RECREATION USES

Where uses ~~except senior citizen housing~~ are permitted as Institutional Uses and Recreation Uses in any C-1 Zone the following shall apply:

- (a) No main building or accessory building shall be located more than two hundred (200) feet (61.0 m) from the front lot line; and
- (b) Access to a lot shall only be from Highway No. 7, Mineville Road, Bell Street and Old Lake Echo Road except where access is not granted by the provincial Department of Transportation and shall be by either a two lane driveway or separate entrance and exit driveways.

39. Amend PART 17: C-2 (GENERAL BUSINESS) ZONE by deleting section 17.3 C-2 ZONE REQUIREMENTS: SENIOR CITIZEN HOUSING.

40. Amend PART 22D: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE section 22D.1 by inserting the text shown in **bold**, as follows:

22D.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Planning Districts 14 & 17 (Shubenacadie Lakes) LUB

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 14 & 17 (Shubenacadie Lakes) is hereby amended as follows:

1. Amend PART 2: DEFINITIONS by deleting section 2.9 BOARDING OR ROOMING HOUSE.
2. Amend PART 2: DEFINITIONS by deleting section 2.63 RESIDENTIAL CARE FACILITY.
3. Amend PART 2: DEFINITIONS by deleting section 2.70 SENIOR CITIZEN HOUSING.
4. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.73:

2.73A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:

- (i) that are rented for remuneration as separate rooms for residential accommodation; or**
- (ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,**

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.73B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

5. Amend PART 3: ZONES AND ZONING MAP, clause 3.6 (d) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - ~~(d) Special need higher density housing~~ **Shared housing with special care** within the Residential, Mixed Residential, and Community Centre Designations according to Policy P-69A and P-69B
6. Amend PART 3: ZONES AND ZONING MAP, inserting the text shown in **bold**, immediately following subsection 3.6(bb):

(ba) Pursuant to Policy P-167, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.
7. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.25 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:
 - (a) The provisions of Sections 4.25, 4.26 and 4.27 shall not apply within any AE-1 (AeroTech Core), AE-2 (General Airport), AE-3 (AeroTech Commercial) or the AE-H (AeroTech Holding) Zone.
 - (b) For every building or structure to be erected or enlarged, off-street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this Section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified below	1 space per dwelling unit
Multiple unit dwellings (except for senior citizen apartments)	1.5 spaces per dwelling unit
Senior Citizen Multiple Use Dwelling	1 space per dwelling unit
Boarding and rooming houses	1 space per bedroom
Shared housing use	0 spaces
Retail stores, service and personal service shops:	
(a) exceeding 5,000 square feet (464.5 m ²) of gross floor area	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(aa) exceeding 5,000 square feet (464.5 m ²) of gross floor area in the CC, VC CDD, VM, VG and RCDD Zones	5.0 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 5,000 square feet (464.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(bb) not exceeding 5,000 square feet (464.5 m ²) of gross floor area in the CC, VC CDD, VM, VG and RCDD Zones	3.0 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and offices in CC, VC CDD, VM, VG and RCDD Zones	3.0 spaces per 1,000 square feet general (92.9 m ²) of gross floor area
Motels and hotels	1 space per sleeping unit plus requirements for restaurants or other facilities contained therein
Restaurants - Drive-In	27 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Full Service	20 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Take-Out:	
(a) exceeding 300 square feet (28 m ²) of gross floor area	16 spaces per 1000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 300 square feet (28 m ²) of gross floor area	5 spaces
Lounges, taverns and beverage rooms	the greater of one space per 3 seats or 1 space per 100 square feet (10 m ²) of gross floor area
Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	the greater of 1 space per 4 seats, where there are fixed seats and 1 space per 100 square feet (9.3 m ²) of gross floor area where there are no fixed seats, or 1 space per 4 persons which can be accommodated at any one time
Government offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus space per 20 high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area
Medical clinics and offices of any	3 spaces per consulting room

health practitioner	
Funeral homes	15 spaces
Warehouses, transport terminals or general industrial uses	the greater of 2 spaces per 1,000 square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Health and wellness centres:	
(a) exceeding 2,000 square feet (464.5 m ²) of gross floor area	5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 2,000 square feet (464.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(c) Reserved Spaces for the Mobility Disabled

Notwithstanding subsection (a) (b) above, reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and offices of any health practitioner	1 reserved parking space for the mobility disabled per 5-15 parking spaces required; 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15-100 parking spaces required; 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

8. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.34 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

9. Amend PART 6: R-1A (SINGLE UNIT DWELLING) ZONE section 6.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Office uses in conjunction with permitted dwellings

Bed and Breakfasts

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

10. Amend PART 6: R-1A (SINGLE UNIT DWELLING) ZONE section 6.1, under the heading Community Uses, by inserting the text shown in **bold**, as follows:

Community Uses

Educational institutions and uses
Denominational institutions
Shared housing use with 10 or fewer bedrooms
Parks and playgrounds
Public works

11. Amend PART 7: R-1B (SUBURBAN RESIDENTIAL) ZONE section 7.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses
Single unit dwellings
Two unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit
Offices in conjunction with permitted dwellings
Bed and Breakfasts
Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings

12. Amend PART 7: R-1B (SUBURBAN RESIDENTIAL) ZONE section 7.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses
Parks and open space uses except cemeteries
Recreation uses
Denominational institutions
Educational institutions and uses
Shared housing use with 10 or fewer bedrooms, except where located within Schedule N, Airport Noise Contour Overlay
~~Nursing homes~~ **Shared housing with special care**, except where located within Schedule N, Airport Noise Contour Overlay
~~Residential care facilities except where located within Schedule N, Airport Noise Contour Overlay~~
Government offices
Public works

13. Amend PART 8: R-1C (WATERFRONT RESIDENTIAL) ZONE section 8.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses
Existing residential dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

14. Amend PART 9: R-1D (RESIDENTIAL AUXILIARY DWELLING UNIT) ZONE section 9.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses
Single unit dwellings
Auxiliary dwelling unit
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit
Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings
Office uses in conjunction with permitted dwellings

15. Amend PART 9: R-1D (RESIDENTIAL AUXILIARY DWELLING UNIT) ZONE section 9.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses
Parks and open space uses except cemeteries
Recreation uses
Denominational institutions

Educational institutions and uses

Shared housing use with 10 or fewer bedrooms except where located within Schedule N, Airport Noise Contour Overlay

~~Nursing homes~~ **Shared housing with special care** except where located within Schedule N, Airport Noise Contour Overlay

~~Residential care facilities except where located within Schedule N, Airport Noise Contour Overlay~~

Government offices

Public works

16. Amend PART 9A: R-1E (RESIDENTIAL ESTATE) ZONE section 9A.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwelling

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Business uses and the keeping of certain hoofed animals in conjunction with permitted dwelling

Day care facilities for not more than fourteen (14) children In conjunction with permitted dwellings

17. Amend PART 9A: R-1E (RESIDENTIAL ESTATE) ZONE section 9A.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses

Parks and open space uses except cemeteries

Recreation uses

Denominational institutions

Educational institutions and uses

Shared housing use with 10 or fewer bedrooms, except where located within Schedule N, Airport Noise Contour Overlay

~~Nursing homes~~ **Shared housing with special care**, except where located within Schedule N, Airport Noise Contour Overlay

~~Residential care facilities except where located within Schedule N, Airport Noise Contour Overlay~~

Government offices

18. Amend PART 10: R-6 (RURAL RESIDENTIAL) ZONE section 10.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

CSA approved mobile dwellings except where located within Schedule N, Airport Noise Contour Overlay

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Existing industrial uses

Pet care facilities in conjunction with a permitted dwelling

19. Amend PART 10: R-6 (RURAL RESIDENTIAL) ZONE section 10.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses

Parks and open space

Recreation uses

Denominational institutions

Educational institutions and uses

Shared housing use with 10 or fewer bedrooms, except where located within Schedule N, Airport Noise Contour Overlay

~~Nursing homes~~ **Shared housing with special care**, except where located within Schedule N, Airport Noise Contour Overlay
~~Residential care facilities except where located within Schedule N, Airport Noise Contour Overlay~~
Government offices
Public works

20. Amend PART 11: R-7 (RURAL ESTATE) ZONE section 11.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses
Single unit dwellings
Two unit dwellings
CSA approved mobile dwellings except where located within Schedule N, Airport Noise Contour Overlay
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit
Day care facilities for not more than fourteen (14) children in conjunction with a dwelling
Business uses in conjunction with permitted dwellings
Pet care facilities in conjunction with a permitted dwelling

21. Amend PART 11: R-7 (RURAL ESTATE) ZONE section 11.1, under the heading Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Community Uses
Open space uses
Institutional uses
Fraternal halls
~~Nursing homes~~ **Shared housing with special care**, except where located within Schedule N, Airport Noise Contour Overlay
~~Residential care facilities except where located within Schedule N, Airport Noise Contour Overlay~~

22. Amend PART 12: C 1 (LOCAL BUSINESS) ZONE section 12.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses
Single unit dwellings
Two unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

23. Amend PART 13: C 2 (COMMUNITY COMMERCIAL) ZONE section 13.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses
Single unit dwellings
Two unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

24. Amend PART 14A: CC (CANAL COURT) ZONE section 14A.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential and Commercial Uses
Single unit dwellings
Two unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit
Bed and Breakfast
Home Businesses
Existing Multiple Unit Dwellings pursuant to Section 4.6 (k)

25. Amend PART 14B: VC-CDD (VILLAGE CORE COMPREHENSIVE DEVELOPMENT DISTRICT) ZONE section 14B.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Multiple Unit Dwellings no greater than 3 units per gross acre

Shared housing

26. Amend PART 14C: VMS (VILLAGE MAIN STREET) ZONE section 14C.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Bed and Breakfast

Home Businesses

27. Amend PART 14D: VG (VILLAGE GATEWAY) ZONE section 14D.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

28. Amend PART 14E: FRB (FALL RIVER BUSINESS) ZONE section 14E.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings accessory to any permitted use

Shared housing use with 10 or fewer bedrooms accessory to any permitted use

29. Amend PART 14F: RCDD (RESIDENTIAL COMPREHENSIVE DEVELOPMENT DISTRICT) ZONE section 14F.2 under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Multiple Unit Dwellings

Townhouses

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

30. Amend PART 14G: RLRC (RIVER-LAKES RESIDENTIAL CAMPUS) ZONE section 14G.1 (2) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(2) The following uses are permitted within the RLRC (River-Lakes Residential Campus) Zone:

Multiple Unit Dwellings

~~Nursing Homes~~ **Shared housing with special care**

Office

Day Care Facilities

Medical Clinic

Personal Service

Park and Open Space

Recreation Uses

31. Amend PART 22: P-2 (COMMUNITY FACILITY) ZONE section 22.1, under the heading Institutional Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Institutional Uses

Educational institutions and uses

Denominational institutions and uses

Day care facilities

A single dwelling unit in conjunction with a day care facility

Fire and police stations

Government offices and public works

Hospitals and medical clinics public libraries, museums and galleries

Community centres and halls

Recreation uses

~~Nursing homes~~

~~Residential care facilities~~

Shared housing use with 10 or fewer bedrooms

Shared housing with special care

32. Amend PART 24: PWS (PROTECTED WATER SUPPLY) ZONE section 24.1 by inserting the text shown in **bold**, as follows:

24.1 PWS USES PERMITTED

No development permit shall be issued in any PWS (Protected Water Supply) Zone except for the following:

Municipal water distribution or purification facilities

Conservation uses

Public Parks

Uses accessory to the foregoing uses

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

33. Amend PART 25: MR (MIXED RESOURCE) ZONE section 25.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

34. Amend PART 25D: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE section 25D.1 by inserting the text shown in **bold**, as follows:

25D.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

35. Amend PART 25F: UR (URBAN RESERVE) ZONE section 25F.1 by inserting the text shown in **bold**, as follows:

25F.1 UR USES PERMITTED

No development permit shall be issued in any UR (Urban Reserve) Zone except for the following:

Single unit dwellings, on existing lots provided that a private on-site sewage disposal system and well are provided on the lot

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Passive recreation uses

Uses accessory to the foregoing uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Sackville LUB

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

1. Amend PART 2: DEFINITIONS by deleting section 2.5A ASSISTED LIVING FACILITY.
2. Amend PART 2: DEFINITIONS by deleting section 2.10 BOARDING OR ROOMING HOUSE.
3. Amend PART 2: DEFINITIONS by deleting section 2.60 RESIDENTIAL CARE FACILITY.
4. Renumber PART 2: DEFINITIONS, section 2.69A to 2.69C.
5. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.69:

2.69A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:

- (i) that are rented for remuneration as separate rooms for residential accommodation; or**
- (ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,**

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.69B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

6. Amend PART 3: ZONES AND ZONING MAP, subclause 3.6 (a) (i) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(i) ~~Residential care facilities~~ **Shared housing with special care** within any Designation.

7. Amend PART 3: ZONES AND ZONING MAP, Section 3.6 by inserting the text shown in **bold**, immediately following clause 3.6(b):

(c) Pursuant to Policy IM-24, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

8. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.24 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(a) For every building or structure to be erected or enlarged, off-street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this by-law. Where the total required spaces for any use is not a whole number, the total spaces required by this Section or by other specific sections shall be the next largest whole number.

USE

PARKING REQUIREMENT

Any dwelling except as specified below	1 space per dwelling unit
Multiple unit dwellings (except for senior citizen apartments)	1.5 spaces per dwelling unit
Senior Citizen Multiple Use Dwelling	1 space per dwelling unit
Boarding and rooming houses	1 space per bedroom
Shared housing use	0 spaces
Retail stores, service and personal service shops:	
(a) exceeding 5,000 square feet (464.5 m ²) of gross floor area	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 5,000 square feet (464.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels and hotels	1 space per sleeping unit plus requirements for restaurants or other facilities contained therein
Restaurants - Drive-In	27 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Full Service	20 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Take-Out:	
(a) exceeding 300 square feet (28 m ²) of gross floor area	16 spaces per 1000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 300 square feet (28 m ²) of gross floor area	5 spaces
Lounges, taverns and beverage rooms	20 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	the greater of 1 space per 4 seats, where there are fixed seats and 1 space per 100 square feet (9.3 m ²) of gross floor area; where there are no fixed seats, or 1 space per 4 persons which can be accommodated at any one time
Government offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus space per 20 high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds
Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and general industrial uses	the greater of 2 spaces per 1,000 square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Health and wellness centres:	

(a) exceeding 2,000 square feet (464.5 m ²) of gross floor area	5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 2,000 square feet (464.5 m ²) Gross floor area	3.3 spaces per 1,000 square feet (92.9m ²) of gross floor area
Assisted Living Facility	2 spaces per 5 units
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding Section 4.24 (a) above, reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and offices of any health practitioner	1 reserved parking space for the mobility disabled per 5-15 parking spaces required; 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15-100 parking spaces required; 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

9. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.33 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

10. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE section 6.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Existing mobile home parks

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Bed and breakfasts

11. Amend PART 7: R-1-0 (SINGLE UNIT DWELLING ZERO LOT LINE) ZONE section 7.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Bed and breakfasts in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings

12. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE section 8.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Bed and breakfasts in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

13. Amend PART 9: R-3 (MOBILE DWELLING) ZONE section 9.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Mobile dwellings

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Bed and breakfasts in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

14. Amend PART 10: R-4 (MULTIPLE UNIT DWELLING) ZONE section 10.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Existing multiple unit dwellings in excess of six (6) units

Multiple unit dwellings containing no more than six (6) units

Shared housing use with 15 or fewer bedrooms

15. Amend PART 10: R-4 (MULTIPLE UNIT DWELLING) ZONE section 10.3 by inserting the text shown in **bold**, as follows:

10.3 OTHER REQUIREMENTS: MULTIPLE UNIT DWELLINGS & SHARED HOUSING USE

Where multiple unit dwellings or a shared housing use are erected in any R 4 Zone, the following shall apply:

(a) An amenity area of not less than one hundred (100) square feet (9.3 m²) per dwelling unit **for multiple unit dwellings, or per bedroom for a shared housing use** shall be provided.

(b) No portion of any parking space shall be located within the required front yard.

16. Amend PART 11: R-5 (TOWNHOUSE DWELLING) ZONE section 11.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Townhouse dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

17. Amend PART 12: R-6 (RURAL RESIDENTIAL) ZONE section 12.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
Bed and breakfasts in conjunction with permitted dwellings
Business uses in conjunction with permitted dwellings
Pet care facility in conjunction with permitted dwellings

18. Amend PART 13: R-6A (RURAL RESIDENTIAL SINGLE UNIT DWELLING) ZONE section 13.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Bed and Breakfasts in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

19. Amend PART 14: C-1 (LOCAL BUSINESS) ZONE section 14.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

20. Amend PART 15: C-2 (COMMUNITY COMMERCIAL) ZONE section 15.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Existing dwellings

Existing multiple unit dwellings

~~Boarding and rooming houses~~

Shared housing use

21. Amend PART 15: C-2 (COMMUNITY COMMERCIAL) ZONE section 15.9, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Up to two (2) dwelling units in conjunction with commercial uses

Existing dwellings

~~Boarding and rooming houses~~

Shared housing use

22. Amend PART 18: BP-1 (BUSINESS PARK-1) ZONE section 18.1, under the heading Institutional Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Institutional Uses

Denominational Institutional and Uses

Educational institutions and uses

Shared housing use with 10 or fewer bedrooms

Day care facilities

Fire and police stations

Government offices and public works

Hospitals and medical clinics

Private club and lodge

Community centres and halls

~~Residential care facilities~~

Shared housing with special care.

23. Amend PART 20: P-2 (COMMUNITY FACILITY) ZONE section 20.1, under the heading Institutional Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Institutional Uses

Educational institutions and uses

Denominational institutions and uses

Shared housing use with 10 or fewer bedrooms

Day care facilities

A single unit dwelling in conjunction with a daycare facility

Fire and police stations

Government offices and public works

Hospitals and medical clinics

Public libraries, museums and galleries

Private club and lodge

Community centres and halls

~~Residential care facilities constructed and maintained by a public housing authority~~

A sales and administration office in conjunction with a cemetery

Shared housing with special care.

24. Amend PART 23D: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE section 23D.1 by inserting the text shown in **bold**, as follows:

23D.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Sackville Drive LUB

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

1. Amend PART 2: DEFINITIONS, under the definition for “Institutional Use” by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Institutional Use - means any educational or denominational use, museum and cultural centre, public library, fire and police station, public works, hospital, ~~residential care facility~~ **shared housing with special care**, community centre and hall, recreational or open space use.

2. Amend PART 2: DEFINITIONS by deleting the definition for “Residential Care Facility”.
3. Amend PART 2: DEFINITIONS by deleting the definition for “Seniors Residential Complex”:
4. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following the definition for “Service”:

Shared Housing Use means a use that contains 4 or more bedrooms, that meets one or more of the following:

- (i) **that are rented for remuneration as separate rooms for residential accommodation;**
or
- (ii) **that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,**

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

Shared Housing With Special Care means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

5. Amend PART 5: USES PERMITTED BY DEVELOPMENT AGREEMENT, subsection 1(11) by inserting the text shown in **bold**, immediately following subsection 1(10):

1(11) Pursuant to Policy I-6.5, where there is enabling policy to consider the development of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.

6. Amend PART 7: GENERAL STREETSCAPE DESIGN section 14 under the heading Additional Requirements by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

~~Additional Requirements: Multiple Unit Buildings, Seniors Residential Complex & Residential Care Facility~~ **and Shared Housing with greater than 10 bedrooms in a building.**

14. Exterior cladding of all new multiple unit buildings, ~~senior residential complexes, and residential care facilities~~ **and shared housing uses** shall consist of brick, stone, wood shingle, wood siding, wood clapboard, or vinyl siding or a combination thereof. Where vinyl or other synthetic siding is used, it shall have a narrow course width resembling traditional wooden clapboards and windows, doors, and corners shall be trimmed in the traditional manner. Contrasting architectural detailing shall be provided to enhance the appearance of the building. Windows, doors, and corners shall be accentuated by trim or

other design details (moldings, decorative lintels, pediments, sills, etc.). In the case of a brick or block building, a contrasting color should be used and other decorative elements shall be encouraged as generally shown and described in Schedule 'B' of the Secondary Planning Strategy.

7. Amend PART 7: GENERAL STREETSCAPE DESIGN section 16 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

16. For every building or structure to be erected or enlarged, off-street parking located within the same zone and same lot (except in accordance with Part 7 Section 23 (12) and (13), as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule:

16(a) Notwithstanding, the requirements for parking spaces in this By-law, the Development Officer may grant a variance from the parking space requirements detailed below provided there is no intentional disregard for this By-law or for the intent of the By-law and the difficulty is not general to the area.

SPACES		
Proposed Use	Space(s) Required	Measurement Type (all square footage based on gross floor area unless specified otherwise)
Any dwelling except as specified	1	Per each dwelling unit
• Multiple Unit Dwelling	1.5	Per each dwelling unit
Seniors or Active Living Multiple Unit Dwelling	4	Per each dwelling unit
Shared House Use	0	

8. Amend PART 7: GENERAL STREETSCAPE DESIGN section 18 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

18. Notwithstanding Part 7 Section 16, reserved parking spaces for the mobility disabled shall be provided in addition to the required spaces in conformity with the following schedule:

MOBILITY DISABLED SPACES		
Proposed Use	Space(s) Required	Measurement Type (all square footage based on gross floor area unless specified otherwise)
Medical Clinics of any health practitioner	1	Reserved parking spaces for the mobility disabled per 5-15 parking spaces required 1 additional parking space for each additional 15 required space or part thereof to a maximum of 10 spaces

Homes for the Aged/Nursing Homes	4	Reserved parking spaces for the mobility disabled per 20 beds to a maximum of 10 spaces
Multiple Unit Dwellings	1	Reserved parking spaces for the mobility disabled per 30 units to a maximum of 10 spaces
Restaurants and Theater	1	Reserved parking spaces for the mobility disabled per 50 seats to a maximum of 10 spaces
All other uses excluding fire stations, boarding houses, and any industrial use which does not have a retail function	1	Reserved parking space for the mobility disabled per 15-100 parking spaces required 1 additional space for each additional 100 required space or part thereof to a maximum of 10.

9. Amend PART 7: GENERAL STREETSCAPE DESIGN section 40A (2) by inserting the text shown in **bold**, as follows:

(2) Bicycle parking requirements shall not be required for the following land uses: single, two and three unit dwellings, townhouses, **shared housing use**, self storage facilities, car washes, cemeteries and funeral homes.

10. Amend PART 8: LARGE SCALE COMMERCIAL (LS) ZONE section 1, under the heading Institutional and Community Uses, by inserting the text shown in **bold**, as follows:

Institutional and Community Uses

- Educational Institutions (including commercial schools)
- Denominational Institutions excluding cemeteries
- **Shared housing use with 10 or fewer bedrooms**
- Medical, Veterinary and Health Service Clinics; outdoor kennels associated with veterinary clinics are prohibited
- Day Care Facilities
- Civic Buildings including by not limited to public office, post office, fire station, police station, library, museum, gallery
- Public Transit Terminal
- Community/Recreational Centre
- Community Parkland and Facility uses

11. Amend PART 8: LARGE SCALE COMMERCIAL (LS) ZONE section 1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

- Existing Single Unit Dwellings
- Existing Two Unit (detached and semi-detached) Dwellings
- Existing Townhouses
- Existing Multiple Unit Dwellings
- **Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**

12. Amend PART 11: DOWNSVIEW COMPLEX-3 (DC-3) ZONE section 1, under the heading Institutional and Community Uses, by inserting the text shown in **bold**, as follows:

Institutional and Community Uses

- Educational Institutions (including commercial schools)
- Denominational Institutions excluding Cemeteries
- **Shared housing use with 10 or fewer bedrooms**
- Medical, Veterinary and Health Service Clinics; outdoor kennels associated with veterinary clinics are prohibited
- Civic Buildings including by not limited to public office, post office, fire station, police station, library, museum, and gallery
- Community/Recreational Centre
- Community Parkland and Facility uses

13. Amend PART 11: DOWNSVIEW COMPLEX-3 (DC-3) ZONE section 1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

- ~~• Seniors Residential Complex~~
- ~~• Residential Care Facility~~
- Multiple Unit Dwellings
- **Shared Housing Use**

14. Amend PART 11: DOWNSVIEW COMPLEX-3 (DC-3) ZONE section 9 subsection 2) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

- 2) safe pedestrian linkages connecting the Multiple Unit Dwellings, ~~Seniors Residential Complex, or Residential Care Facility~~ **or Shared Housing Use** to the parking lots, public transit system, the Plaza, the Mall and Sackville Drive. The pedestrian linkages can be a combination of crosswalks, sidewalks and trails. Paint striping to accentuate these areas shall be prohibited;

15. Amend PART 11: DOWNSVIEW COMPLEX-3 (DC-3) ZONE section 10 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Additional Requirements:

~~Multiple Unit Dwelling, Seniors Residential Complex and Residential Care Facilities~~ **and Shared Housing Use**

10. Where any multiple unit dwelling, ~~seniors residential complex or residential care facility~~ **or shared housing use** is permitted, the following shall apply:
- 1) Deleted
 - 2) Amenity space shall be set aside for recreational purposes such as common recreational areas, play areas, recreational rooms, roof decks, swimming pools, courtyards, gardens, patios and tennis courts and clearly identified on plans submitted for a Development Permit. The amenity space shall be provided based on the type of residential unit as follows:
 - (a) One Bedroom/Bachelor: 18.6 sq m (200 sq ft)
 - (b) Two Bedroom: 53.4 sq m (575 sq ft)
 - (c) Three Bedroom: 88.2 sq m (950 sq ft)
 - (d) Four or more Bedroom: 123.1 sq m (1,325 sq ft)
 - (e) **Shared Housing Use: 18.6 sq m (200 sq ft) per bedroom**

16. Amend PART 12: PEDESTRIAN RETAIL (PR) ZONE section 1, under the heading Institutional and Community Uses, by inserting the text shown in **bold**, as follows :

Institutional and Community Uses

- Educational Institutions (including commercial schools)
- Denominational Institutions excluding Cemeteries
- **Shared housing use with 10 or fewer bedrooms**

- Day Care Facilities
- Civic Buildings including but not limited to public office, post office, visitor information centre, fire station, police station, library, museum, and gallery
- Medical, Veterinary and Health Service Clinics; outdoor kennels associated with veterinary clinics are prohibited
- Community/Recreational Centre
- Community Parkland and Facility uses

17. Amend PART 12: PEDESTRIAN RETAIL (PR) ZONE section 1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

- Existing Single Unit Dwellings
- Existing Two Unit (detached and semi-detached) Dwellings
- One and Two Dwelling Units in Conjunction With a Commercial Use
- Multiple Unit Dwellings
- ~~• Seniors Residential Care~~
- ~~• Residential Care Facility~~
- **Shared Housing Use**

18. Amend PART 13: ACADIA VILLAGE CENTRE (VC) ZONE section 1, under the heading Institutional and Community Uses, by inserting the text shown in **bold**, as follows:

Institutional and Community Uses

- Educational Institutions (including commercial schools)
- Denominational Institutions excluding Cemeteries
- **Shared housing use with 10 or fewer bedrooms**
- Day Care Facilities
- Civic Buildings including but not limited to public office, post office, visitor information centre, fire station, police station, library, museum, and gallery
- Community/Recreational Centre
- Community Parkland and Facility uses

19. Amend PART 13: ACADIA VILLAGE CENTRE (VC) ZONE section 1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

- Existing Single Unit Dwellings
- Multiple Unit Dwellings
- ~~• Seniors Residential Care~~
- ~~• Residential Care Facility~~
- **Shared Housing Use**

20. Amend PART 14: PINEHILL/COBEQUID (PC) ZONE section 1, under the heading Institutional and Community Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Institutional and Community Uses

- Educational Institutions (including commercial schools)
- Denominational Institutions excluding Cemeteries
- **Shared housing use with 10 or fewer bedrooms**
- Day Care Facilities
- Civic Buildings including but not limited to public office, post office, fire station, police station, library, museum, and gallery
- Medical, Veterinary and Health Service Clinics; outdoor kennels associated with veterinary clinics are prohibited.

- Community/Recreational Centre
- Community Parkland and Facility uses
- ~~Residential Care Facilities~~
- **Shared Housing with Special Care**

21. Amend PART 14: PINEHILL/COBEQUID (PC) ZONE section 1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

- Existing Single Unit Dwellings
- Existing Two (detached and semi-detached) Dwellings
- Townhouses
- Multiple Unit Dwellings
- **Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit**

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the XXth day of XXX 2022.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Timberlea/Lakeside/Beechville LUB

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Timberlea/Lakeside/Beechville is hereby amended as follows:

1. Amend PART 2: DEFINITIONS by deleting section 2.8 BOARDING OR ROOMING HOUSE.
2. Amend PART 2: DEFINITIONS by deleting section 2.54 RESIDENTIAL CARE FACILITY.
3. Amend PART 2: DEFINITIONS by deleting section 2.61 SENIOR CITIZENS HOUSING.
4. Renumber PART 2: DEFINITIONS, section 2.64A to 2.64C.
5. Amend PART 2: DEFINITIONS by inserting the following text as shown in **bold** immediately following Section 2.64:

2.64A SHARED HOUSING USE means a use that contains 4 or more bedrooms, that meets one or more of the following:

- (i) that are rented for remuneration as separate rooms for residential accommodation; or**
- (ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,**

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

2.64B SHARED HOUSING WITH SPECIAL CARE means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

6. Amend PART 3: ZONES AND ZONING MAP, clause 3.6 (c) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(c) ~~senior citizen housing;~~ **shared housing with special care;**
7. Amend PART 3: ZONES AND ZONING MAP, Section 3.6 by inserting the text shown in **bold**, immediately following subsection 3.6(m):

(n) Pursuant to Policy IM-21, where there is enabling policy to consider the development, by development agreement of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law.
8. Amend PART 3: ZONES AND ZONING MAP by deleting clause (e) of section 3.6.
9. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.27 by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

(a) For every building or structure to be erected or enlarged, off-street parking located within the same zone as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule, except where any parking requirement is specifically included elsewhere in this By-law. Where the total required spaces for any use is not a whole number, the total spaces required by this Section or by other specific sections shall be the next largest whole number.

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified below	1 space per dwelling unit
Multiple unit dwellings (except for senior citizen apartments)	1.5 spaces per dwelling unit
Senior Citizen Multiple Use Dwelling	1 space per dwelling unit
Boarding and rooming houses	1 space per bedroom
Shared housing use	0 spaces
Retail stores, service and personal service shops:	
(a) exceeding 5,000 square feet (464.5 m ²) of gross floor area	5.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
(b) not exceeding 5,000 square feet (464.5 m ²) of gross floor area	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Motels and hotels	1 space per sleeping unit plus requirements for restaurants or other facilities contained therein
Restaurants - Drive-In	8 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Full Service	10 spaces per 1000 square feet (92.9 m ²) of gross floor area
Restaurants - Take-Out	10 spaces per 1000 square feet (92.9 m ²) of gross floor area
Lounges, taverns and beverage rooms	the greater of 1 space per 3 seats or 1 space per 100 square feet (9.3 m ²) of gross floor area
Theatres	1 space per 5 seats
Institutional uses except as otherwise specified below	the greater of 1 space per 4 seats, where there are fixed seats and 1 space per 100 square feet (9.3 m ²) of gross floor area where there are no fixed seats, or 1 space per 4 persons which can be accommodated at any one time
Government offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 spaces per classroom plus space per 20 high school students
Hospitals	2 spaces per bed
Homes for the aged and nursing homes	2 spaces per 5 beds

Day care facilities	1.5 spaces per 400 square feet (37.2 m ²) of gross floor area
Medical clinics and offices of any health practitioner	2 spaces per consulting room
Funeral homes	15 spaces
Warehouses, transport terminals and industrial uses	the greater of 2 spaces per 1,000 general square feet (92.9 m ²) of gross floor area or 1 space per 4 employees
Any use not specified above	3.3 spaces per 1,000 square feet (92.9 m ²) of gross floor area

(b) Reserved Spaces for the Mobility Disabled

Notwithstanding subsection (a), reserved parking spaces for the mobility disabled shall be provided as an addition to the required spaces in conformity with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Medical Clinics and offices of any health practitioner	1 reserved parking space for the mobility disabled per 5-15 parking space required; 1 additional space for each additional 15 required spaces or part thereof to a maximum of 10
Homes for the Aged/Nursing Homes	1 reserved parking space per 20 beds to a maximum of 10
Multiple Dwellings	1 reserved parking space per 30 units to a maximum of 10
Restaurants and Theatres	1 reserved parking space per 50 seats to a maximum of 10
All other uses excluding fire stations, boarding houses and any industrial use which does not have a retail function	1 reserved parking space for the mobility disabled per 15-100 parking spaces required; 1 additional space for each additional 100 required spaces or part thereof, to a maximum of 10

10. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.29A (2) by inserting the text shown in **bold**, as follows:

(2) Bicycle parking requirements shall not be required for the following land uses: single, two and three unit dwellings, townhouses, **shared housing uses**, self storage facilities, car washes, cemeteries and funeral homes.

11. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.34 I a) by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

a) "Habitable Building" means a dwelling unit, hospital, hotel, motel, ~~nursing home~~ **shared housing use** or other building where a person lives or which contains overnight accommodations.

12. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE section 6.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Existing mobile home parks

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings.

13. Amend PART 7: R-1A (AUXILIARY DWELLING UNIT) ZONE section 7.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Auxiliary dwelling units

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Business uses in conjunction with permitted dwellings

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings.

14. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE section 8.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Daycare facilities for not more than fourteen (14) children in conjunction with permitted single unit dwellings;

Home child care services for not more than five (5) children in conjunction with permitted two unit dwellings

Business uses in conjunction with permitted dwellings

15. Amend PART 9: R-3 (MOBILE DWELLING) ZONE section 9.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Mobile dwellings erected on permanent foundations

Existing mobile home parks

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

Business uses in conjunction with permitted dwellings

16. Amend PART 11: R-5 (TOWNHOUSE DWELLING) ZONE section 11.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Townhouse dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

17. Amend PART 12: C-1 (LOCAL BUSINESS) ZONE section 12.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

18. Amend PART 13: C-2 (GENERAL BUSINESS) ZONE section 13.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows

Residential Uses

Existing dwellings

~~Boarding and rooming houses~~

Shared housing use

Two or fewer dwelling units in conjunction with permitted commercial uses

19. Amend PART 14: C-3 (SERVICE BUSINESS) ZONE section 14.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings including a dwelling unit for maintenance or security personnel

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Business Uses in conjunction with permitted dwellings

20. Amend PART 17: MR-1 (MIXED RESOURCE) ZONE section 17.1, under the heading Residential Uses, by deleting the text shown in strikethrough, and inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings

Mobile dwellings erected on permanent foundations

~~Two unit dwellings-~~

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

21. Amend PART 19: P-2 (COMMUNITY FACILITY) ZONE section 19.1, under the heading Institutional Uses, by inserting the text shown in **bold**, as follows:

Institutional Uses

Educational institutions and uses

Denominational institutions and uses

Shared housing use with 10 or fewer bedrooms

Day care facilities

A single dwelling unit in conjunction with a day care facility

Fire and police stations

Government offices and public works

Hospitals and medical clinics

Public libraries, museums and galleries

Fraternal centres and halls

Community centres and halls

Public transit terminals

22. Amend PART 20: P-4 (CONSERVATION) ZONE section 20.1, under the heading Residential Uses, by inserting the text shown in **bold**, as follows:

Residential Uses

Single unit dwellings located on lots identified in Appendix "C"

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

23. Amend PART 21D: ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE section 21D.1 by inserting the text shown in **bold**, as follows:

21D.1 ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

Single Unit Dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Open Space Uses

24. Amend PART 21E: UR (URBAN RESERVE) ZONE section 21E.1 by inserting the text shown in **bold**, as follows:

21E.1 No development permit shall be issued in any UR (Urban Reserve) Zone except for the following:

Single unit dwellings, on existing lots provided that a private on-site sewage disposal system and well are provided on the lot

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit

Passive recreation uses

Uses accessory to the foregoing uses

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the **XXth** day of **XXX 2022**.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Regional Centre LUB

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

1. Amend PART III, CHAPTER 2: RESIDENTIAL USE REQUIREMENTS, Section 49, under the heading Combination of Uses in Established Residential Zones by deleting the text shown in strikethrough and adding the text shown in **bold**, as follows:

49 Where permitted in Table 1B, only one of the following uses shall be permitted, at any time, on a lot in an ER-3, ER-2, ER-1, CH-2, or CH-1 zone:

- (a) home occupation use;
- (b) bed and breakfast use; **or**
- (c) ~~small shared housing use; or~~
- (d) daycare use.

2. Amend PART III, CHAPTER 2: RESIDENTIAL USE REQUIREMENTS by deleting section 50 and its heading in its entirety.
3. Amend PART XVII, DEFINITIONS, Section 499, under the heading Shared Housing Use by deleting the text shown in strikethrough and adding the text shown in **bold**, as follows:

~~(225) Shared Housing use e means a dwelling unit that contains 4 or more bedroom that meets one or more of the following:~~

- ~~(a) are rented for remuneration as separate units for residential accommodation;~~
- ~~(b) provide nursing, supervisory, or personal care for the occupants of the dwelling unit;~~
- ~~(c) are licensed under the Homes for Special Care Act; or~~
- ~~(d) are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the dwelling unit.~~

~~A shared housing use does not include a multi-unit dwelling use, a bed and breakfast use, or a hotel use, as defined under this By-law, or a short term rental, motel, or any other tourist accommodation, as defined under the Tourist Accommodation Registration Act.~~

Shared Housing Use means a use that contains 4 or more bedrooms, that meets one or more of the following:

- (i) that are rented for remuneration as separate rooms for residential accommodation;**
or
- (ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,**

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.

(225.5) Shared Housing with Special Care means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Halifax Regional Council held on the **XXth** day of **XXX 2022**.

Iain MacLean
Municipal Clerk

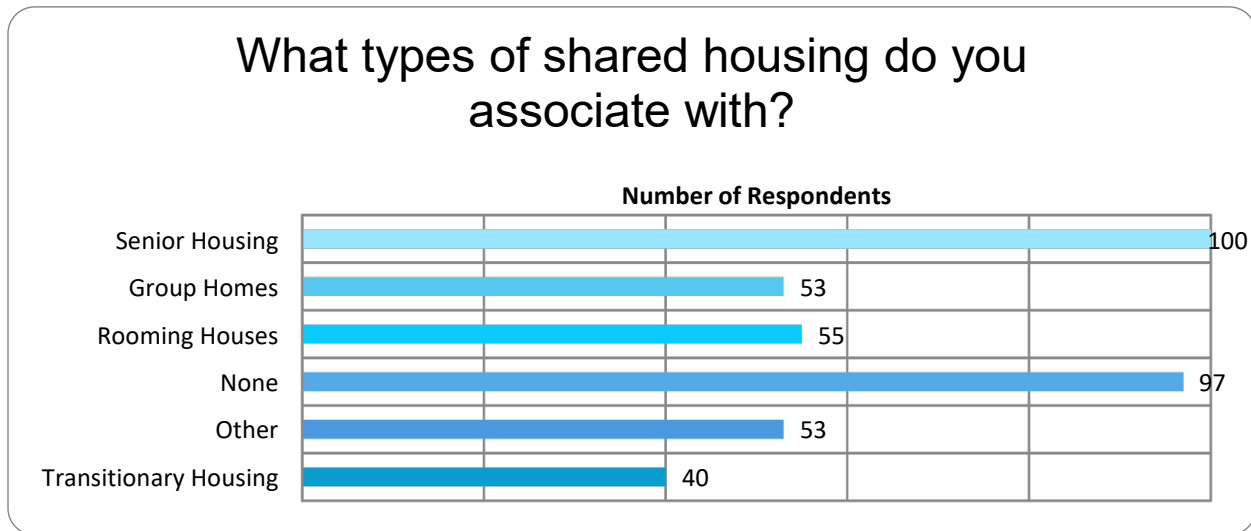
Attachment D
Detailed Summary of Shared Housing Questionnaire

From November 18 to December 17, 2017, the public was encouraged to participate in an online questionnaire regarding shared housing. The questionnaire was hosted on the HRM Shape Your City website and was advertised through an ad in the Metro newspaper, social media such as Twitter and Facebook, and direct invitations to housing groups. During the 30 days the questionnaire was live, a total of 257 residents completed the online questionnaire and 637 people visited the webpage.

The questionnaire comprised of 7 questions that focused on participants' relationship with shared housing and their opinion on key principles and approaches to regulating shared housing in HRM. The following is a summary of the responses to the questionnaire.

Question 1

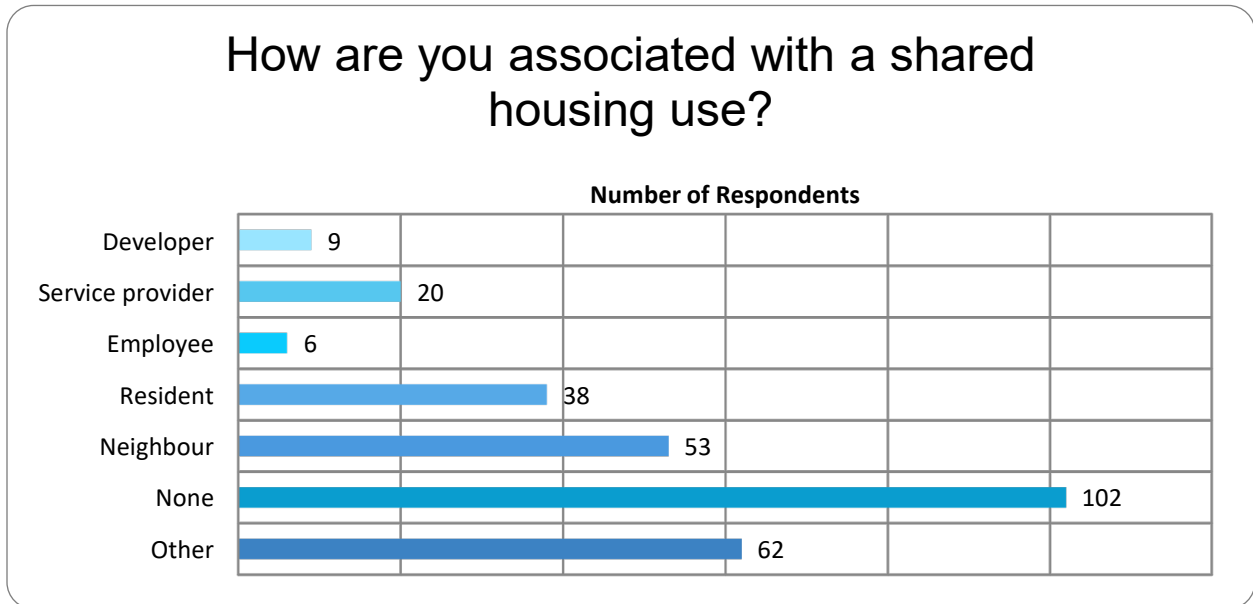
What type(s) of shared housing do you associate with? (choose all that apply)



The majority of respondents were either associated with seniors housing or were not associated with a housing group at all. Those that responded “other” indicated their interest or affiliation with co-op housing and co-housing. There were also several respondents that advocated for multi-generational housing, auxiliary dwellings (such as secondary and backyard suites), shared housing for older adults and student housing.

Question 2

How are you associated with a type of shared housing? (Choose all that apply)



Most respondents noted they were either a neighbour or resident of a shared housing use. The most common response noted in the comment section was that the respondent had a family member or friend in resided in a shared housing use or that they planned to live in a shared housing use in the future. It is worth noting that an additional 10 respondents noted they were either employees or care providers in the comment section.

Question 3

What municipal regulatory barriers have you encountered when developing or operating your form of Shared Housing?

Of the 78 participants who responded to Question 3, barriers related to Land Use By-laws were noted as the most common municipal barrier to the development or operating of shared housing; mainly restrictions related to zoning and limits on bedrooms. Questionnaire respondents also highlighted outdated and discriminatory references and regulations, such as separation distances and noted that some requirements such as parking provided unnecessary barriers since many residents did not drive. It was further noted that some of the rules were difficult to discern. Several respondents also noted frustration with the inability to develop an accessory unit¹.

Beyond barriers within the Land Use By-law respondents noted the approval process was sometimes very long and difficult. This applied to examples of discretionary approval process and as-of-right process. It was noted that municipal staff sometimes did not have a good understanding of use.

Respondents also noted that government could be providing more financial support to ensure shared housing can be affordable. The provision of surplus land was noted as a way government could support the development of shared housing.

Other barriers that were noted include NIMBYism, misconceptions of shared housing uses, overall lack of stock, and adequate enforcement of minimum standards.

¹ HRM Regional Council adopted provisions to allow secondary and backyard suites in September 2020.

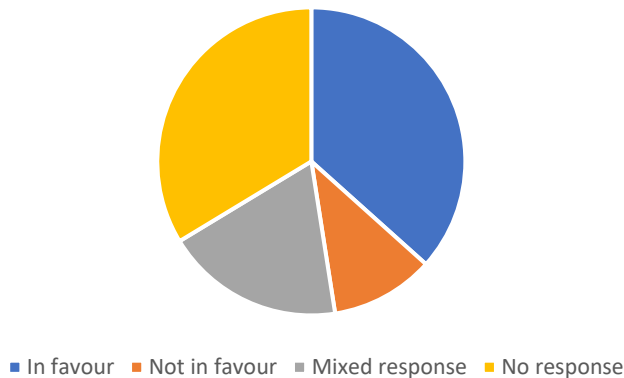
Question 4

Key principles of the proposed approach include:

- Shared Housing is considered a type of residential use.
- Shared Housing uses should be permitted in all residential zones, although scale may vary to fit with neighbourhood.
- Shared Housing should be considered a single type of use and not broken up into various types of uses or categories.
- Additional provisions/separate regulations, from what is required for a general residential use, will be limited.
- The definition and provisions will generally be uniform in serviced and unserved areas throughout the Municipality, although the unserved areas may need additional provisions.

What are your thoughts regarding the key principles of the proposed approach?

Response to proposed "Key Principles"



Approximately 37% of respondents were in favour of the proposed approach and noted the importance of permitting shared housing in all residential zones. Favorable comments focused on the benefit of the proposed changes for senior populations, especially within rural areas. Some commenters cautioned that any provisions or regulations should be simple and not overly burdensome, however most agreed on the importance of regulating scale to ensure compatibility with the existing neighborhood. Several respondents noted a need for education around shared housing uses, and that there will likely be residents opposed to the proposed changes.

Approximately 19% expressed mixed feelings around the proposed Key Principles. Several respondents felt that the principles were too vague while several others expressed that they were in favor with the general principle, but felt that the changes were too extreme and that the proposed Key Principles were too broad. Respondents also noted that proximity of shared housing uses to amenities should be considered when locating shared housing uses.

Approximately 11% of respondents were against the proposed Key Principles. Most of those opposed commented that shared housing uses are not the same as a traditional family home and should not be permitted in R-1 neighbourhoods. In addition respondents expressed concerns around neighborhood compatibility, potential impact on property tax and regarding how shared housing properties would be maintained. Other negative respondents focused on the need to differentiate regulation of shared housing uses, instead of approaching shared housing as a single use;

The remaining 38% of responses were either blank or commented on the need for other housing types such as secondary suites and multigenerational housing.

Question 5

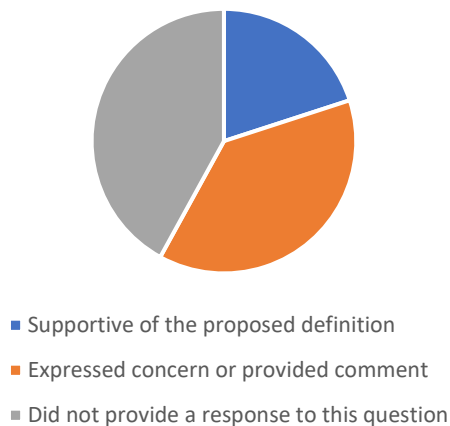
Shared Housing Definition

Planning and Development staff have drafted the following definition for Shared Housing:

Shared Housing is a residential use where a building or part of a building is operated as one integrated facility in which accommodation is provided to individuals with or without support services including but not limited to medical care, supervisory or personal care, and counselling.

Do you have any suggestions/comments regarding the proposed definition? Are there any aspects unique to the form of shared housing that you are associated with that requires special consideration?

Proposed definition of "Shared Housing"



Approximately 20% (51 of 257) of the respondents agreed with the proposed definition and suggested no additional changes.

Approximately 38% (98 of 257) of the respondents expressed concern or provided comment regarding the definition. The majority of comments ranged from supporting for a broad and inclusive definition to focusing on the need break up shared housing uses into several definitions or include a separate definition for shared housing uses that provide care or supervision.

Several respondents requested that the definition emphasize that shared housing is a residential use and questioned if a definition was needed at all while others were unclear how it differed from a traditional residential use. Other respondents noted that definition did not address density or scale and that some of the terms in the definition were "institutional";

Question 6

Should land use provisions for shared housing differ from land use provisions for general residential uses?

Responses to this question were fairly mixed. Approximately 48% (123 of 257) of respondents felt that land use regulation should be the same for shared housing and general residential uses while 44% (113 of 257) of respondents felt that land use regulations should be different. The remaining 8% (20 of 257) respondents had no comment.

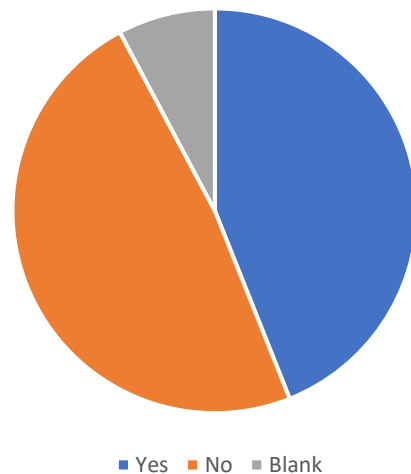
Where respondents noted regulations should be different, parking was the most commonly referenced provision. Some respondents indicated there should be additional parking requirements, where others indicated there should be reduced or no parking requirements at all.

Density was another common response where respondents indicated provisions for shared housing should differ from a general residential use. Many suggested that there should be a limit placed on the size or density of the shared housing use while several suggested that density limits should be higher than what is considered for a general residential use. One respondent noted that density can be an important factor for considering affordability.

Other responses suggesting how provisions for shared housing should differ from a general residential use included the need for amenity space, especially outdoor amenity space or landscaping, additional design provisions to ensure compatibility with the surrounding neighbourhood and requiring regular inspections or require supervision,

There were also several respondents who indicated that each use needs to be broken up or that residents need to be notified of any shared housing use in their neighbourhood, that they should be prohibited from some areas of a neighbourhood or not permitted at all.

Differentiated land use regulation for shared housing and general residential uses?



Question 7

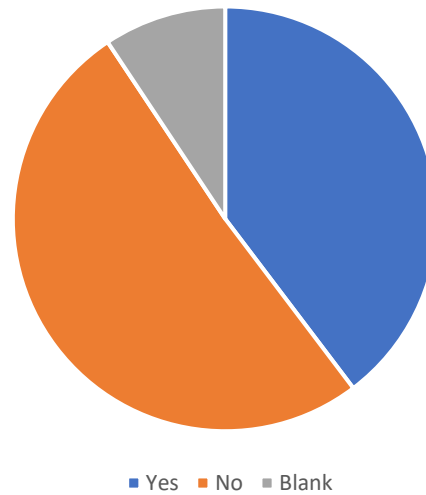
Should land use provisions be different for urban areas vs rural areas of the municipality?

The majority, approximately 51% (131 of 257), of respondents thought shared housing land use provisions should be the same in urban and rural areas of the municipality. One respondent noted that density should not be higher in rural areas, to prevent sprawl.

Approximately 40% (102 of 257) of respondents thought shared housing provisions should be different in urban and rural areas. Comments mainly related to provisions regarding parking, landscaping and density. Some comments noted the ability to reduce built form requirements in rural areas because since lots are generally bigger and there is less potential impact to neighbouring properties, while others noted the need to consider on-site sanitary and ground water limitations.

Several commenters suggested that shared housing should be encouraged in urban areas due to the proximity to transit and amenities.

Differentiated land use regulation for urban and rural areas?



Attachment E

Detailed Summary of Shared Housing Workshops

Workshop details:

- Workshops held at Halifax Forum on November 29, 2017
- Session 1 (2:00-4:30 PM) – approx. 40 attendees
- Session 2 (6:30-8:00 PM) – approx. 10 attendees
- Attendees were mainly providers of housing, with some developers and government representatives and general public present

Staff Presentation

Staff presented an overview of the proposed approach to shared housing including the key principles of the project, a draft definition for shared housing, and proposed provisions including the consideration of density limits in low density residential zone (up to 6 bedrooms), medium density residential zones (up to 12 bedrooms) and high density residential zones (consistent with multiple unit dwelling density provisions).

Participants were asked to discuss several questions regarding the proposed approach to shared housing focused on existing barriers or challenges in developing shared housing uses including and thoughts/opinions regarding the proposed approach, definition, density provisions and any additional considerations.

Summary of Participant Responses

Current challenges reported by participants included...

1. Current regulations are unclear, hard to understand, and inconsistent across HRM
2. Funding, budgeting (especially for maintenance)
3. Need for more beds/rooms
4. Promoting quality design (universal design, etc.)
5. Supporting those with disabilities
6. Restrictive zoning provisions and location/separation requirements
7. Stigma/NIMBYism that makes achieving social mix difficult
8. Difficult to promote live-work / mixed use

Proposed Approach

In general, participants agreed with the proposed approach...

1. Reduce locational restrictions on shared housing: All participants agreed that shared housing uses should be permitted in all residential zones, with some going further and suggesting it should be permitted in non-residential zones as well.
2. Respecting neighbourhood scale: There was disagreement whether shared housing should match the scale of existing neighbourhoods. Many wanted allowances for greater density, while others agreed that respecting neighbourhood context was crucial.
3. Need for zoning controls: Some participants questioned the need and ethics of regulating where people can live.
4. Does shared housing need different requirements: There was disagreement among participants about whether different requirements were needed for Shared Housing uses and other residential uses. For example, with regards to parking requirements, many participants argued that minimums were unnecessary, pointing out that they often limit development of shared

housing. Other participants pointed out the need to ensure adequate parking for staff and residents of shared housing.

5. Market trends: Several participants cited shifting market demands for housing in support of a renewed approach (e.g. urban living, smaller units, etc.)

Proposed Definition

Overall, participants did not agree with the proposed definition...

1. “Institutional” terminology: While they generally agreed that Shared Housing should be called a “residential use”, many participants pointed out that language such as “integrated facility”, “operate”, and “is provided to” sound very institutional or paternalistic, implying the institutionalization of residents and the historical stigma associated with some institutions. Further, some were concerned that this definition could imply a restriction on private or alternative forms of ownership (e.g. co-housing) in favour of “institutional” or “organizational” ownership. A participant suggested that the listing of services in the definition seems to emphasize shared housing as something for those in need, which may reinforce stigmas.

Participants suggested that Shared Housing should simply be defined as a residential use. Two participants suggested replacing “integrated facility” with “home”. One participant suggested taking out everything after “support services”. Other participants went further, suggesting that types of shared housing don’t need definitions, and that instead HRM could consider clarifying rules for residential density.

2. Too broad: Some participants thought the definition was unclear or vague, and that many types of normal residential uses (such as people living as roommates, seniors living with non-seniors, non-family members, etc.) could fall under the definition of Shared Housing. Some participants argued the definition was too broad, and that distinguishing between types and levels of need would be helpful (for example, to allow for different densities and provisions - E.g. larger emergency shelters)
3. Scale: One participant expressed concern that the definition seemed to imply that shared housing should be small scale, and that it might preclude higher density shared housing developments. They suggested the addition of “multi unit housing” to the definition.

Proposed Provisions (Bedroom Limits)

Most participants did not agree with the approach of using bedroom limits to regulate the scale of shared housing...

1. In line with DCS Policies: A representative from DCS agreed with the proposed 6 bedroom limit in low density areas, as it is in line with their own policies.
2. Shifting away from regulating people: Several participants agreed that moving toward bedroom limits represented a switch away from “regulating people”. Some agreed that bedroom limits allowed some flexibility, as several people could share a room.
3. Too simplistic: This same flexibility caused concern for some participants, who were concerned the rules were too simplistic (a building could have many more residents or much more common space than the number of bedrooms might suggest).
4. Still regulating people: Other participants were concerned that introducing bedroom limits essentially meant limiting categories of people, and that the number of people in a shared unit shouldn’t face limits that families in traditional residential units aren’t subject to. Several participants further suggested that placing additional restrictions on Shared Housing beyond traditional residential uses could reinforce stigmas.
5. Higher density: Some participants wanted HRM to consider allowing higher density for shared housing than the proposed bedroom limits would allow.

6. Built form: Some participants suggested using built form regulations instead (volumetric controls like height and lot coverage).

Attachment F

Additional Policy Considerations for Shared Housing with Special Care Specific to the Plan Area

Plan Area	Affected Policy	Summary of Additional Policy Considerations Specific to the Plan Area
Lawrencetown	P-7.A	The effects of the development on the: <ul style="list-style-type: none"> • natural environment as contained in a report from the appropriate Federal or Provincial Authority; and • heritage resources as shown on Map 3 of the Lawrencetown MPS
Timberlea/Lakeside/Beechville	UR-10.B	The availability of central municipal water and sewerage services.
Dartmouth	H-14	Retained site specific policy for development at 6 Admiral Street
Halifax	Fairview Secondary Plan 1.7.1	Retained site specific policy for conversion of Titus Smith School
Halifax	Mainland South Secondary Plan 1.2.3 and 1.2.3.1	Retained site specific policy for development of Kelly Street, Block F
Halifax	Mainland South Secondary Plan 1.5.3.1.1	Retained site specific policy for development at Melville Ridge

Attachment G
Land Use Bylaw Amendment Summary Table

Plan Area	Current Provisions in Low Density Residential Zones Related to Shared Housing Uses	Impact of Proposed Shared Housing Amendments
Low Impact		
Bedford	Up to 10 residents/staff are permitted in unlicensed special care facility	Provision of care/support would no longer be required; the new provisions will allow additional shared housing uses in addition to what is permitted today
Downtown Halifax	Uses are permitted	No Impact
Eastern Shore East	MU Zone permits licensed residential care facilities and unlicensed seniors housing	The requirement for licensing by a public housing authority for seniors housing has been removed.
Eastern Shore West	MU Zone permits licensed residential care facilities and unlicensed seniors housing	The requirement for licensing by a public housing authority for seniors housing has been removed.
Halifax Mainland	Up to 10 residents/staff are permitted in licensed special care facility in all residential zones	License/onsite staff requirement would no longer be in effect. Provision of care/support would no longer be required
Musquodoboit Valley / Dutch Settlement	All residential zones permit rooming houses with up to 6 persons. Some also permit residential care facilities and seniors housing maintained by a public housing authority.	Would remove the occupant limit for rooming houses; the requirement for licensing by a public housing authority for seniors housing has been removed.
North Preston / Lake Major	Residential zones permit licensed residential care facilities, licensed seniors citizen housing, group care facilities, and rooming houses with up to 6 rooms	Would increase the occupant limit for a rooming house to 10 bedrooms
Regional Centre	Uses are permitted.	Would remove prohibition for combination of small shared housing uses with home occupation, daycare, and bed and breakfast uses in low-density residential zones. Would also allow small shared housing to occupy more than one dwelling on a lot.
Sackville Drive	No exclusively low-density residential zones	N/A

Impact Varies Based on Zone		
Dartmouth	Not permitted in R-1 Zone; Up to 6 residents permitted in a licensed group home in the R-2 Zone	Would introduce use to R-1 Zone Would increase the occupant limit for a rooming house to 10 bedrooms.
PD 14 & 17	Some residential zones permit licensed residential care facilities with up to 6 beds or nursing homes.	Would introduce new uses to some low-density residential zones. Where residential care facilities are permitted, would increase the occupant limit for a rooming house to 10 bedrooms
PD 8 & 9	All low-density zones permit seniors housing maintained by a public housing authority. Some permit licensed residential care facilities with at least 6 persons and rooming houses with up to 14 persons.	Will have a varied impact depending on the zone.
Largest Impact		
PD 1&3	Not permitted in most zones; mixed residential zones permit licensed residential care facilities. Mixed Use Zone would permit all forms of shared housing.	Would introduce new uses to the low-density residential zones.
TLB	Not Permitted	Would introduce new uses to the low-density residential zones.
PD4	Not permitted in most zones. RRD-1 permits unlicensed seniors housing	Would introduce new uses to the low-density residential zones
PD5	Not permitted in most zones. V-3 permits seniors housing	Would introduce new uses to the low-density residential zones
Beaver Bank/Hammonds Plains/Upper Sackville	Not permitted in most zones. R-8 permits Rooming Houses with up to 6 residents	Would introduce new uses to the low-density residential zones
Sackville	Licensed residential care facility or unlicensed assisted care facility permitted in R-6 zone. Otherwise not permitted	Would introduce new uses to the low-density residential zones.
Eastern Passage/Cow Bay	Not permitted	Would introduce new uses to the low-density residential zones.
Lawrencetown	Not permitted	Would introduce new uses to the low-density residential zones.
Cole Harbour / Westphal	Not permitted	Would introduce new uses to the low-density residential zones.