

HALIFAX

Public Hearing (2023-01049)

**Suburban Planning Area Land Use By-law
Amendments to Interim Bonus Zoning Requirements
for Applicable Plan Amendment Applications**

Special Joint Meeting of Halifax & West Community Council,
Harbour East-Marine Drive Community Council, and North West
Community Council

February 20, 2024

Origin

Staff-initiated amendments to allow applicants who are going through a MPS Amendment process and are required to provide Incentive or Bonus Zoning public benefit contributions, to delay the payment to the occupancy certificate stage.

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Current Regulations

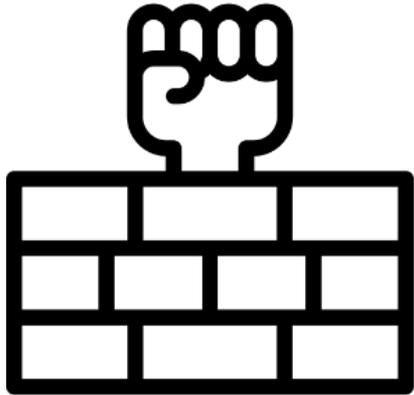
- The Interim Incentive or Bonus Zoning Program was adopted by Council for the Suburban Area in February 2023.
- Applies to MPS Amendment applications inside the Urban Service Boundary, outside of the Regional Centre.
- Modeled on the Centre Plan Incentive or Bonus Zoning Program.
- Requires developers to pay public benefit contributions as part of the Development Permit Application process.

Proposed Changes

- Proposing to amend the timing of the public benefit contribution payment from the development permit stage to the occupancy certificate stage.
- Addresses financing challenges for large-scale developments.
- Pay rates locked in at a time of receiving a development permit application.
- Consistent with recent approved changes in the Regional Centre.
- Does not conflict with Provincial legislation.

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Rationale



- Remove unintended barriers to development.
- Maintain a consistent approach with Regional Centre bonus zoning requirements adopted in January 2024.

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Planning Policy Overview

Regional Plan &
Subdivision By-law

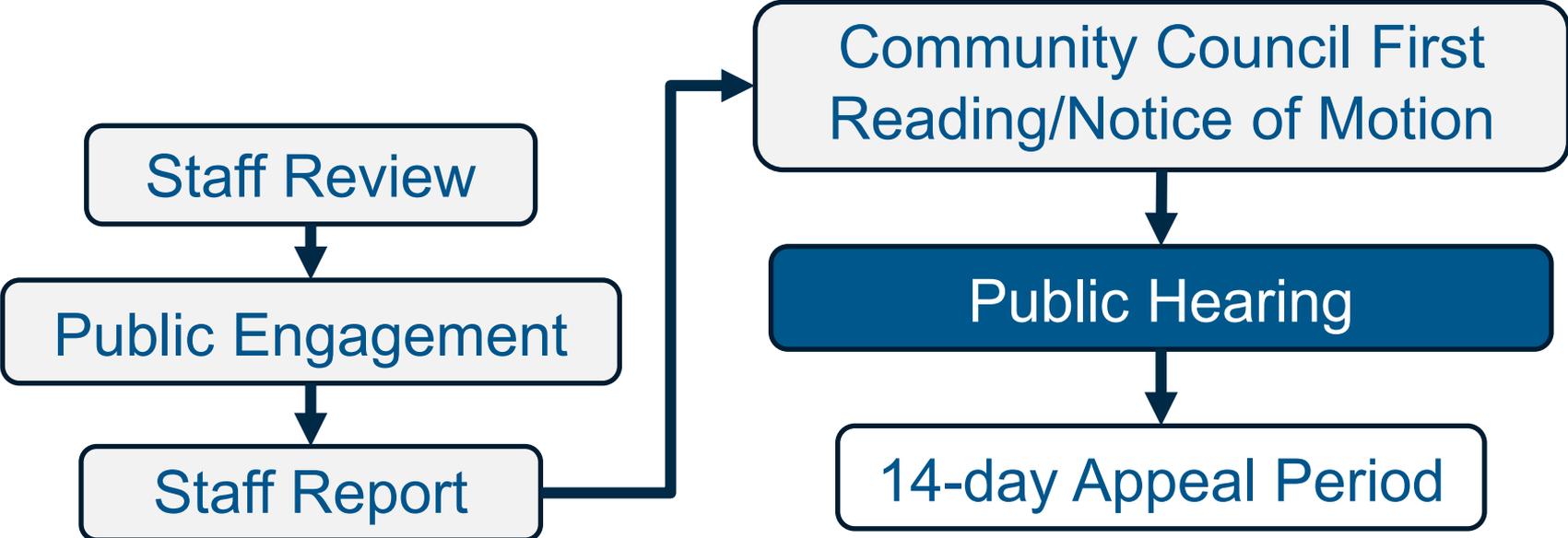
Community Plan

Land Use By-law
(Zoning)

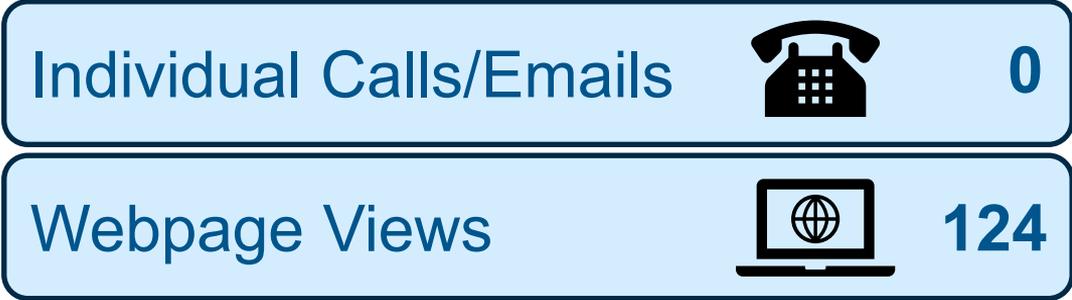
The proposed land use
by-law changes are
aligned with current
policies

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LUB Amendment Process



Public Engagement Feedback



Level of engagement completed was consultation achieved through a municipal website.



Staff Recommendation

Harbour East – Marine Drive Community Council

It is recommended that the Harbour East – Marine Drive Community Council:

Adopt the proposed amendments to the Land Use By-laws, as set out in Attachment A.

North West Community Council

It is recommended that the North West Community Council:

Adopt the proposed amendments to the Land Use By-laws, as set out in Attachment B.

Halifax and West Community Council

It is recommended that the Halifax and West Community Council: 

Adopt the proposed amendments to the Land Use By-laws, as set out in Attachment C

Thank You

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