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REVISED

May 17/23

Cherry Lake corrected to Cherry Brook
in recommendation and Attachment B

Item No. 12.3

Halifax Regional Council

April 25, 2023

May 23, 2023

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

Cathie O'Toole, Chief Administrative Officer

DATE: April 19, 2023

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

ORIGIN

On July 12, 2022, the following motion of Regional Council regarding Item 15.1.14 was put and passed:

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 of the staff report dated July 5, 2022, to establish consistent region wide policies and regulations for shared housing and schedule a public hearing, with the following amendments to Attachment C:

- a. for the Beaver Bank, Hammonds Plains, and Upper Sackville Land Use By-law,
- b. deleting section 4,
- c. amending section 8 to delete the strike out for senior citizen apartments, senior citizen multiple use dwellings and their required parking, and
- d. amending section 18 to delete the strikeout for senior citizens housing,

2. Direct the Chief Administrative Officer to prepare a future staff report with amendments to remove the reference to "Seniors Citizen Housing" in the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville.

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 Secondary Municipal Planning Strategies for Bedford and Planning Districts 8 and 9 and Land Use By-laws for Beaver Bank/ Hammonds Plains/ Upper Sackville; Bedford; Cole Harbour/ Westphal; Eastern Passage/ Cow Bay; Halifax Mainland; North Preston/ Lake Major/ Lake Loon/ Cherry Brook/ East Preston; Sackville Drive; Sackville; and Timberlea/ Lakeside/ Beechville, as set out in Attachments A and B, to perform minor housekeeping amendments related to shared housing and tiny homes and to remove the Senior Citizen Housing land use from the Beaver Bank/ Hammonds Plains/ Upper Sackville Land Use By-law and schedule a public hearing; and
2. Adopt the proposed amendments to the Secondary Municipal Planning Strategies for Bedford and Planning Districts 8 and 9 and Land Use By-laws for Beaver Bank/ Hammonds Plains/ Upper Sackville; Bedford; Cole Harbour/ Westphal; Eastern Passage/ Cow Bay; Halifax Mainland; North Preston/ Lake Major/ Lake Loon/ Cherry Brook/ East Preston; Sackville Drive; Sackville; and Timberlea/ Lakeside/ Beechville, as set out in Attachments A and B, to perform minor housekeeping amendments related to shared housing and tiny homes and to remove the Senior Citizen Housing land use from the Beaver Bank/ Hammonds Plains/ Upper Sackville Land Use By-law.

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 July 12, 2022¹, Regional Council considered first reading of proposed amendments to the Regional Municipal Planning Strategy (RMPS), all applicable Secondary Municipal Planning Strategies (SMPSs) and Land Use By-laws (LUBs) to undertake a comprehensive update of housing policy and regulation for shared housing. During this meeting, Council acknowledged that several property owners were actively preparing development plans for "Senior Citizens Housing"² in the Beaver Bank/ Hammonds Plains/ Upper Sackville (BB/HP/US) Plan Area. Development permit applications filed after Council's first reading of proposed land use by-law changes must meet both existing and proposed land use provisions. To provide some additional time for developers to receive the necessary permits under existing land use provisions, Council passed a motion to defer consideration of the removal of the Senior Citizens Housing land use from the BB/HP/US LUB area.

¹ Full report from July 12, 2022 available [here](#)

² Senior Citizens Housing is defined as "housing designed for occupation by senior citizens".

On August 9, 2022, Regional Council unanimously approved the region-wide amendments for shared housing, including the deferral of the removal of the Senior Citizens Housing land use from the BB/HP/US LUB³. This report responds to the second item of the July 15, 2022 Council motion to enable Council to now consider amending LUB for BB/HP/US to remove the reference to “Seniors Citizens Housing” as a land use.

This report also addresses several region-wide housekeeping amendments relative to shared housing that were identified after the adoption of the amendments last August.

DISCUSSION

Attachments A and B include amendments to the BB/HP/US LUB that are required to remove the reference to "Senior Citizens Housing" to align it with the other 20 community LUBs throughout the Municipality, and to ensure provisions for shared housing and tiny homes are implemented as intended by planning policy. Attachments A and B also include several amendments to Secondary Municipal Planning Strategies (SMPSs) and LUBs that are housekeeping in nature, which are intended to fix minor errors identified by staff. All proposed amendments are outlined in greater detail below.

Senior Citizens Housing

Upon receiving direction from Regional Council to delay the removal of the Senior Citizens Housing land use from the BB/HP/US LUB, staff contacted developers with active permit applications on file for the use within the MU-1 Zone. A letter was sent to each applicant outlining the details of Regional Council’s decision, a clear set of instructions on what was required for a permit to be issued, timelines for when construction of the proposed development would have to begin after a development permit was issued, and the expected timeline for staff to return to Council with the amendments to remove the Senior Citizens Housing land use from the BB/HP/US LUB. The letters were sent July 2022, stating that all proponents should plan to have their applications submitted and a permit issued by no later than December 31, 2022.

Developers were made aware that the *HRM Charter* requires a development permit to be issued prior to any changes to the LUB (removal of Senior Citizens Housing use) taking effect, to maintain their development rights. Furthermore, the *HRM Charter* requires that a permit for construction (building permit) or a permit for use (development permit) was in force and effect and that construction was started within 12 months after the date of the issuance of the permit for the construction or use to be protected from new or changing regulations. At the time of issuing the letter to developers, the intended timeframe to return to Regional Council to remove Senior Citizens Housing use from the LUB was January 2023. Table 1 below outlines the number of applications received and permits issued by the Municipality with respect to Senior Citizens Housing from July 2022 to February 2023 in the MU-1 Zone in BB/HP/US.

Table 1: Total number of applications and issued permits for Senior Citizens Housing use within the MU-1 Zone of the BB/HP/US LUB (July 2022 – February 2023)

	Permit Applications		Permits Issued	
	Number of Permits	Number of New Units	Number of Permits	Number of New Units
Development Permits	12	1,869	9	1,213
Building Permits	7	623	3	78

Related Amendments and Housekeeping Items

Since the adoption of the amendments for shared housing, staff have identified several housekeeping items as outlined the following paragraphs.

³ All minutes from the August 9, 2022 meeting available [here](#)

Shared Housing Amendment Package

After the adoption of the amendment package for shared housing, staff identified typographical errors and incorrect or missing references in two SMPSs and two LUBs, which are included in Attachments A and B as described below:

- *Bedford SMPS*
Policy R-5 of the Bedford SMPS references the number of residents vs bedrooms permitted for shared housing use within the residentially designated zones. The consistent approach for all other planning documents, including the Bedford LUB, reference the maximum number of bedrooms, rather than residents when considering shared housing. The proposed amendment to the Bedford SMPS will remove the reference to 10 residents and change it to 10 bedrooms, to create consistent text between the SMPS and LUB.
- *Planning Districts 8 and 9 (Lake Echo/ Porters Lake) SMPS Amendment*
Within the Planning Districts 8 and 9 SMPS, the amendment to the SMPS enabling a larger shared housing use through a Development Agreement was identified within the amendment package as Policy-102 (P-102). However, upon implementing the amendments it was found that P-102 is already an existing policy within the SMPS, associated with Temporary Signage. The proposed amendment to the SMPS will change the reference of the policy for Temporary Signage to “P-102A”.
- *Halifax Mainland LUB Amendment*
It was identified that the definition for “Shipping Container” within the Definitions section of the Halifax Mainland LUB, was not in the proper alphabetic order. The proposed amendments to the LUB will move the definition of “Shipping Container” within the Definitions section to come after the definition of “Shared Housing with Special Care” and before the definition of “Sign”.
- *North Preston/ Lake Major/ Loon Lake/ Cherry Brook/ East Preston LUB*
Included within the initial amendment package for Shared Housing, staff proposed an amendment to the RA (Residential) Zone, to remove all uses similar to Shared Housing use. One of the existing uses proposed to be removed was “rooming houses”. A formatting error while preparing the amendment package moved the word “houses” to the opposite side of the page, within the requirements section, in error. When the amendment package was adopted, the word “houses” was not removed. As a result, the existing requirements listed in the RA zone for “Multi-unit dwellings” pertaining to minimum lot area, includes the word “houses”. The proposed amendment will remove the word “houses” to clarify the requirements for multi-unit dwellings within the RA zone. Additionally, while preparing the amendment package for other proposed uses to be removed from the RA Zone, the minimum lot area requirements for Senior Citizens Housing use, pertaining to unserviced lots, was not removed. The proposed amendment package will remove the requirements for minimum lot area of a Senior Citizens Housing use on an unserviced lot from the RA Zone, as Senior Citizens Housing is no longer a permitted use in the zone.

Carriagewood Estates Amendment Package

On January 24, 2023⁴, staff held a public hearing to present proposed amendments to the BB/HP/US LUB, to create the R-1C (Small Lot Single Unit Dwelling) Zone, to enable small lot single unit dwellings on the lands proposed to be developed for the Carriagewood Estates Subdivision. During the questions of clarification portion of the public hearing, Regional Council identified that the Shared Housing land use was not included in the list of permitted uses for the proposed R-1C Zone. Staff noted this was an oversight and proposed that the use be added to the R-1C Zone as a future amendment that would be included with this report. Attachment B includes proposed amendments to the R-1C Zone for the BB/HP/US LUB to add Shared Housing as a permitted use within the zone.

⁴ Link to January 24, 2023 report [here](#)

Regional Plan Review

As part of the Phase 3 Regional Plan Review package presented to Regional Council on August 9, 2022⁵, staff brought forward amendments to the Regional Plan and various LUBs to remove minimum building size requirements, with the intent of allowing so-called “tiny homes” and mobile dwellings in all zones that permit low-density residential dwellings. These amendments were approved by Regional Council following a public hearing on October 11, 2022. Staff have since identified several zones within community LUBs that did not have this minimum building width requirement removed from the requirements of the main building within the zone as part of the amendment package. This omission from the amendment package has the effect of preventing construction of tiny homes and mobile dwellings in these zones, which is inconsistent with Regional Plan Policy S-41. The LUBs and zones that are affected by this oversight are listed in Table 2 below, and all proposed amendments to each LUB and zone are included in Attachment B.

Table 2: Land Use Bylaws and Zones Requiring Amendments to Remove Minimum Building Width Requirements

Land Use Bylaw	Zone(s)
Bedford	CHR
Cole Harbour/ Westphal	R-1A, R-1, R-2, R-5, R-6a, R-6, R-7, C-1, PWS
Eastern Passage/ Cow Bay	R-1, R-2, R-5, C-1
Sackville Drive	PC
Sackville	R-1, R-2, R-5, R-6, R-6a, C-1
Timberlea/ Lakeside/ Beechville	C-1, C-2, P-4
Halifax Mainland	R-2TA, R-1

Conclusion

The proposed amendments to remove the Senior Citizens Housing land use from the BB/HP/US LUB brings the by-law into alignment with all other LUBs, providing consistent region wide policies, regulations, and terminology for shared housing. Staff have provided the attached amendment pursuant to the direction of Council.

The proposed housekeeping amendments enable shared housing uses to be established within a new zone in the BB/HP/US LUB, consistent with the intent to permit shared housing uses in all zones that permit residential uses across the Municipality. Additionally, proposed housekeeping amendments remove outstanding minimum width requirements for main buildings within some LUBs, enabling tiny homes and mobile dwellings within all zones that permit low-density residential dwellings.

Finally, the proposed housekeeping amendments would resolve small errors and omissions within several MPSs and LUBs, helping to facilitate clearer administration of municipal policies and LUBs. The proposed amendments are aligned with existing policies and are intended to implement previous Council direction. Staff recommend that Regional Council approve the proposed SMPS and LUB amendments, as set out in Attachments A and B.

FINANCIAL IMPLICATIONS

No financial implications are associated with the staff recommendations. The HRM costs associated with the SMPS and LUB amendment process can be accommodated within the 2023/24 Planning & Development operating budget with existing resources.

⁵ Link to August 9, 2022 report [here](#)

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application involves proposed SMPS and LUB amendments. MPS 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.

COMMUNITY ENGAGEMENT

Comprehensive public engagement was previously undertaken as a part of the planning processes for the Regional Plan Review, Shared Housing amendments, and Carriagewood Estates Development Agreement process, consistent with the intent of the HRM Community Engagement Strategy.

Since the amendments for shared housing were approved by Regional Council, staff have met and corresponded with several property owners and their representatives in the BB/HP/US plan areas. No further community engagement was completed as part of this report for housekeeping amendments.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

Regional Council may choose to:

1. Modify the proposed amendments to the SMPSs and LUBs for shared housing or housekeeping amendments, as set out in Attachments A and B of this report. If this alternative is chosen, specific direction regarding the requested modifications is required. Substantive amendments may require another public hearing to be held before approval is granted and may require a supplementary staff report incorporating the proposed changes. A decision of Council to approve or refuse the proposed MPS amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*. A decision of Council to approve or refuse the proposed LUB amendments is appealable to the N.S. Utility and review Board as per Section 262 of the Charter.
2. Refuse the proposed amendments to the SMPSs and LUBs for shared housing or other housekeeping items. A decision of Council to approve or refuse the proposed MPS amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*. A decision of Council to approve or refuse the proposed LUB amendments is appealable to the N.S. Utility and review Board as per Section 262 of the Charter.

ATTACHMENTS

Attachment A Secondary Municipal Planning Strategy Amendments
Attachment B Land Use By-Law Amendments

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.

Report Prepared by: Matthew Conlin, Planner II – Priority Planning, Regional Planning, Planning and Development 902.719.9457

Attachment A
Proposed Secondary Municipal Planning Strategy Amendments

Proposed Amendments to the Bedford SMPS

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 OBJECTIVES – Policy R-5, as shown in ~~strike through~~ and **bold**, by:
 - a. Deleting the text “for” in Policy R-5 after the text “Neighbourhood parks and shared housing uses”;
 - b. Inserting the text “with” in Policy R-5 after the text “Neighbourhood parks and shared housing uses”;
 - c. Deleting the text “residents” in Policy R-5 after the text “shared housing uses with up to 10”;
and
 - d. Inserting the text “bedrooms” in Policy R-5 after the text “shared housing uses with up to 10”:

Policy 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
- Cushing Hill Residential Zone (CHR) which permits single detached dwellings, two-unit dwellings, semi-detached and townhouses on shared or individual lots
- Residential Multiple Dwellings 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 shared housing uses ~~for~~ **with** up to 10 ~~residents~~ **bedrooms** will also be permitted in these zones.

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 **XXth** day of **XXX 2023**.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Planning Districts 8 and 9 (Lake Echo/ Porters Lake) SMPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning Districts 8 and 9 Plan Area is hereby amended as follows:

1. Amend Section IV, subsection Temporary Signage by inserting the text “A” after “Policy 102” as shown in **bold**:

In recent years, HRM has received a number of complaints regarding signage throughout the region, especially along major transportation routes. Most of the concerns raised with signage deal with the location, number, and maintenance of mobile signs, sandwich boards, posters, inflatable signs, planter box type signs, banners (know as Temporary Signs). To address the lack of adequate sign provisions and effective enforcement tools for temporary signage, HRM established a license by-law under the Municipal Government (HRM By-law S-800). Therefore, any reference or provision relating to temporary signs within the land use by-law is superceded by the provisions of By-law S-800.

Policy P-102A Further to Policy P-100(a), the land use by-law shall not contain sign provisions for signs regulated under HRM By-law S-800 (A By-law respecting Requirements for the Licensing of Temporary Signs).

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 **XXth** day of **XXX 2023**.

Iain MacLean
Municipal Clerk

**Attachment B
Proposed Land Use By-Law Amendments**

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 2.69 SENIOR CITIZENS HOUSING as shown below in ~~strike~~through.

~~2.69 SENIOR CITIZENS HOUSING means housing designed for occupation by senior citizens.~~

2. Amend PART 4: GENERAL PROVISIONS FOR ALL ZONES, section 4.26(a) as shown below in ~~strike~~through, by deleting the text “(except for senior citizen apartments), Senior citizen multiple Use Dwelling, 1 space per dwelling unit”:

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
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 spaces per sleeping unit plus requirements for restaurant 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	the greater of 1 space per 3 seats or 1 space per 100 square feet (9.3 m ²) of gross floor area
Theatres Institutional uses except as otherwise specified	1 space per 5 seats 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

USE

PARKING REQUIREMENT

Government Offices	4.5 spaces per 1,000 square feet (92.9 m ²) of gross floor area
Schools	3 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

3. Amend PART 7B: R-1C (SMALL LOT SINGLE UNIT DWELLING) ZONE, section 7B.1, under the heading R-1C USES PERMITTED as shown below in **bold**, by inserting the text “Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit” after the text “single unit dwellings”:

7B.1 R-1C USES PERMITTED

No development permit shall be issued in any R-1C (Small Lot 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

Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings
Offices in conjunction with permitted dwellings
Bed & Breakfasts
Short-term Rentals
Open space uses

4. Amend PART 13: MU-1 (MIXED USE) ZONE, section 13.1, under the heading Residential Uses shown below in ~~strike through~~, by deleting the text “Senior citizens housing” after the text “Bed and Breakfast”:

No development permit shall be issued in any MU-1 (Mixed Use) Zone except for the following:

Residential Uses

Single unit dwellings
Two unit dwellings
Shared housing use
Bed and Breakfast
~~Senior citizens housing~~
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

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 2023.

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 9A: CUSHING HILL RESIDENTIAL (CHR) ZONE, section 2, under the heading ROWHOUSES/TOWNHOUSES ON INDIVIDUAL LOTS, as shown below in **bold** and ~~strikethrough~~ by:

- a. Repealing clause (i);
 - b. Inserting the text “Bedford Highway” after the text “Minimum yard along the”; and
 - c. Deleting the text “Bedford Highway” after the text “9.14 metres (30 feet)”.
2. Buildings to be occupied or developed as a single detached dwelling, a semi-detached dwelling or a duplex on individual lots shall conform with the following requirements:
- | | | |
|----------------|---|--|
| (a) | Minimum lot frontage
per unit | 6.1 metres (20 feet) per unit |
| (b) | Minimum lot area | 50.04 square metres (1,615 square feet) |
| (c) | Maximum height | 10.67 metres (35 feet) |
| (d) | Maximum lot coverage | 40 percent |
| (e) | Minimum front yard | 6.1 metres (20 feet) |
| (f) | Minimum rear yard | 7.62 metres (25 feet) |
| (g) | Minimum side yard | 3.05 metres (10 feet) for end units |
| (h) | Maximum number of units
per building (not including
secondary or backyard suites) | 8 units |
| (i) | Minimum unit width | 5.5 metres (18 feet) |
| (j) | Minimum yard along the
Bedford Highway | 9.14 metres (30 feet) Bedford Highway |

2. Amend PART 9A: CUSHING HILL RESIDENTIAL (CHR) ZONE, section 3, under the heading DWELLING UNITS ON A SHARED LOT, by repealing clause (j) as shown in ~~strikethrough~~ below:

3. Buildings to be occupied or developed as a single detached dwelling, a semi-detached dwelling or a duplex, and a rowhouse or townhouse on a common lot shall conform with the following requirements:

- | | | |
|-----|---|---|
| (a) | Minimum Lot Frontage | 7.62 m (25 feet) |
| (b) | Minimum Lot Area | 1486.4 sq. m. (16,000 sq ft.) |
| (c) | Minimum Lot Area Per
Dwelling Unit | Single Detached
315.9 square metres (3,400 square feet)
Semi Detached/Duplex
232.3 square metres (2,500 square feet)
Rowhouse/Townhouse
167.2 square metres (1800 square feet) |
| (d) | Minimum yard along
Oakmount Drive | 6.1 metres (20 feet) |
| (e) | Minimum yard along the
Bedford Highway | 9.14 metres (30 feet) |
| (f) | Minimum Rear Yard | 6.1 metres (20 feet) |
| (g) | Minimum side Yard | 3.05 metres (10 feet) |
| (h) | Maximum height of Building | 10.67 metres (35 feet) |

(i)	Maximum Lot Coverage	40 percent
(j)	Minimum width of a dwelling unit	5.5 metres (18 feet)
(k)	Maximum number of rowhouses/townhouses units per building	8
(l)	Maximum number of dwelling units per lot (not including secondary or backyard suites)	24
(m)	Minimum distance between Buildings	3.7 m (12 feet)
(n)	Minimum distance between a shared private driveway and building	3.05 metres (10 feet)

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 2023.

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 6: R-1a (SINGLE UNIT DWELLING) ZONE, section 6.2, under the heading R-1 ZONE REQUIREMENTS: RESIDENTIAL USES, as shown in ~~strike through~~ and **bold** below, by:

- a. Inserting the text “a” after the text “R-1”; and
- b. deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

R-1a ZONE REQUIREMENTS: RESIDENTIAL USES

6.2 In any R-1a Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	central services	6,000 square feet (557.4 m ²)
	on-site services	20,000 square feet (1858.1 m ²)
Minimum Frontage:	central services	60 feet (18.3 m)
	on-site services	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 percent	
Maximum Height of Main Building	35 feet (10.7 m)	
Minimum Width of Main Building	20 feet (6.1 m)	

The creation of flag lots is prohibited in the R-1a zone.

2. Amend PART 7: R-1 (SINGLE UNIT DWELLING) ZONE, section 7.2, under the heading R-1 ZONE REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

7.2 In any R-1 Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	central services	6,000 square feet (557.4 m ²)
	on-site services	20,000 square feet (1858.1 m ²)
Minimum Frontage:	central services	60 feet (18.3 m)
	on-site services	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 percent	
Maximum Height of Main Building	35 feet (10.7 m)	
Minimum Width of Main Building	20 feet (6.1 m)	

3. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, section 8.7 under the heading EXEMPTIONS: EXISTING R-2 ZONED LOTS, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

8.7 (a) Notwithstanding the requirements of Section 8.2, where uses permitted as Residential Uses on any developed R-2 zoned lands, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	6,000 square feet (557.4 m ²) or 3,000 square feet (278,7 m ²) per dwelling unit where each dwelling unit of a two unit dwelling 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;
Minimum Frontage:	60 feet (18.3 m), or 30 feet (9.1 m) per unit where each dwelling unit of a two unit dwelling is located on a separate lot and where central services are available; 100 feet (30.5 m) where central services are not available.
Minimum Front or Flankage Yard	20 feet (6.1 m)
Minimum Rear or Side Yard	8 feet (2.4 m) or 0.0 feet (0.0 m) from the side being common with another dwelling unit.
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

4. Amend PART 11: R-5 (ROWHOUSE DWELLING) ZONE, section 11.2 under the heading R-5 ZONE REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

11.2 In any R-5 Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	2,000 square feet (1858.1 m ²) per dwelling unit where each dwelling unit of a rowhouse dwelling is located on a separate lot and where central services are available
Minimum Frontage	20 feet (6.1 m) per dwelling unit where each dwelling unit of a rowhouse dwelling is located on a separate lot and where central services are available
Minimum Front or Flankage Yard	20 feet (6.1 m)
Minimum Rear Yard	8 feet (2.4 m)
Minimum Side Yard	10 feet (3 m) or 0.0 feet (0.0 m) from the side being common with another dwelling unit
Maximum Lot Coverage	35 percent

Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

5. Amend PART 12: R-6a (RURAL RESIDENTIAL SINGLE UNIT DWELLING) ZONE, section 12.2 under the heading R-6a ZONE REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~strikethrough~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

12.2 In any R-6a Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858.1 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 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

6. Amend PART 13: R-6 (RURAL RESIDENTIAL) ZONE, section 13.2 under the heading R-6 ZONE REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~strikethrough~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

13.2 In any R-6 Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858.1 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 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

7. Amend PART 14: R-7 (RURAL ESTATE) ZONE, section 14.2 under the heading R-7 REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~strikethrough~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

14.2 In any R-7 Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	80,000 square feet (7432.2 m ²)
Minimum Frontage	200 feet (61.1 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 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

8. Amend PART 16: C-1 (NEIGHBOURHOOD BUSINESS) ZONE, section 16.2 under the heading C-1 ZONE REQUIREMENTS, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

16.2 In any C-1 zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	central services	6,000 square feet (557.4 m ²)
	on-site services	20,000 square feet (1858.1 m ²)
Minimum Frontage	on-site services	100 feet (30.5 m)
Minimum Front or Flankage Yard		25 feet (7.6 m)
Minimum Rear or Side Yard		15 feet (4.6 m)
Maximum Lot Coverage		35 percent
Maximum Height of Main Building		35 feet (10.7 m)
Minimum Width of Main Building		20 feet (6.1 m)

9. Amend PART 23: PWS (PROTECTED WATER SUPPLY) ZONE, section 23.2 under the heading PWS ZONE REQUIREMENTS, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 6.1m” after the text “Maximum Height of Main Building 10.7m”:

23.2 In any PWS Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	7432.2 m ²
Minimum Frontage:	61 m
Minimum Front or Flankage Yard	6.1 m
Minimum Rear or Side Yard	2.4 m
Maximum Lot Coverage	35%
Minimum Height of Main Building	10.7 m
Minimum Width of Main Building	6.1 m

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 2023**.

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 6: R-1 (SINGLE UNIT DWELLING) ZONE, section 6.2 under the heading R-1 ZONE REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m), except within Heritage Hills as shown on Schedule A-1 where the maximum height on Class D and G lots shall be 30 feet (9.1 m)”:

6.2 In any R-1 zone, where uses are permitted as Residential Uses, no development permit shall be issued except in accordance with the following:

Minimum Lot Area

Central Sewer & Water Services	6000 square feet (557.4 square metres)
Heritage Hills (as shown on Schedule A-1)	
Class A and B lots	5800 square feet (538.8 square metres)
Class C lots	5200 square feet (483 square metres)
Class D lots	3800 square feet (353 square metres)
Class G lots	3400 square feet (315.9 square metres)
Onsite Sewer & Water Services	30,000 square feet (2787 square metres)

Minimum Lot Frontage

Central Sewer & Water Services	60 feet (18.3 m)
Heritage Hills (as shown on schedule A-1)	
Class A and B lots	60 feet (18 18.3 m)
Class C lots	54 feet (16.5 m)
Class D lots	40 feet (12.2 m)
Class G lots	35 feet (10.7 m)
Onsite Sewer & Water Services	125 feet (38.1 m)

Minimum Front or Flankage Yard 20 feet (6.1 m) except on Jeep Crescent, Serop Crescent and Vicky Crescent where the requirement is 15 feet (4.6 m)

Minimum Rear Yard 8 feet (2.4 m)

Minimum Side Yard

All areas except Heritage Hills	8 feet (2.4 m)
Heritage Hills (as shown on Schedule A-1)	
Class A and B lots	8 feet (2.4 m)
Class C and D lots	2 feet (0.61 m) on one side, 10 feet (3.05 m) on the other side
Glass G lots	10 feet (3.05 m) on one side, 3 feet (0.91 m) on the other side

Maximum Lot Coverage 35 percent

Maximum Height of Main Building 35 feet (10.7 m), except within Heritage Hills as shown on Schedule A-1 where the maximum height on Class D and G lots shall be 30 feet (9.1 m)

~~Minimum Width of Main Building 20 feet (6.1 m)~~

2. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, section 8.2 under the heading R-2 ZONE REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~striketrough~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

- (a) In any R-2 Zone, where two unit dwellings are permitted, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	7,000 square feet (650.3 m ²) or 3,500 square feet (325.1 m ²) per dwelling unit where each dwelling unit of a two unit dwelling 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;
Minimum Frontage:	70 feet (21.3 m), or 35 feet (10.6 m) per unit where each dwelling unit of a two unit dwelling is located on a separate lot and where central services are available; 100 feet (30.5 m) where central services are not available
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	10 feet (3.0 m) or 0.0 feet (0.0 m) from the side being common with another dwelling unit
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

3. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, section 8.3 under the heading EXEMPTION: EXISTING R-2 ZONED LOTS, as shown below in ~~striketrough~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

- (a) Notwithstanding the requirements of Section 8.2, where uses are permitted as Residential Uses on any developed R-2 zoned lands and for properties located in Heritage Hills and identified as Class E and F lots on Schedule A, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	6,000 square feet (557.4 m ²) or 3,000 square feet (278.7 m ²) per dwelling unit where each dwelling unit of a two unit dwelling 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
Minimum Frontage	60 feet (18.3 m) or 30 feet (9.1 m) per

	unit where each dwelling unit of a two unit dwelling is located on a separate lot and where central services are available; 100 feet (30.5 m) where central services are not available
Minimum Front or Flankage Yard	20 feet (6.1 m)
Minimum Rear or Side Yard	8 feet (2.4 m) or 0.0 feet (0.0 m) from the side being common with another dwelling unit
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

4. Amend PART 10: R-5 (TOWNHOUSE DWELLING) ZONE, section 10.2 under the heading R-5 ZONE REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

10.2 In any R-5 Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	2,000 square feet (185.8 m ²) per dwelling unit where each dwelling unit of a townhouse dwelling is located on a separate lot and where central services are available
Minimum Frontage	20 feet (6.1 m) per dwelling unit where each dwelling unit of a townhouse dwelling is located on a separate lot and where central services are available
Minimum Frontage or Flankage Yard	20 feet (6.1 m)
Minimum Rear Yard	8 feet (2.4 m)
Minimum Side Yard	10 feet (3 m) or 0.0 feet (0.0 m) from the side being common with another dwelling unit
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

5. Amend PART 13: C-1 (LOCAL BUSINESS) ZONE, section 13.2 under the heading C-1 ZONE REQUIREMENTS, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

13.2 In any C-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	6,000 square feet (557.4 m ²)
Minimum Lot Frontage	60 feet (18.3 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

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 2023.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Land Use By-Law for Halifax Mainland

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 as shown below in ~~striketrough~~ and **bold**, by:
 - a. Inserting the definition for “Shipping Container” after the definition for “Shared House with Special Care”; and
 - b. Deleting the definition of “Shipping Container” after the definition for “Single Family Dwelling”.

“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.

“Shipping Container” means a container originally designed for use as a means of storing and transporting cargo via ship, rail, air or truck.

“Sign” means any structure, device, light, painting or other representation or natural object which is used to identify, advertise or attract attention to any object, place, activity, person, institution, organization, firm, group, commodity, profession, enterprise, industry or business, or which display or include any letter, work, model, flag, pennant, insignia, device or representation used as an announcement, direction or advertisement, and which is intended to be seen from off the premises or from a parking lot, except any "signs" which is affixed to the inside of a window or glass door or regulated under HRM By-law S-800.

“Single Family Dwelling” means the whole of a dwelling house occupied by not more than one family.

~~“Shipping Container” means a container originally designed for use as a means of storing and transporting cargo via ship, rail, air or truck.~~

“Special Care Home” (Deleted: RC-Aug 9/22;E-Sep 15/22)

- 2. Amend Section 23E: TOWNHOUSE BUILDINGS IN THE PARKMOOR RIDGE SUBDIVISION, sub section (1) as shown below in ~~striketrough~~, by repealing clause (j):

23E(1) Notwithstanding Section 21, townhouse buildings erected, altered or used on the lands near Parkmoor Avenue, as identified as Townhouse Buildings on ZM-33, shall comply With the following requirements:

- (a) A maximum of four units are permitted per townhouse building;
- (b) Lot frontage minimum: 20 feet per unit
- (c) Lot area minimum: 1,645 square feet per unit
- (d) Lot coverage maximum: 40 percent, provided that this regulation shall be applied as if the lot was subdivided into as many lots as townhouses
- (e) Height Maximum: 35 feet
- (f) Front yard setback minimum: 10 feet
- (g) Rear yard setback minimum: 25 feet

- (h) Side yard setback minimum: 10 feet, or 0 feet where units share a common wall
- (i) Building separation minimum: 12 feet between buildings
- ~~(j) Unit width minimum: 18 feet~~

3. Amend Section 28AQ: R-2TA (DUTCH VILLAGE ROAD TOWNHOUSE) ZONE, sub section (2) as shown below in ~~strike through~~, by repealing clause (j):

- 23AQ(2) Buildings erected, altered, or used as a townhouse building shall comply with the following requirements:
- (a) Minimum lot frontage 6 m per unit
 - (b) Minimum lot area 150 m² per unit
 - (c) Maximum height As shown on ZM-32, Plan Dutch Village Road Height Map
 - (d) Maximum lot coverage 40 percent
 - (e) Minimum front yard 6 m where parking is provided in the front yard. This may be reduced to 3 m if parking is located in the rear yard
 - (f) Minimum rear yard 7.5 m. Where parking is located in the rear yard, the minimum rear yard setback shall be 9m
 - (g) Minimum side yard 3 m for end units
 - (h) Minimum number of units 3 units
 - (i) Maximum number of units 8 units
 - ~~(j) Minimum Unit Width 5.5 m~~
 - (k) All units shall have a front door that faces the street or driveway.

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 2023**.

Iain MacLean
Municipal Clerk

REVISED

Proposed Amendments to the Land Use By-Law for North Preston/ Lake Major/ Lake Loon/ Cherry Brook/ East Preston

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 7: RA (RESIDENTIAL) ZONE, section 7.2 under the heading RA ZONE REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~strike through~~, by:

- a. Deleting the text “houses” after the text “7,500 square feet (696.8m²) where central services are not available”; and
- b. Deleting the text “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” after the text “30,000 square feet (2787.1 m²) where central services are not available:

7.2 RA ZONE REQUIREMENTS: RESIDENTIAL USES

- (a) In any RA Zone, where residential uses are permitted, no development permit shall be issued except in conformity with the following requirements:

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

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
~~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

- (b) Minimum Frontage

Two unit dwellings

65 feet (19.8 m) or 35 feet (10.7 m) per dwelling unit where each dwelling unit is located on a separate lot and where central services are available;

100 feet (33.7 m) where central services are not available

Multi-unit dwellings

65 feet (19.8 m) where central services are

		available; 100 feet (33.7 m) where central services are not available
	Row/Townhouse dwellings	20 feet (6.1 m) per dwelling unit where each dwelling unit is located on a separate lot and where central services are available
	All other residential uses	60 feet (18.3 m) where central services are available; 100 feet (33.7 m) where central services are not available
(c)	Minimum Front or Flankage Yard	20 feet (6.1 m)
(d)	Minimum Rear or Side Yard	
	Multi-unit	15 feet (4.6m)
	Row/Townhouse dwellings	10 feet (3 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
(e)	Maximum Lot Coverage: All residential uses	35 percent
(f)	Maximum Height of Main Building All residential uses	35 feet (10.7 m)

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 2023.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Land Use By-Law for Sackville Drive

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 14: PINEHILL/ COBEQUID (PC) ZONE, section 4 under the heading Lot Provisions for Townhouses, as shown below in ~~striketrough~~, by deleting the text “Minimum Width of Main Building 6.1m (20 ft)” after the text “Minimum Lot Coverage 35%”:

4. Minimum Lot Area.....	185.8 m ² (2,000 ft ²) per dwelling where each dwelling unit of a townhouse dwelling is located on a separate lot
Minimum Lot Frontage.....	6.1 metres (20 feet) per dwelling where each dwelling unit of a townhouse dwelling is located on a separate lot or 18.2 metres (60 feet) per lot with two (2) or more unit
Minimum Front or Flankage Yard Setback.....	6.1 metres (20 feet)
Minimum Rear Yard Setback.....	2.4 metres (8 feet)
Minimum Side Yard Setback.....	3 metres (10 feet) or 0 metres (0 feet) from the side being common with another dwelling unit except 6.1m (20 ft) corner vision triangle required for corner lot
Minimum Lot Coverage.....	35%
Minimum Width of Main Building.....	6.1 m (20 ft)
Minimum Pervious Surface Area.....	20 %

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 2023.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Land Use By-Law for Sackville

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 6: R-1 (SINGLE UNIT DWELLING) ZONE, section 6.2 under the heading R-1 ZONE REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~striketrough~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

6.2 In any R-1 Zone, where uses are permitted as residential uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	central services	6,000 square feet (558 m ²)
	on-site services	20,000 square feet (1858.1 m ²)
Minimum Frontage	central services	60 feet (18.3 m)
	on-site services	100 feet (30.5 m)
Minimum Front or Flankage Yard		20 feet (6.1 m)
Minimum Rear or Side Yard		8 feet (6.1 m)
Maximum Lot Coverage		35 per cent
Maximum Height of Main Building		35 feet (10.7 m)
Minimum Width of Main Building		20 feet (6.1 m)

2. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, section 8.2(a) under the heading R-2 ZONE REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~striketrough~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

8.2 (a) any R-2 (Two Unit Dwelling) Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Two Unit Dwellings

Minimum Lot Area	7,000 square feet (650.3 m ²) or 3,500 square feet (325.2 m ²) per dwelling unit where each dwelling unit of a two unit dwelling 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;
Minimum Frontage	70 feet (21.3 m) or 35 feet (10.7 m) per unit where each dwelling unit of a two unit dwelling is located on a separate lot and where central services are available; 100 feet (30.5 m) where central services are not available;
Minimum Front or Flankage Yard	30 feet (9.1 m)

Minimum Rear or Side Yard	10 feet (3 m) or 0.0 feet (0.0 m) from the side being common with another dwelling unit
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

3. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, section 8.8(a) under the heading EXEMPTIONS: EXISTING R-2 ZONED LOTS, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

8.8 (a) Notwithstanding the requirements of Section 8.2, where uses are permitted as Residential Uses on any developed R-2 zoned lands, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	6,000 square feet (557.4 m ²) or 3,000 square feet (278.7 m ²) per dwelling unit where each dwelling unit of a two dwelling 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.
Minimum Frontage	60 feet (18.3 m), or 30 feet (9.1 m) per unit where each dwelling unit of a two unit dwelling is located on a separate lot and where central services are available; 100 feet (30.5 m) where central services are not available.
Minimum Front or Flankage Yard	20 feet (6.1 m)
Minimum Rear or Side Yard	8 feet (2.4 m) or 0.0 feet (0.0 m) from the side being common with another dwelling unit.
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

4. Amend PART 11: R-5 (TOWNHOUSE DWELLING) ZONE, section 11.2 under the heading R-5 Zone REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

11.2 In any R-5 Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	2,000 square feet (185.8 m ²) per dwelling unit where each dwelling unit of a townhouse dwelling is located on a
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	separate lot and where central services are available
Minimum Frontage	20 feet (6.1 m) per dwelling unit where each dwelling unit of a townhouse dwelling is located on a separate lot and where central services are available
Minimum Front of Flankage Yard	20 feet (6.1 m)
Minimum Rear Yard	8 feet (2.4 m)
Minimum Side Yard	10 feet (3 m) or 0.0 feet (0.0 m) from the side being common with another dwelling unit
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

5. Amend PART 12: R-6 (RURAL RESIDENTIAL) ZONE, section 12.2 under the heading R-6 ZONE REQUIREMENTS: RESIDENTIAL AND RESOURCE USES, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

12.2 In any R-6 Zone, where uses are permitted as residential or Resource Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	central services	6,000 square feet (558 m ²)
	on-site services	20,000 square feet (1858.1 m ²)
Minimum Frontage	central services	60 feet (18.3 m)
	on-site services	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 percent
Maximum Height of Main Building		35 feet (10.7 m)
Minimum Width of Main Building		20 feet (6.1 m)

6. Amend PART 13: R-6A (RURAL RESIDENTIAL SINGLE UNIT DWELLING) ZONE, section 13.2 under the heading R-6A ZONE REQUIREMENTS: RESIDENTIAL USES, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

13.2 In any R-6A Zone, where uses are permitted as residential or Resource Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	central services	6,000 square feet (558 m ²)
	on-site services	20,000 square feet (1858.1 m ²)
Minimum Frontage	central services	60 feet (18.3 m)
	on-site services	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 percent

Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

7. Amend PART 14: C-1 (LOCAL BUSINESS) ZONE, section 14.2 under the heading C-1 ZONE REQUIREMENTS, as shown below in ~~strike through~~, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

14.2 In any R-6A Zone, where uses are permitted as residential or Resource Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	central services	6,000 square feet (558 m ²)
	on-site services	20,000 square feet (1858.1 m ²)
Minimum Frontage	central services	60 feet (18.3 m)
	on-site services	100 feet (30.5 m)
Minimum Front or Flankage Yard		30 feet (9.1 m)
Minimum Rear or Side Yard		15 feet (4.6 m)
Maximum Lot Coverage		25 per cent
Maximum Height of Main Building		35 feet (10.7 m)
Minimum Width of Main Building		20 feet (6.1 m)

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 2023**.

Iain MacLean
Municipal Clerk

Proposed Amendments to the Land Use By-Law for Timberlea/ Lakeside/ Beechville

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 12: C-1 (LOCAL BUSINESS) ZONE, section 12.2 under the heading C-1 ZONE REQUIREMENTS, as shown below in ~~strike~~through, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

12.2 In any C-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	central services	6,000 square feet (558 m ²)
	on-site services	20,000 square feet (1858.1 m ²)
Minimum Frontage	central services	60 feet (18.3 m)
	on-site services	100 feet (30.5 m)
Minimum Front or Flankage Yard		30 feet (9.1 m)
Minimum Rear or Side Yard		15 feet (4.6 m)
Maximum Lot Coverage		35 per cent
Maximum Height of Main Building		35 feet (10.7 m)
Minimum Width of Main Building		20 feet (6.1 m)

2. Amend PART 13: C-2 (GENERAL BUSINESS) ZONE, section 13.2 under the heading C-2 ZONE REQUIREMENTS: COMMERCIAL AND RESIDENTIAL USES, as shown below in ~~strike~~through, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

13.2 In any C-2 Zone, where uses are permitted as Commercial or Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	6,000 square feet (558 m ²)
Minimum Frontage	60 feet (18.3 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Lot Coverage	50 per cent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

3. Amend PART 20: P-4 (CONSERVATION) ZONE, section 20.2 under the heading P-4 ZONE REQUIREMENTS, as shown below in ~~strike~~through, by deleting the text “Minimum Width of Main Building 20 feet (6.1m)” after the text “Maximum Height of Main Building 35 feet (10.7m)”:

20.2 In any P-4 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	6,000 square feet (558 m ²)
Minimum Frontage	60 feet (18.3 m)
Minimum Front or	

Flankage Yard	20 feet (6.1 m)
Minimum Rear Yard	25 feet (7.6 m)
Minimum Side Yard	8 feet (2.4 m)
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)
Minimum Width of Main Building	20 feet (6.1 m)

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 2023.

Iain MacLean
Municipal Clerk