

ATTACHMENT C2

Proposed Amendments to the Regional Centre Land Use By-law

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

- 1 Subsection 9(1) is amended by striking out “and” in clause (n), by striking out a period and replacing it with a semi-colon in clauses (o), (p), and (q), and by adding the following text after clause (q) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (r) an internal conversion of a building with a commercial use in a DD or DH zone that existed before November 27, 2019 to a multi-unit dwelling use.
- 9 (1) Subject to Subsections 9(2) and 9(3), the following developments are exempt from the requirement to obtain a development permit:
- (a) accessory structures that are 20.0 square metres of floor area or less, unless used as a backyard suite use;
 - (b) kiosks that are 20.0 square metres of floor area or less and shipping containers within the Dartmouth Waterfront (DW) Special Area, as shown on Schedule 3A, and the Halifax Waterfront (HW) Special Area, as shown on Schedule 3B;
 - (c) excluding foundations, piles, and footings, uncovered structures less than 0.6 metre in height, such as balconies and patios;
 - (d) home office uses;
 - (e) temporary uses;
 - (f) fences;
 - (g) the construction, replacement, or repair of infrastructure by utilities or municipal, provincial, or federal governments;
 - (h) public transit shelters;
 - (i) any sign exempted under Section 458;
 - (j) monument uses on municipally, provincially, or federally owned land;
 - (k) excluding main buildings on registered heritage properties, the painting of buildings;
 - (l) the replacement of windows and doors within existing openings;
 - (m) urban farm uses;
 - (n) the keeping of egg-laying hens as an accessory use; ~~and~~
 - (o) the keeping of bees as an accessory use-;
 - (p) A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit-;
 - (q) Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit-;
 - (r) **an internal conversion of a building with a commercial use in a DD or DH zone that existed before November 27, 2019 to a multi-unit dwelling use.**

- 2 Subclause 10(k)(ii) is amended by striking out “26.0” and replacing it with “30.0” by adding the as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (ii) any new building or addition to a building that results in a building height greater than ~~26.0~~ **30.0** metres, which is located further than 100 metres of an identified area on Schedule 51;
- 3 Clause 34(3)(c) is amended by striking out “26.0” in the portion before subclause (i) and replacing it with “30.0”, by striking out “35.0” in subclause (ii) and replacing it with “40.0”, by striking out “a” in subclause (iii) and replacing it with “an average”, by striking out “750” in subclause (iii) and replacing it with “900”, and by adding “as calculated for the tower portion of the building” after “storey” in subclause (iii) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (c) not exceed the following maximum building dimension requirements for the portion of the building that is above a height of 14.0 metres, if the addition results in a building that exceeds a height of ~~26.0~~ **30.0** meters from the average finished grade:
- (i) a building depth of 35.0 metres;
- (ii) a building width of ~~35.0~~ **40.0** metres; and
- (iii) **a an average** floor area of ~~750~~ **900** square metres per storey **as calculated for the tower portion of the building.**
- 4 Clause 35(1)(b) is amended by striking out “ER-1” and replacing it with “ER-2”.
- (b) uses permitted in the ~~ER-1~~ **ER-2** zone.
- 5 Clause 35(2)(b) is amended by striking out “ER-1” in the portion before subclause (i) and replacing it with “ER-2” and by striking out “ER-1” subclause (ii) and replacing it with “ER-2”.
- (b) one new building containing a use permitted ~~ER-1~~ **ER-2** zone and that:
- (i) is on a lot that is existing and vacant on the coming into force date of this By-law, and
- (ii) meets the built form requirements of the ~~ER-1~~ **ER-2** zone.
- 6 Table 1A is amended, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,
- (a) by adding a new row titled “Four-unit dwelling use” after “Three-unit dwelling use” under Category RESIDENTIAL;
- (b) by striking out the Row “Secondary suite use”;
- (c) by adding a solid dot on Rows “Four-unit dwelling use” in Columns “DD”, “DH”, “CEN-2”, “CEN-1”, and “COR”; and
- (d) by adding a circled number “15” on Rows “Four-unit dwelling use” in Columns “HR-2” and “HR-1”:

RESIDENTIAL	DD	DH	CEN-2	CEN-1	COR	HR-2	HR-1
Three-unit dwelling use	●	●	●	●	●	⑮	⑮
Four-unit dwelling use	●	●	●	●	●	⑮	⑮
Multi-unit dwelling use	●	●	●	●	●	⑮	⑮
Secondary suite use	●	●	●	●	●	⑮	⑮

7 Table 1B is amended, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) by adding a new row titled “Four-unit dwelling use” after “Three-unit dwelling use” under Category RESIDENTIAL;
- (b) by striking out the Row “Secondary suite use”;
- (c) by adding circled numbers “14”, “15”, and “26” on Rows “Three-unit dwelling use”, “Four-unit dwelling use”, and “Multi-unit dwelling use” in Column “ER-2”;
- (d) by replacing a solid dot on Rows “Single-unit dwelling use”, “Semi-detached dwelling use”, “Townhouse dwelling use”, “Two-unit dwelling use”, “Three-unit dwelling use”, and “Backyard suite use” in Column “ER-3” with a circled number “15”;
- (e) by adding a circled number “15” and a circled number 26” on Rows “Four-unit dwelling use”, and “Multi-unit dwelling use” in Column “ER-3”;
- (f) by adding a circled number “15” on Row “Multi-unit dwelling use” in Column “ER-3”;
- (g) by striking out “two-unit dwelling use,” in footnote (14);
- (h) by adding “four-unit dwelling use,” after “three-unit dwelling use,” in footnote (14); and
- (i) by striking out “6 dwelling units” in footnote (22) and replacing it with “8 dwelling units”;
- (j) by adding “in accordance with Section 231.3, and a multi-unit dwelling use that contains more than 8 units is permitted in the ER-3 zone” after “permitted in the ER-3 zone” in footnote (22);
- (k) by adding “or Subsection 233(3)” after “Section 63” in footnote (22); and
- (l) by adding footnote (26) after footnote (25) “~~26~~ A three-unit dwelling use, four-unit dwelling use, and multi-unit dwelling use are permitted in the ER-2 zone, in accordance with Section 63 or Subsection 233(3)”:

RESIDENTIAL	ER-3	ER-2	ER-1	CH-2	CH-1
Single-unit dwelling use	●-⑮	⑮	⑮		
Semi-detached dwelling use	●-⑮	⑮			
Townhouse dwelling use	● ⑮				
Two-unit dwelling use	● ⑮	⑮	⑥ ⑭		
Three-unit dwelling use	● ⑮	⑭ ⑮ ⑳	⑥ ⑭		
Four-unit dwelling use	⑮	⑭ ⑮ ⑳			
Multi-unit dwelling use	⑮ ㉓	⑭ ⑮ ⑳	⑭		
Secondary suite use	●	⑮	⑮		
Backyard suite use	● ⑮	⑮	⑮		

⑭ A ~~two-unit dwelling use~~, three-unit dwelling use, **four-unit dwelling use**, or multi-unit dwelling use that contains up to 5 units is permitted in the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C.

⑮ Use is permitted, except within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F. New or expanded residential uses within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F, shall only be permitted by development agreement, in accordance with Section 497.

~~22~~ A multi-unit dwelling use that contains up to ~~6 dwelling units~~ **8 dwelling units** is permitted in the ER-3 zone, **in accordance with Section 231.3, and a multi-unit dwelling use that contains more than 8 units is permitted in the ER-3 zone** in accordance with Section 63 or Subsection 233(3).

~~26~~ **A three-unit dwelling use, four-unit dwelling use, and multi-unit dwelling use are permitted in the ER-2 zone, in accordance with Section 63 or Subsection 233(3).**

8 Table 1C is amended, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) by adding a new row titled “Four-unit dwelling use” after “Three-unit dwelling use” under Category RESIDENTIAL;
- (b) by adding a circled number “27” on Row “Multi-unit dwelling use” under Column “INS”;
- (c) by striking out the Row “Secondary suite use”; and
- (d) by adding footnote (27) after footnote (25) “~~27~~ Use is permitted in conjunction with another permitted main institutional use except on the lands that is identified as a landmark building site on Schedule 9.”:

RESIDENTIAL	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Three-unit dwelling use											
Four-unit dwelling use											
Multi-unit dwelling use				⑧②⑦							
Secondary suite use											

⑦ Use is permitted in conjunction with another permitted main institutional use except on the lands that is identified as a landmark building site on Schedule 9.

9 Table 1D is amended, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) by adding a new row titled “Four-unit dwelling use” after “Three-unit dwelling use” under Category RESIDENTIAL;
- (b) by striking out the Row “Secondary suite use”;
- (c) by adding circled numbers “9” and “17” on Row “Four-unit dwelling use” under Column “HCD-SV”;
- (d) by striking out circled numbers “9” and “17” on Row “Multi-unit dwelling use” under Column “HCD-SV”;
- (e) by striking out “a multi-unit dwelling use that contains 4 units” and replacing it with “a four-unit dwelling use” in footnote (9); and
- (f) by replacing “Multi-unit dwelling use that contains 4 units” with “A four-unit dwelling use” in footnote (17):

RESIDENTIAL	HCD-SV
Three-unit dwelling use	⑩①⑥
Four-unit dwelling use	⑨①⑦
Multi-unit dwelling use	⑨ ①⑦ ⑱

Secondary suite use	●
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⑨ In the Morris Queen (MQ) Special Area, as shown on Schedule 3F, ~~a multi-unit dwelling use that contains 4 units~~ **a four-unit dwelling use** is permitted.

⑰ ~~Multi-unit dwelling use that contains 4 units~~ **A four-unit dwelling use** is permitted within a Schmidville Heritage Building that existed on July 17, 2018 and is identified on Schedule 23.

10 Subsection 48(2) is amended by striking out “Excluding low-density dwelling uses” and replacing it with “For a **four-unit dwelling use** or multi-unit dwelling use” by adding the text as shown below in **bold** and by deleting the text as shown in ~~strikeout~~:

(2) ~~Excluding low-density dwelling uses~~ **For a multi-unit dwelling use**, any outdoor solid waste management areas shall be located in a side or rear yard, and shall not be located within 3.5 metres of any lot line abutting a residential use (Diagram 23). **[as amended on April 23, 2024]**

11 Section 55 is repealed.

12 Subsection 56(1) is amended by striking out “Subject to Subsection 56(2), where” in the portion before clause (a) and replacing it with “If”, by striking out “a” after “contain” in the portion before clause (a) and replacing it with “only one”, by striking out “or” in clause (d), by striking out a period in clause (e) and replacing it with “, or”, and by adding clause (f) after clause (e) by adding the text as shown below in **bold** and by deleting the text as shown in ~~strikeout~~:

56 (1) ~~Subject to Subsection 56(2), where~~ **If** a backyard suite use is permitted in Tables 1A, 1B, 1C, or 1D, a lot may contain **a only one** backyard suite use, within the rear yard only, in conjunction with:

- (a) a single-unit dwelling use;
- (b) a two-unit dwelling use;
- (c) a semi-detached dwelling use;
- (d) a three-unit dwelling use; ~~or~~
- (e) a townhouse dwelling use; **or**
- (f) **a four-unit dwelling use.**

13 Subsection 56(2) is repealed.

14 Subsection 56(3) is amended by adding “, except as provided in Subsection 56(8)” after “Sections 327 to 333,” by adding the text as shown below in **bold**:

(3) A backyard suite use shall meet the accessory structure built form and siting requirements of Sections 327 to 333, **except as provided in Subsection 56(8).**

15 Subsection 56(4) is amended by striking out “to a street on the same lot on which the backyard suite is located.” And replacing it with “that (a) connects the backyard suite to a street; (b) is located on the same lot on which the backyard suite is located; and (c) has a minimum width of 1.1 metres.” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(4) A backyard suite use shall have unobstructed access to a street on the same lot on which the backyard suite is located. ~~that~~

- (a) connects the backyard suite to a street;
- (b) is located on the same lot on which the backyard suite use is located; and
- (c) has a minimum width of 1.1 metres.

16 Subsection 56(6) is amended by replacing “shall not” with “may” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(6) A backyard suite use ~~shall not~~ **may** be occupied by a small shared housing use.

17 Section 56 is amended by adding the following after subsection (6) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(7) **A backyard suite shall be permitted accessory to a non-conforming structure for residential use, except where no residential uses are permitted in the zone.**

(8) **Internal conversion of an existing non-conforming accessory structure to a backyard suite use is permitted and exempted from the requirements in Part V, Chapter 19, providing the floor area of the backyard suite does not exceed 93.0 square metres.**

18 *repealed* [as amended on April 23, 2024]

18.1 Section 57 is amended by striking out the entire section and replacing it with the following:

Maximum Number of Bedrooms in the ER-3 or ER-2 Zone

57 (1) Except as provided in Subsections 57(2), 57(3), and 57(4), on a lot zoned ER-3 or ER-2, the following are the maximum number of bedrooms permitted by land use:

- (a) for a single-unit dwelling use, 6 bedrooms per lot;
- (b) for a semi-detached dwelling use, 4 bedrooms per unit;
- (c) for a townhouse dwelling use, 4 bedrooms per unit and 20 bedrooms per townhouse block;
- (d) for a two-unit dwelling use, 8 bedrooms per lot;
- (e) for a three-unit dwelling use, 10 bedrooms per lot;
- (f) for a four-unit dwelling use, 12 bedrooms per lot;
- (g) for a multi-unit dwelling use with 5 dwelling units, 4 bedrooms per unit and 14 bedrooms per lot;
- (h) for a multi-unit dwelling use with 6 dwelling units, 4 bedrooms per unit and 16 bedrooms per lot;
- (i) for a multi-unit dwelling use with 7 dwelling units, 4 bedrooms per unit and 18 bedrooms per lot; and
- (j) for a multi-unit dwelling use with 8 dwelling units, 4 bedrooms per unit and 20 bedrooms per lot.

(2) For a small shared housing use on a lot zoned ER-3 or ER-2, the following are the maximum number of bedrooms permitted by lot area:

(a) for a lot that is less than 375.0 square metres, 12 bedrooms per lot;

(b) for a lot that is at least 375.0 square metres but less than 450.0 square metres, 14 bedrooms per lot;

(c) for a lot that is at least 450.0 square metres but less than 525.0 square metres, 16 bedrooms per lot;

(d) for a lot that is at least 525.0 square metres but less than 600.0 square metres, 18 bedrooms per lot; and

(e) for a lot that is at least 600.0 square metres, 20 bedrooms per lot.

(3) All bedrooms in a backyard suite use are not counted towards the maximum number of bedrooms permitted in Subsection 57(1).

(4) An internal conversion of an existing main dwelling under Section 63 is not subject to Subsection 57(1).

[as amended on April 23, 2024]

18.2 Section 58 is repealed. [as amended on April 23, 2024]

18.3 Section 59 is amended by striking out subsections (1) and (2) and by adding the following new subsection after subsection (2):

(3) If a dwelling unit contains a small shared housing use, the total number of bedrooms for all the dwelling units on the lot must not exceed the maximum number in Subsection 57(1).

[as amended on April 23, 2024]

18.4 Sections 61 and 62 are repealed. [as amended on April 23, 2024]

19 Section 63 is amended, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(a) by adding “or ER-3” before “ER-2” in the title;

(b) by adding “or ER-2” after “ER-3” in the portion before clause (a);

(c) by adding “three-unit dwelling use, four-unit dwelling use, or” after “converted to a”;

(d) by striking out “containing up to six dwelling units, if” and replacing it with “if the building satisfies all of the following; and

(e) by repealing clause (c).

Internal Conversion within the ER-3 or ER-2 Zone

63 A main building within the ER-3 or ER-2 zone may be internally converted to a **three-unit dwelling use, four-unit dwelling use, or** multi-unit dwelling use ~~containing up to six dwelling units, if~~ **if the building satisfies all of the following:**

- (a) the building existed on the coming into force date of this By-law;
- (b) there is no increase in the height or volume of the building;
- (c) ~~the maximum number of bedrooms does not exceed 16; and~~
- (d) excluding the replacement of an existing exterior staircase, no new exterior staircase shall be erected in a front yard.

20 Section 66 is amended by adding the following subsection after subsection (4) by adding the text as shown below in **bold**:

(5) Internal space in a building that contains a commercial use may be permitted to be converted to one or more dwelling units without having to meet the requirements of Subsection 66(1) and Section 67, if

- (a) the building existed before November 27, 2019;**
- (b) the building is in a DD or DH zone;**
- (c) the space being converted was not previously used as a dwelling unit or amenity space; and**
- (d) there is no increase in the height or floor area of the building.**

21 Subsection 67(1) is amended by adding “that has at least 40 units” after “a high-density dwelling use”, by striking out “, at a rate of 5.0 square metres per dwelling unit, for use by the building’s residents. No less than 50% of all required amenity space shall be provided within the building.” and replacing it with “that is consistent with all of the following:”, and by adding clauses (a),(b) and (c) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- 67 (1) Any new building containing a high-density dwelling use **that has at least 40 units** shall be required to provide amenity space, ~~at a rate of 5.0 square metres per dwelling unit, for use by the building’s residents. No less than 50% of all required amenity space shall be provided within the building.~~ **that is consistent with all of the following:**
- (a) at least 5.0 square metres per dwelling unit;**
 - (b) for use by the building’s residents; and**
 - (c) at least 50% of the amenity spaces be provided indoor.**

22 Subsection 67(2) is amended by adding “that has at least 40 units” after “a high-density dwelling use” by adding the text as shown below in **bold**:

- (2) An addition to a building containing a high-density dwelling use **that has at least 40 units** shall be required to provide amenity space, for the addition only, at a rate of 5.0 square metres per dwelling unit, for use by the building’s residents. No less than 50% of all required amenity space shall be provided within the building.

23 Section 69 is amended by striking out “an” in the portion between clauses (c) and (d) and replacing it with “only one”, by striking out “either one of a combination” in the portion between clauses (c) and (d) and replacing it with “any”, by striking out “or” in clause (e), by striking out the a period in clause (f) and replacing it with a semi-colon, and by adding clauses (g) and (h) after clause (f) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

69 In any DD, DH, CEN-2, CEN-1, COR, HR-2, or HR-1 zone, where a lot:

- (a) contains a building with a multi-unit dwelling use;
- (b) does not abut a pedestrian-oriented commercial street, as identified on Schedule 7; and
- (c) has a minimum frontage of 8.0 metres on at least one street;

a minimum of 50% of the total length of all ground floors of the buildings facing a streetline, excluding ~~an~~ **only one** entrance to internal parking or a portal, shall be occupied by ~~either one or a combination~~ **any** of the following:

- (d) commercial uses;
- (e) grade-related dwelling units; ~~or~~
- (f) work-live units-;
- (g) amenity spaces; or**
- (h) residential lobbies.**

24 Table 5: Minimum lot frontage requirements, is amended by striking out “6.1 metres” and replacing it with “4.5 metres” in Row “Townhouse dwelling use in any zone – interior units” and by striking out “9.1 metres” and replacing it “with “7.5 metres” in Row “Townhouse dwelling use in any zone – end units” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Zone	Minimum lot frontage
Townhouse dwelling use in any zone – interior units	6.1 metres 4.5 metres
Townhouse dwelling use in any zone – end units	9.1 metres 7.5 metres

25 Table 6 is amended by striking out in in” and replacing “with “in” as they appear twice, by replacing “6.1 metres” with “4.5 metres” in Row “Townhouse dwelling use in any established residential special area – interior units” and by replacing “9.1 metres” with “7.5 metres” in Row “Townhouse dwelling use in any established residential special area – end units” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Special area	Minimum lot frontage
Townhouse dwelling use in in in any established residential special area – interior units	6.1 metres 4.5 metres
Townhouse dwelling use in in in any established residential special area – end units	9.1 metres 7.5 metres

26 Subsection 86(4) is repealed.

- 27 The portion of section 87 before clause (a) is amended by adding “a four-unit dwelling use,” after “a three-unit dwelling use,” by adding the text as shown below in **bold**:
- 87 A two-unit dwelling use, a three-unit dwelling use, **a four-unit dwelling use**, or a multi-unit dwelling use that contains up to 5 units within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C, shall have the following minimum lot requirements:
- 28 The portion of subsection 89(2) before clause (a) is amended by striking out “expect” and replacing it with “except” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (2) A main building shall not be located on more than one lot, ~~expect~~ **except** for an underground parking structure on abutting lots that are
- (a) under common ownership; and
- (b) not protruding more than 0.6 metres above the average finished grade.
- 29 Subclause 94.5(3)(a)(i) is amended by striking out “8.5” and replacing it with “8.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (i) ~~8.5~~ **8.0** metres for mid-rise buildings,
- 30 Subclause 94.5(3)(b)(i) is amended by adding “except for the balcony without an access to a street without going through a main dwelling,” after “floor,” by adding the text as shown below in **bold**:
- (i) 1.5 metres at the ground floor, **except for the balcony without an access to a street without going through a main dwelling**, and
- 31 Section 96 is amended by renumbering the section as subsection (1), by striking out “if” in subsection (1) and replacing it with “Subject to Subsection 96(2), if”, and by adding a new subsection (2) after subsection (1) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- 96 (1) **¶ Subject to Subsection 96(2), if** the aggregate width of all balconies per storey, above the height of the streetwall, exceeds 50% of the horizontal width of a building face, then the balconies shall:
- (a) not be allowed to encroach into any required setback, stepback, or separation distance; and
- (b) be included in the calculation of maximum tower dimensions, including width and depth.
- (2) **The requirement in Subsection 96(1) shall apply to at least 50% of the storeys above the height of the streetwall in a building.**
- 32 Subsection 103(3) is amended by renumbering the second clause (b) to clause (c) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

~~(b)~~ (c) the height determination for a pedestrian wind impact assessment report under Clause 10(j).

33 Table 8: Main building rooftop features is amended by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~

- (a) adding “, except for an elevator enclosure used as articulation for a streetwall or exterior wall” after “3.0 metres” in Row “Elevator enclosure” and Column 3;
- (b) striking out “4.5 metres” and replacing it with “5.5 metres” in Column 1 of the feature “mechanical penthouse”; and
- (c) striking out a solid dot in Column 2 of the feature “mechanical penthouse”.

Feature	Column 1: Maximum height above roof	Column 2: 30% coverage restriction	Column 3: Minimum setback from roof edge facing front or flanking lot lines	Column 4: Minimum setback from roof edge facing side or rear lot lines
Elevator enclosure	6.0 metres	-	3.0 metres, except for an elevator enclosure used as articulation for a streetwall or exterior wall	-
Mechanical penthouse	4.5 metres 5.5 metres	●	3.0 metres	3.0 metres

34 Section 104 is amended by adding subsection (1.3) after subsection (1) and before subsection (1.5) by adding the text as shown below in **bold**:

(1.3) Within any ER-3, CH-2, or CH-1 zone, a sloped roof of a main building may exceed the maximum required height, as shown on Schedule 15, by no more than 3.0 metres.

35 The portion of subsection 104(2) before clause (a) is amended by striking out “Subsection 104(1)” and replacing it with “Subsections 104(1), 104(1.3), and 104(1.5)” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(2) A sloped roof under ~~Subsection 104(1)~~ **Subsections 104(1), 104(1.3), and 104(1.5)** shall not count towards:

36 Section 105 is amended by striking out “8.0” and replacing it with “10.0” wherever it appears by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

105 (1) Any main building with a streetwall width of ~~8.0~~ **10.0** metres or less shall have its streetwall height determined at the centre point of the streetwall width.

- (2) Any main building with a streetwall width exceeding ~~8.0~~ **10.0** metres shall have its streetwall divided into ~~8.0~~ **10.0** metres portions, except for one portion which may be less than ~~8.0~~ **10.0** metres, and separate streetwall heights shall be determined by measuring the height at the centre point of each portion (Diagram 4).

37 Subsection 113(1) is amended by adding “or” at the end of clause (a), by striking out “; or” in clause (b) and replacing it with a period, and by repealing clause (c) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- 113 (1) There are no maximum front or flanking setback requirements for any main building located:
- (a) on a registered heritage property; **or**
 - (b) on a lot containing a community recreation use; ~~or.~~
 - (c) ~~on a lot with no maximum front or flanking setbacks identified on Schedule 19.~~

38 Section 113 is amended by adding the following after subsection (5) by adding the text as shown below in **bold**:

- (6) **Subject to Subsection 113(7), if a maximum front or flanking setback is not specified on Schedule 19, the maximum required front or flanking setback shall be 4.0 metres.**
- (7) **The maximum front or flanking setback may be exceeded, if**
 - (a) **the setback is not exceeded by more than 50% of the façade; and**
 - (b) **the requirements in Subsection 420(7) are met.**

39 Subsection 118(2) is amended by striking out “8.0” and replacing it with “10.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- (2) Twenty percent or less of the entire streetwall width, to a maximum of ~~8.0~~ **10.0** metres, may be reduced in height, providing the height is not reduced below 3.5 metres (Diagram 7).

40 Subsection 118(3) is amended by striking out “entire width of the streetwall” and replacing it with “building width or building depth” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- (3) The minimum streetwall height required in Subsection 118(1) may be reduced to 3.5 metres along a streetline or a transportation reserve, if the slope exceeds 4% across the ~~entire width of the streetwall~~ **building width or building depth**.

41 Clause 119(1)(a) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- (a) ~~2.5~~ **2.0** metres for mid-rise buildings;

42 Subclause 123(1)(b)(i) is amended by striking out “an” and replacing it with “only one” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(i) ~~an~~ **only one** entrance to internal parking located above or below the ground floor,

43 Clause 125(2)(b) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(b) ~~2.5~~ **2.0** metres for mid-rise buildings;

44 Clause 125(3)(a) is amended by striking out “8.5” and replacing it with “8.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(a) ~~8.5~~ **8.0** metres for mid-rise buildings;

45 The portion of subsection 125(3) before clause (a) is amended by adding “side or” after “The” and by adding “side **or**” after “minimum” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(3) The **side or** rear stepback under Subsection 125(1) is not required if an entire main building has a minimum **side or rear** setback of: **[as amended on April 23, 2024]**

46 Subsection 127(1) is amended by striking out “35.0” in clause (b) and replacing it with “40.0”, by striking out “a” in clause (c) and replacing it with “an average”, by striking out “700” in clause (c) and replacing it with “900”, and by adding “as calculated for the tower portion of the building” after “storey” in clause (c) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(b) a building width of ~~35.0~~ **40.0** metres; and

(c) **a an average** floor area of ~~750~~ **900** square metres per storey **as calculated for the tower portion of the building.**

47 Subsection 134(1) is amended by adding “or” at the end of clause (a), by replacing “; or” in clause (b) with a period, and by repealing clause (c) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

134 (1) There are no maximum front or flanking setback requirements for any main building located:

(a) on a registered heritage property; **or**

(b) on a lot containing a community recreation use; ~~or.~~

(c) ~~on a lot with no maximum front or flanking setbacks identified on Schedule 19.~~

- 48 Section 134 is amended by adding the following after subsection (5) by adding the text as shown below in **bold**:
- (6) **Subject to Subsection 134(7), if a maximum front or flanking setback is not specified on Schedule 19, the maximum required front or flanking setback shall be 4.0 metres.**
 - (7) **The maximum front or flanking setback may be exceeded, providing that:**
 - (a) **the setback is not exceeded by more than 50% of the façade; and**
 - (b) **the requirements in subsection 420(7) are met.**
- 49 Subsection 138(3) is amended by striking out “entire width of the streetwall” and replacing it with “building width or **building** depth” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (3) Subject to Section 143, the minimum streetwall height required in Subsection 138(1) may be reduced to 3.5 metres along a streetline or a transportation reserve, if the slope exceeds 4% across the ~~entire width of the streetwall~~ **building width or building depth.**
- 50 Subclause 144(1)(b)(i) is amended by striking out “an” and replacing it with “only one” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (i) **an only one** entrance to internal parking located above or below the ground floor,
- 51 Subsection 160(1) is amended by adding “or” at the end of clause (a), by replacing “; or” in clause (b) with a period, and by repealing clause (c) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- 160 (1) There are no maximum front or flanking setback requirements for any main building located:
- (a) on a registered heritage property; **or**
 - (b) on a lot containing a community recreation use; ~~or.~~
 - (c) ~~on a lot with no maximum front or flanking setbacks identified on Schedule 19.~~
- 52 Section 160 is amended by adding the following after subsection (5) by adding the text as shown below in **bold**:
- (6) **Subject to Subsections 160(7) and 161(3), if a maximum front or flanking setback is not specified on Schedule 19, the maximum required front or flanking setback shall be 4.0 metres.**
 - (7) **The maximum front or flanking setback may be exceeded, if**
 - (a) **the setback is not exceeded by more than 50% of the façade; and**
 - (b) **the requirements in Subsection 420(7) are met.**

53 Section 161 is amended by adding the following after subsection (2) by adding the text as shown below in **bold**:

(3) **Subsection 160(6) shall not apply to 20 Best Street, Dartmouth (PID 40534752).**

54 Subsection 163(3) is amended by striking out “20.0 metres” and replacing it with “7 storeys” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(3) Subject to Subsection 163(4), for a tall mid-rise building, any portion of the main building exceeding a height of ~~20.0 metres~~ **7 storeys** shall have a minimum required setback of 4.5 metres from a rear lot line.

55 Subsection 164(1) is amended by striking out “Subject to Subsections 164(2) and 164(3), any” in the portion before clause (a) and replacing it with “Any”, by striking out “any main building taller than 11.0 metres in height but” in clause (b) and replacing it with “a main building except under Clause 164(1)(a), that is”, by striking out “14.0 metres in height” in clause (b) and replacing it with “5 storeys”, and by striking out “11.0 metres” in clause (c) and replacing it with “3 storeys” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

164 (1) ~~Subject to Subsections 164(2) and 164(3), any~~ **Any** main building’s maximum required streetwall height shall be:

- (a) on a registered heritage property, the streetwall height of the registered heritage building on the coming into force date of this By-law;
- (b) for ~~any main building taller than 11.0 metres in height but~~ **a main building except under Clause 164(1)(a), that is** no taller than ~~14.0 metres in height~~ **5 storeys**, the building height; or
- (c) ~~11.0 metres~~ **3 storeys** elsewhere.

56 Subsections 164(2) and 164(3) are repealed.

57 Subsection 165(1) is amended by striking out “8.0 metres” in clause (a) and replacing it with “2 storeys”, by striking out “less than 8.0 metres in height” and replacing it with “that is 2 storeys or less”, and by striking out “8.0 metres elsewhere” in subclause (b)(ii) and replacing it with “for any main building that is more than 2 storeys, 2 storeys” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

165 (1) Subject to Subsections 165(2) and 165(3), any main building’s minimum required streetwall height shall be:

- (a) along pedestrian-oriented commercial streets, as shown on Schedule 7, ~~8-0 metres~~ **2 storeys**; or
- (b) along all other streets or transportation reserves:
 - (i) for any main building ~~less than 8.0 metres in height~~ **that is 2 storeys or less**, the building height, or
 - (ii) ~~8.0 metres elsewhere~~ **for any main building that is more than 2 storeys, 2 storeys.**

58 Subsection 165(2) is amended by striking out “8.0” and replacing it with “10.0” and by striking out “3.5 metres” and replacing it with “1 storey” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(2) Twenty percent or less of the entire streetwall width, to a maximum of ~~8.0~~ **10.0** metres, may be reduced in height, providing the height is not reduced below ~~3.5 metres~~ **1 storey** (Diagram 7).

59 Subsection 165(3) is amended by striking out “3.5 metres” and replacing it with “1 storey” and by striking out “entire width of the streetwall” and replacing it with “building width or **building** depth” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(3) The minimum streetwall height required in Subsection 165(1) may be reduced to ~~3.5 metres~~ **1 storey** along a streetline or a transportation reserve, if the slope exceeds 4% across the ~~entire width of the streetwall~~ **building width or building depth**.

60 Clause 166(1)(a) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(a) ~~2.5~~ **2.0** metres for mid-rise buildings;

61 Subclause 170(1)(b)(i) is amended by striking out “an” and replacing it with “only one” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(i) ~~an~~ **only one** entrance to internal parking located above or below the ground floor,

62 Subsection 172(1) is amended by striking out “at a height between 6.0 metres and 11.0 metres” and replacing it with “on the 2nd, 3rd, or 4th storey” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

172 (1) Subject to Subsection 172(3), where a lot abuts an ER-3, ER-2, ER-1, CH-2, CH-1, PCF, or RPK zone, the wall of any main building facing such zone shall have a required side or rear stepback ~~at a height between 6.0 metres and 11.0 metres,~~ **as measured from the lowest finished grade on that side of the main building on the 2nd, 3rd, or 4th storey.** **[as amended on April 23, 2024]**

63 Clause 172(2)(b) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(b) ~~2.5~~ **2.0** metres for mid-rise buildings;

64 Clause 172(3)(a) is amended by striking out “8.5” and replacing it with “8.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(a) ~~8.5~~ **8.0** metres for mid-rise buildings;

65 The portion of subsection 172(3) before clause (a) is amended by adding “side or” after “The” and by adding “side **or**” after “minimum” by adding the text as shown below in **bold**:

(3) The **side or** rear setback under Subsection 172(1) is not required if an entire main building has a minimum **side or rear** setback of: **[as amended on April 23, 2024]**

66 Subsection 174(2) is amended by striking out “35.0” in clause (b) and replacing it with “40.0”, by striking out “a” in clause (c) and replacing it with “an average”, by striking out “700” in clause (c) and replacing it with “900”, and by adding “as calculated for the tower portion of the building” after “storey” in clause (c) by adding the text as shown below in **bold** and by deleting the text as shown below in **strikeout**:

(b) a building width of ~~35.0~~ **40.0** metres; and

(c) **a an average** floor area of ~~750~~ **900** square metres per storey **as calculated for the tower portion of the building**.

67 Subsection 182(3) is amended by striking out “20.0 metres” and replacing it with “7 storeys” by adding the text as shown below in **bold** and by deleting the text as shown below in **strikeout**:

(3) For a tall mid-rise building, any portion of the main building exceeding a height of ~~20.0 metres~~ **7 storeys** shall have a minimum required setback of 4.5 metres from a rear lot line.

68 Subsection 183(1) is amended by striking out “Subject to Subsections 183(2) and 183(3), any” in the portion before clause (a) and replacing it with “Any”, by striking out “8.0 metres” in clause (b) and replacing it with “2 storeys”, by striking out “any main building taller than 11.0 metres in height but” in clause (c) and replacing it with “a main building except under Clauses 183(1)(a) and 183(1)(b), that is”, and by striking out “14.0 metres in height” in clause (c) and replacing it with “5 storeys”, and by striking out “11.0 metres” in clause (d) and replacing it with “3 storeys” by adding the text as shown below in **bold** and by deleting the text as shown below in **strikeout**:

183 (1) ~~Subject to Subsections 183(2) and 183(3), any~~ **Any** main building’s maximum required streetwall height shall be:

- (a) on a registered heritage property, the streetwall height of the registered heritage building on the coming into force date of this By-law;
- (b) for any main building in the Agricola Street (AS) Special Area, as shown on Schedule 3F, ~~8.0 metres~~ **2 storeys**;
- (c) ~~for any main building taller than 11.0 metres in height but~~ **a main building except under Clauses 183(1)(a) and 183(1)(b), that is** no taller than ~~44.0 metres in height~~ **5 storeys**, the building height; or
- (d) ~~11.0 metres~~ **3 storeys** elsewhere.

69 Subsections 183(2) and 183(3) are repealed.

70 Subsection 184(1) is amended by striking out “8.0 metres” in clause (a) and replacing it with “2 storeys”, by striking out “less than 8.0 metres in height” and replacing it with “that is 2 storeys or less”, and by striking out “8.0 metres” in subclause (b)(ii) and replacing it with “2 storeys” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

184 (1) Subject to Subsections 184(2) and 184(3), any main building’s minimum required streetwall height shall be:

- (a) along pedestrian-oriented commercial streets, as shown on Schedule 7, ~~8.0 metres~~ **2 storeys**; or
- (b) along all other streets or transportation reserves:
 - (i) for any main building ~~less than 8.0 metres in height~~ **that is 2 storeys or less**, the building height, or
 - (ii) ~~8.0 metres~~ **2 storeys** elsewhere.

71 Subsection 184(2) is amended by striking out “8.0” and replacing it with “10.0” and by striking out “3.5 metres” and replacing it with “1 storey” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(2) Twenty percent or less of the entire streetwall width, to a maximum of ~~8.0~~ **10.0** metres, may be reduced in height, providing the height is not reduced below ~~3.5 metres~~ **1 storey** (Diagram 7).

72 Subsection 184(3) is amended by striking out “3.5 metres” and replacing it with “1 storey” and by striking out “entire width of the streetwall” and replacing it with “building width or **building depth**” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(3) The minimum streetwall height required in Subsection 184(1) may be reduced to ~~3.5 metres~~ **1 storey** along a streetline or a transportation reserve, if the slope exceeds 4% across the ~~entire width of the streetwall~~ **building width or building depth**.

73 Clause 185(1)(a) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(a) ~~2.5~~ **2.0** metres for mid-rise buildings;

74 Subclause 189(1)(b)(i) is amended by striking out “an” and replacing it with “only one” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(i) ~~an~~ **only one** entrance to internal parking located above or below the ground floor,

- 75** Subsection 191(1) is amended by striking out “at a height between 6.0 metres and 11.0 metres” and replacing it with “on the 2nd, 3rd, or 4th storey” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- 191 (1) Subject to Subsection 191(3), where a lot abuts an ER-3, ER-2, ER-1, CH-2, CH-1, PCF, or RPK zone, the wall of any main building facing such zone shall have a required side or rear stepback ~~at a height between 6.0 metres and 11.0 metres, as measured from the~~ **lowest finished grade on that side of the main building on the 2nd, 3rd, or 4th storey.** **[as amended on April 23, 2024]**
- 76** Clause 191(2)(b) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (b) ~~2.5~~ **2.0** metres for mid-rise buildings;
- 77** Clause 191(3)(a) is amended by striking out “8.5” and replacing it with “8.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (a) ~~8.5~~ **8.0** metres for mid-rise buildings;
- 78** The portion of subsection 191(3) before clause (a) is amended by adding “side or” after “The” and by adding “side **or**” after “minimum” by adding the text as shown below in **bold**:
- (3) The **side or** rear stepback under Subsection 191(1) is not required if an entire main building has a minimum **side or rear** setback of: **[as amended on April 23, 2024]**
- 79** Subsection 199(3) is amended by striking out “20.0 metres” and replacing it with “7 storeys” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (3) For any tall mid-rise building, any portion of the main building exceeding a height of ~~20.0 metres~~ **7 storeys** shall have a minimum required setback of 4.5 metres from a rear lot line.
- 80** Subsection 200(1) is amended by striking out “Subject to Subsections 200(2) and 200(3), any” in the portion before clause (a) and replacing it with “Any”, by striking out clause (b) and replacing it with the two new subclauses, and by striking out clause (c) and replacing it with the two new subclauses, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

200 (1) ~~Subject to Subsections 200(2) and 200(3), any~~ **Any** main building's maximum required streetwall height shall be:

- (a) on a registered heritage property, the streetwall height of the registered heritage building on the coming into force date of this By-law;
- (b) ~~for any main building taller than 11.0 metres in height but no taller than 14.0 metres in height, the building height; or~~ **for a main building other than clause 200(1)(a) that is constructed using wood-frame construction or encapsulated mass timber construction, and**
 - (i) **if the main building is no taller than 6 storeys, the building height, or**
 - (ii) **if the main building is taller than 6 storeys, 6 storeys; or**
- (c) ~~11.0 metres elsewhere~~ **for a main building other than Clauses 200(1)(a) or 200(1)(b)**
 - (i) **that is no taller than 5 storeys, the building height, or**
 - (ii) **that is taller than 5 storeys, 3 storeys.**

81 Subsections 200(2) and 200(3) are repealed.

82 Subsection 201(1) is amended by striking out "8.0 metres" in clause (a) and replacing it with "2 storeys", by striking out "less than 8.0 metres in height" and replacing it with "that is 2 storeys or less", and by striking out "8.0 metres elsewhere" in subclause (b)(ii) and replacing it with "for any main building that is more than 2 storeys, 2 storeys" by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

201 (1) Subject to Subsections 201(2) and 201(3), any main building's minimum required streetwall height shall be:

- (a) along pedestrian-oriented commercial streets, as shown on Schedule 7, ~~8.0 metres~~ **2 storeys**; or
- (b) along all other streets or transportation reserves:
 - (i) for any main building ~~less than 8.0 metres in height~~ **that is 2 storeys or less**, the building height, or
 - (ii) ~~8.0 metres elsewhere~~ **for any main building that is more than 2 storeys, 2 storeys.**

83 Subsection 201(2) is amended by striking out "8.0" and replacing it with "10.0" by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- (2) Twenty percent or less of the entire streetwall width, to a maximum of ~~8.0~~ **10.0** metres, may be reduced in height, providing the height is not reduced below ~~3.5 metres~~ **1 storey** (Diagram 7).

- 84** Subsection 201(3) is amended by striking out “3.5 metres” and replacing it with “1 storey” and by striking out “entire width of the streetwall” and replacing it with “building width or **building depth**” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (3) The minimum streetwall height required in Subsection 201(1) may be reduced to ~~3.5 metres~~ **1 storey** along a streetline or a transportation reserve, if the slope exceeds 4% across the ~~entire width of the streetwall~~ **building width or building depth**.
- 85** Clause 202(1)(a) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (a) ~~2.5~~ **2.0** metres for mid-rise buildings;
- 86** Subsection 202(2) is amended by striking out “Clause 200(1)(b)” and replacing it with “Subclauses 200(1)(b)(i) or 200(1)(c)(i) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (2) No streetwall stepback is required for any main building that meets ~~Clause 200(1)(b)~~ **Subclauses 200(1)(b)(i) or 200(1)(c)(i)**.
- 87** Subclause 206(1)(b)(i) is amended by striking out “an” and replacing it with “only one” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (i) ~~an~~ **only one** entrance to internal parking located above or below the ground floor,
- 88** Subsection 208(2) is amended by striking out “at a height between 6.0 metres and 11.0 metres” and replacing it with “on the 2nd, 3rd, or 4th storey” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- 208 (2) Subject to Subsection 208(4), where a lot abuts an ER-3, ER-2, ER-1, CH-2, CH-1, PCF, or RPK zone, the wall of any main building facing such zone shall have a required side or rear stepback ~~at a height between 6.0 metres and 11.0 metres~~, **as measured from the lowest finished grade on that side of the main building on the 2nd, 3rd, or 4th storey.** **[as amended on April 23, 2024]**
- 89** Clause 208(3)(b) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (a) ~~2.5~~ **2.0** metres for mid-rise buildings;
- 90** Subsection 208(4) is amended by adding “side or” after “The” in the portion before clause (a), by adding “side **or**” after “minimum” in the portion before clause (a), and striking out “8.5” in clause (a) and replacing it with “8.0” by adding the text as shown below in **bold**:
- (4) The **side or** rear stepback under Subsections 208(1) and 208(2) are not required if an entire main building has a minimum **side or rear** setback of: **[as amended on April 23, 2024]**

(a) ~~8.5~~ **8.0** metres for mid-rise buildings;

91 Subsection 210(2) is amended by striking out “35.0” in clause (b) and replacing it with “40.0”, by striking out “a” in clause (c) and replacing it with “an average”, by striking out “700” in clause (c) and replacing it with “900”, and by adding “as calculated for the tower portion of the building” after “storey” in clause (c) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(b) a building width of ~~35.0~~ **40.0** metres; and

(c) **a an average** floor area of ~~750~~ **900** square metres per storey **as calculated for the tower portion of the building.**

92 Clause 217(1)(b) is amended by striking out “any main building taller than 11.0 metres in height but” and replacing it with “a main building other than clause 217(1)(a) that is” and by striking out “the building height” and replacing it with “a vertical distance between the streetline grade and the main building’s highest point” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(b) ~~for any main building taller than 11.0 metres in height but~~ **a main building other than clause 217(1)(a) that is** no taller than 14.0 metres in height, ~~the building height a~~ **vertical distance between the streetline grade and the main building’s highest point;** or

93 Subsection 218(2) is amended by striking out “8.0” and replacing it with “10.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(2) Twenty percent or less of the entire streetwall width, to a maximum of ~~8.0~~ **10.0** metres, may be reduced in height, providing the height is not reduced below 3.5 metres (Diagram 7).

94 Subsection 218(3) is amended by striking out “entire width of the streetwall” and replacing it with “building width or depth” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(3) The minimum streetwall height required in Subsection 218(1) may be reduced to 3.5 metres along a streetline or a transportation reserve, if the slope exceeds 4% across the ~~entire width of the streetwall~~ **building width or building depth.**

95 Subsection 219(1) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

219 (1) Subject to Subsections 219(2) and 219(3), any main building shall have a minimum required streetwall setback of ~~2.5~~ **2.0** metres for mid-rise buildings.

96 Clause 223(2)(b) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(b) ~~2.5~~ **2.0** metres for mid-rise buildings;

97 Subsection 223(3) is amended by adding “side or” after “The”, by adding "side **or**" after "minimum", and by striking out “8.5” and replacing it with “8.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(3) The **side or** rear setback under Subsection 223(1) is not required if an entire main building has a minimum **side or rear** setback of ~~8.5~~ **8.0** metres for mid-rise buildings. **[as amended on April 23, 2024]**

98 The portion of clause 229(1)(a) before subclause (i) is amended by adding “or ER-2” after “in an ER-3” by adding the text as shown below in **bold**:

(a) in an ER-3 **or ER-2** zone, a townhouse dwelling use shall have a minimum required side setback of:

- (i) 0.0 metre along a common wall between each unit, or
- (ii) 3.0 metres elsewhere;

99 Subsection 231(1) is amended, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) by striking out “for lots 325.0 square metres or less, 50%” and replacing it with “for a single-unit dwelling use, 40%” in clause (a); and
- (b) by striking out “for lots greater than 325.0 square metres, 40%” and replacing it with “for all other uses, (i) if a lot is larger than 325.0 square metres, 50%, or (ii) if a lot is 325.0 square metres or smaller, 60%” in clause (b):

(1) Subject to Subsections 231(2) and 231(3), and Section 234, the maximum required lot coverage shall be:

- (a) ~~for lots 325.0 square metres or less, 50%~~
for a single-unit dwelling use, 40%; or
 - (b) ~~for lots greater than 325.0 square metres, 40%~~
for all other uses,
- (i) if a lot is larger than 325.0 square metres, 50%, or**
 - (ii) if a lot is 325.0 square metres or smaller, 60%.**

100 Table 10: Maximum required lot coverage for Established Residential Special Areas is amended by striking out Rows “Dartmouth North 1 (DN-1)” and “Dartmouth North 2 (DN-2)” by deleting the text as shown below in ~~strikeout~~:

Established Residential Special Area	Maximum Required Lot Coverage (%)
Grant Street (GS)	35%
Young Avenue (YA)	35%
North End Halifax 2 (NEH-2)	50%
Dartmouth North 1 (DN-1)	35%
Dartmouth North 2 (DN-2)	35%

[as amended on April 23, 2024]

- 101 Part V, Chapter 9 is amended by adding the following after subsection 231(3) and before section 232 by adding the text as shown below in **bold** :

Residential Density by Lot Area

231.3 In an ER-3 zone, a multi-unit dwelling use shall contain no more than

- (a) 4 dwelling units if a lot is less than 375.0 square metres;**
- (b) 5 dwelling units if a lot is at least 375.0 square metres but less than 450.0 square metres;**
- (c) 6 dwelling units if a lot is at least 450.0 square metres but less than 525.0 square metres;**
- (d) 7 dwelling units if a lot is at least 525.0 square metres but less than 600.0 square metres; or**
- (e) 8 dwelling units if a lot is at least 600.0 square metres.**

Pedestrian Entrance on a Streetline

231.5 A multi-unit dwelling use shall have a required minimum of one exterior pedestrian entrance on a streetwall.

- 102 Section 233 is amended by striking out section 233 and replacing it with the new subsections (1), (2), (3), and (4) of section 233 by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

~~Number of Townhouses in the ER-3 Zone~~

~~233 The maximum number of townhouse dwelling units permitted in a townhouse block that is located in the ER-3 zone is eight.~~

Maximum Building Dimensions

- 233 (1) Excluding any structure below 0.6 metres above the average finished grade or any public building use, any main building shall not exceed:**
- (a) except as provided in Subsection 233(2) or 233(3), a building width of 20.0 metres; and**
 - (b) a building depth of 30.0 metres.**
- (2) The maximum building width of a townhouse block is 64.0 metres and the maximum number of permitted townhouse units in a townhouse block located in a ER-3 Zone is eight.**
- (3) An addition to an existing main building shall not exceed the building width or footprint of the existing main building, if the addition causes the main building to contain**
- (a) more than 2 dwelling units in an ER-2 zone; or**
 - (b) more than 8 dwelling units in an ER-3 zone.**

- 103 The portion of section 234 before clause (a) is amended by adding "a four-unit dwelling use," after "a three-unit dwelling use," by adding the text as shown below in **bold**:

- 234 For a two-unit dwelling use, a three-unit dwelling use, **a four-unit dwelling use**, or a multi-unit dwelling use that contains up to 5 units within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C, the following additional built form requirements shall apply:
- 104** Clause 237(a) is amended by striking out “4” and replacing it with “6” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (a) **4-6** per cluster housing block; and
- 105** Subsection 243(1) is amended by striking out “40%” and replacing it with “50%” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- 243 (1) Subject to Subsection 243(2), the maximum required lot coverage is ~~40%~~ **50%**.
- 106** Subsection 259(2) is amended by striking out “8.0” and replacing it with “10.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (2) Twenty percent or less of the entire streetwall width, to a maximum of ~~8.0~~ **10.0** metres, may be reduced in height, providing the height is not reduced below 3.5 metres (Diagram 7).
- 107** Subsection 259(3) is amended by striking out “entire width of the streetwall” and replacing it with “building width or building depth” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (3) The minimum streetwall height required in Subsection 259(1) may be reduced to 3.5 metres along a streetline or a transportation reserve, if the slope exceeds 4% across the ~~entire width of the streetwall~~ **building width or building depth**.
- 108** Clause 260(1)(a) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (a) ~~2.5~~ **2.0** metres for mid-rise buildings;
- 109** Clause 264(3)(b) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (b) ~~2.5~~ **2.0** metres for mid-rise buildings;
- 110** Subsection 264(4) is amended by adding “side or” after “The” in the portion before clause (a), by adding “side **or**” after “minimum” in the portion before clause (a), and by striking out “8.5” in clause (a) and replacing it with “8.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (4) The **side or** rear setback under Subsections 264(1) and 264(2) are not required if an entire main building has a minimum **side or rear** setback of: **[as amended on April 23, 2024]**

(a) ~~8.5~~ **8.0** metres for mid-rise buildings;

111 Subsection 266(1) is amended by striking out “35.0” in clause (b) and replacing it with “40.0”, by striking out “a” in clause (c) and replacing it with “an average”, by striking out “700” in clause (c) and replacing it with “900”, and by adding “as calculated for the tower portion of the building” after “storey” in clause (c) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(b) a building width of ~~35.0~~ **40.0** metres; and

(c) **a an average** floor area of ~~750~~ **900** square metres per storey **as calculated for the tower portion of the building**.

112 Subsection 274(2) is amended by striking out “8.0” and replacing it with “10.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(2) Twenty percent or less of the entire streetwall width, to a maximum of ~~8.0~~ **10.0** metres, may be reduced in height, providing the height is not reduced below 3.5 metres (Diagram 7).

113 Subsection 274(3) is amended by striking out “entire width of the streetwall” and replacing it with “building width or building depth” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(3) The minimum streetwall height required in Subsection 274(1) may be reduced to 3.5 metres along a streetline or a transportation reserve, if the slope exceeds 4% across the ~~entire width of the streetwall~~ **building width or building depth**.

114 Clause 275(1)(a) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(a) ~~2.5~~ **2.0** metres for mid-rise buildings;

115 Clause 279(3)(b) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(b) ~~2.5~~ **2.0** metres for mid-rise buildings;

116 Subsection 279(4) is amended by adding “side or” after “The” in the portion before clause (a), by adding “side **or**” after “minimum” in the portion before clause (a), and by striking out “8.5” in clause (a) and replacing it with “8.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(4) The **side or** rear setback under Subsections 279(1) and 279(2) are not required if an entire main building has a minimum **side or rear** setback of: **[as amended on April 23, 2024]**

(a) ~~8.5~~ **8.0** metres for mid-rise buildings;

- 117 Subsection 289(2) is amended by striking out “8.0” and replacing it with “10.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (2) Twenty percent or less of the entire streetwall width, to a maximum of ~~8.0~~ **10.0** metres, may be reduced in height, providing the height is not reduced below 3.5 metres (Diagram 7).
- 118 Subsection 289(3) is amended by striking out “entire width of the streetwall” and replacing it with “building width or building depth” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (3) The minimum streetwall height required in Subsection 289(1) may be reduced to 3.5 metres along a streetline or a transportation reserve, if the slope exceeds 4% across the ~~entire width of the streetwall~~ **building width or building depth**.
- 119 Clause 290(1)(a) is amended by striking out “2.5” and replacing it with “2.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (a) ~~2.5~~ **2.0** metres for mid-rise buildings;
- 120 Clause 294(3)(b) is amended by striking out “2.5” and replacing it with “2.0” as shown below in **bold** and ~~strikeout~~:
- (b) ~~2.5~~ **2.0** metres for mid-rise buildings;
- 121 Subsection 294(4) is amended by adding “side or” after “The” in the portion before clause (a), by adding “side **or**” after “minimum” in the portion before clause (a), and by striking out “8.5” in clause (a) and replacing it with “8.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (4) The **side or** rear setback under Subsections 294(1) and 294(2) are not required if an entire main building has a minimum **side or rear** setback of: **[as amended on April 23, 2024]**
- (a) ~~8.5~~ **8.0** metres for mid-rise buildings;
- 122 Subsection 296(1) is amended by striking out “35.0” in clause (b) and replacing it with “40.0”, by striking out “a” in clause (c) and replacing it with “an average”, by striking out “700” in clause (c) and replacing it with “900”, and by adding “as calculated for the tower portion of the building” after “storey” in clause (c) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (b) a building width of ~~35.0~~ **40.0** metres; and
- (c) **a an average** floor area of ~~750~~ **900** square metres per storey **as calculated for the tower portion of the building**.
- 123 Section 331 is amended by replacing a colon with “7.7 metres” and repealing clauses (a) and (b) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- 331 An accessory structure's height shall not exceed: **7.7 metres**
- (a) ~~in the Westmount Subdivision (WS) Special Area, as shown on Schedule 3C, 3.0 metres if located within a front yard; or~~
- (b) ~~5.5 metres elsewhere.~~
- 124** Subsection 333(1.5) is amended by striking out "90.0" and replacing it with "93.0" -by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (1.5) In any DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, ER-3, ER-2, ER-1, CH-2, or CH-1 zone, any new accessory structure shall not have a floor area greater than ~~90.0~~ **93.0** square metres.
- 125** Section 333 is amended by adding the following subsection (5) after subsection (4) by adding the text as shown below in **bold**:
- (5) An enclosed or internal staircase or elevator leading to a dwelling unit within an accessory structure is exempted from the floor area requirements for accessory structures.**
- 126** Section 352 is amended by striking out "ER-1" and replacing it with "ER-2":
- 352 With the exception of the developments listed under Section 353 and subject to Sections 354 and 355, any developments in the DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, ER-3, ~~ER-1~~ **ER-2**, CH-2, CH-1, CLI, INS, UC-2, UC-1, PCF, and RPK zones shall meet all the applicable design requirements contained within this Part.
- 127** Section 353 is amended by striking out "or" in subclause (b)(ii), by striking out a semi-colon in subclause (b)(iii) and replacing it with ", or", by adding "(iv) a four-unit dwelling use within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C;" after subclause (b)(iii), by adding "enlargement," before "alterations" in clause (d), by striking out ", except within the streetwall" in clause (e), by striking out "8.0" in clause (g) and replacing it with "10.0", by striking out "no more than 20% of" in clause (h), and by replacing "10%" in clause (i) with "40%" by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- 353** The following developments are exempted from all design requirements contained within this Part:
- (a) any development exempted from requiring a development permit in Section 9;
- (b) low-density dwelling uses, excluding:
- (i) a townhouse dwelling use in any zone,
- (ii) a two-unit dwelling use within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C, ~~or~~
- (iii) a three-unit dwelling use within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C; **or**
- (iv) a four-unit dwelling use within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C;**

- (c) backyard suite uses;
- (d) **enlargement**, alterations and replacements in existing window and door openings;
- (e) new window and door openings on any portion of a building, ~~except within the streetwall~~;
- (f) a building addition with a floor area of 500 square metres or less, which does not alter a streetwall;
- (g) a building addition that alters a streetwall, where the addition does not exceed ~~8.0~~ **10.0** metres along the width of the streetwall;
- (h) changes to external cladding materials for ~~no more than 20%~~ of any wall that is not a streetwall;
- (i) changes to external cladding materials for no more than ~~10%~~ **40%** of any streetwall;
- (j) interior renovations;
- (k) the installation and replacement of minor building features;
- (l) a change of use or tenancy in a building that does not change the external appearance of the building, beyond what is already exempted within this Section;
- (m) temporary construction uses;
- (n) accessory structures;
- (o) in the Dartmouth Waterfront (DW) Special Area, as shown on Schedule 3A, and the Halifax Waterfront (HW) Special Area, as shown on Schedules 3B:
 - (i) shipping containers that are no greater than 3.0 metres in height, or
 - (ii) kiosks that are a maximum of 3.0 metres in height and have a maximum floor area of 32.0 square metres;
- (p) steps, stairs, ramps, and other building entrances or entrance features;
- (q) signs; and
- (r) transportation facility uses.

128 Table 11 is amended

- (a) by striking out “ER-1” in the first row and replacing it with “ER-2”;
- (b) by striking out “Repealed” after Row “Articulation for Streetwalls or Exterior Walls that Abut a Front or Flanking Yard and that are Greater than 64.0 Metres in Width (Section 360)” and replacing it with “Corner Treatment (Section 361)”;
- (c) by adding a new row “Small Scale Multi-Unit Dwelling Use (Section 366.5)” after the row “Ground Floor Transparency (Section 366); and
- (d) by adding a solid dot in the columns “ER-3” of the rows “Privacy for Grade-Related Dwelling Units (Section 358)” and “Multi-Unit Dwelling Use in the ER Zones (Section 366.5)”:

	DD DH CEN-2 CEN-1 COR HR-2 HR-1 Zones	CLI Zone	ER-3 Zone	ER-4 ER-2 Zone	CH-2 CH-1 Zones	INS Zone	UC-2 UC-1 Zones	PCF RPK Zones
Privacy for Grade-Related Dwelling Units (Section 358)	●		●					
Repealed Corner Treatment (Section 361)	●					●	②	●
Multi-Unit Dwelling Use in the ER Zones (Section 366.5)			●					

129 Table 12 is amended

- (a) by striking out “ER-1” in the first row and replacing it with “ER-2”;
- (b) by adding a new row “Multi-Unit Dwelling Use in the ER Zones (Section 366.5)” after the row “Ground Floor Transparency (Section 366):

	DD DH CEN-2 CEN-1 COR HR-2 HR-1 Zones	CLI Zone	ER-3 Zone	ER-1 ER-2 Zone	CH-2 CH-1 Zones	INS Zone	UC-2 UC-1 Zones	PCF RPK Zones
Ground Floor Transparency (Section 366)	① ④	① ④				① ④	① ② ④	① ④
Multi-Unit Dwelling Use in the ER Zones (Section 366.5)								

130 Subsection 359(3) is amended by striking out “8.0” and replacing it with “10.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- (3) Streetwalls or exterior walls that abut a front or flanking yard, and that have a width no greater than 64.0 metres, shall be divided into distinct sections between 0.3 metre and ~~8.0~~ **10.0** metres in width, extending from the ground to the top of the streetwall.

131 Subsection 360(3) is amended by striking out “8.0” and replacing it with “10.0” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- (3) Streetwalls or exterior walls that abut a front or flanking yard, and that have a width greater than 64.0 metres, shall be divided into distinct sections between 0.3 metre and ~~8.0~~ **10.0** metres in width, extending from the ground to the top of the streetwall.

132 Part VII, Chapter 3 is amended by adding a new section after Section 366 as shown below in **bold**:

Design Requirement: Multi-Unit Dwelling Use in the ER Zones

366.5 (1) **A streetwall of a multi-unit dwelling use must consist of clear glass glazing, which may be located in a door,**

- (a) for at least 25% of the length of the streetwall along a front lot line;
and
- (b) for at least 15% of the length of the streetwall along a flanking lot line.

(2) For a multi-unit dwelling use that has a building width greater than 10.0 metres, at least two of the following are required:

- (a) at least one balcony is provided on the façade facing a front lot line for each storey that is above the ground floor;
- (b) at least 20% of the façade facing a front lot line is recessed by additional 0.6 metres from rest of the streetwall;
- (c) a projection of up to 1.0 metre for a window bay, subject to Clause 94.5(1)(d);
- (d) a covered porch with an area of at least 2.0 square metres is provided on the ground floor of a façade facing a front lot line.

[as amended on April 23, 2024]

133 Section 376 is amended by adding “a four-unit dwelling use,” after “a three-unit dwelling use,” by adding the text as shown below in **bold**:

376 A two-unit dwelling use, a three-unit dwelling use, **a four-unit dwelling use**, or a multi-unit dwelling use that contains up to 5 units within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C, shall meet the applicable design requirements of this Chapter.

134 Clause 380(1)(a) is amended by striking out “streeline” and replacing it with “streetline” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(a) abutting a registered heritage property along the same ~~streeline~~ **streetline** or abutting a heritage conservation district along the same streetline; and

135 Section 393 is amended by striking out “or HR-2” in the title and replacing it with “HR-2, or HR-1”, by striking out “of 64.0 metres” in subsection (1), and by striking out “or HR-2” in clause (2)(a) and replacing it with “HR-2, or HR-1” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

Variation: Maximum Building Dimensions in the CEN-2, COR, ~~or HR-2~~ **HR-2, or HR-1** Zone

393 (1) The requirements of Subsections 174(1), 193(1), or 210(1) may be varied by site plan approval to exceed a building width or building depth ~~of 64.0 metres~~.

(2) When considering a site plan approval under Subsection 393(1), the following criteria shall be met:

- (a) the lot that is the subject of the proposed site plan is located within a CEN-2, COR, ~~or HR-2~~ **HR-2, or HR-1** zone; and
- (b) the massing of the building is broken up by changes in building form and design to make the building look like it consists of two or more distinct buildings, by:
 - (i) providing an at-grade open space along the streetline,
 - (ii) limiting the building width or building depth of individual portions of a mid-rise building or a tall mid-rise building, above the streetwall, to a maximum of 64.0 metres, and
 - (iii) separating portions of a mid-rise building or a tall mid-rise building located above the streetwall by a minimum distance of

10.0 metres.

- 136 Subsection 419(2) is repealed.
- 137 Section 420 is amended by adding the following subsection (7) after subsection (6) by adding the text as shown below in **bold**:
- (7) **If subsection 113(6), 134(7), or 160(7) applies, all of the following requirements shall apply:**
- (a) **if a building or a portion of a building is exceeding the maximum setback, as shown on Schedule 19, the area between the lot line and the façade shall be landscaped;**
 - (b) **if the required landscaped area in Clause 420(7)(a) is at least 3.0 metres by 5.0 metres, the area shall provide all of the following:**
 - (i) **barrier-free access and permanent seating,**
 - (ii) **at least one of the following materials for groundcover:**
 - (A) **vegetation,**
 - (B) **brick pavers, stone pavers, or concrete pavers, or**
 - (C) **wood excluding composites,**
 - (iii) **pedestrian access by having at least one contiguous connection of not less than 2.0 metres wide to the public sidewalk, and**
 - (iv) **weather protection under Clause 356(2)(b);**
 - (c) **if the required landscaped area in Clause 420(7)(a) has a contiguous area of at least 180.0 square metres, with an average depth exceeding 2.5 metres, the area shall provide at least three of the following:**
 - (i) **an additional deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres;**
 - (ii) **a permanent table and chair;**
 - (iii) **a public art piece, cultural artifact, or commemorative monument;**
 - (iv) **a structure such as a gazebo or pergola;**
 - (v) **a planter or planting bed.**
- 138 Section 424 is amended by striking out “Except where associated with a low-density dwelling use” and replacing it with “For a **three-unit dwelling use,** four-unit dwelling use or multi-unit dwelling use”.
- 424 ~~Except where associated with a low-density dwelling use~~ **For a three-unit dwelling use, four-unit dwelling use or multi-unit dwelling use,** any outdoor solid waste management area shall be fully enclosed by an opaque fence or a masonry wall that is no less than 1.8 metres in height **for a multi-unit dwelling use, and no less than 1.2**

metres in height for a three-unit dwelling use and four-unit dwelling use (Diagram 23). **[as amended on April 23, 2024]**

139 Clause 431(3)(c) is repealed.

140 Table 15: Required minimum or maximum number of motor vehicle parking spaces per lot, by zone and use is amended, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) by striking out Rows “Single-unit dwelling use”, “Semi-detached dwelling use; Townhouse dwelling use; Two-unit dwelling use; Three-unit dwelling use”, “Cluster housing use”, “Multi-unit dwelling use”, “Small-shared housing use”, “Large shared housing use”, “Secondary suite use or backyard suite use”, “Shelter use”, and “Daycare use”; and
- (b) by adding the following after “Daycare use”:

“Any other residential use not listed within this table: **Not required**”

Use	DD DH CEN-2 CEN-1 CDD-2 CDD-1	COR	HR-2 HR-1	ER-3 ER-2 ER-1	CH-2 CH-1	CLI LI HRI	INS UC-2 UC-1	PCF RPK
Single-unit dwelling use;	Not required	Not required	Not required	Not required	Not applicable	Not applicable	Not applicable	Not applicable
Semi-detached dwelling use; Townhouse dwelling use; Two-unit dwelling use; Three-unit dwelling use;	Not required	Not required	Not required	Not required	Not applicable	Not applicable	Not applicable	Not applicable
Cluster housing use	Not applicable	Not applicable	Not applicable	Not applicable	Minimum 1 space for every 3 units	Not applicable	Not applicable	Not applicable
Multi-unit dwelling use	Not required	Not required	No parking is required for the first 12 units. Minimum 1 space for every additional 3 units beyond the first 12 units	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Small shared housing use	Not required	Not required	Not required	Not applicable	Not applicable	Not applicable	Not required	Not applicable
Large shared housing use	Not required	Not required	Minimum 1 space	Not applicable	Not applicable	Not applicable	Minimum 1 space	Not applicable
Secondary suite use or backyard suite use	Not required	Not required	Not required	Not required	Not applicable	Not applicable	Not applicable	Not applicable

Shelter use	Not required	Minimum 1-space	Minimum 1-space	Not applicable	Not applicable	Not applicable	Minimum 1 space	Not applicable
Daycare use	Not required	Minimum 2-spaces	Minimum 2-spaces	Minimum 1 space	Minimum 1 space	Minimum 2 spaces	Minimum 2 spaces	Not applicable
Any other residential use not listed within this table	Not required	Not required	Not required	Not required	Not required	Not applicable	Not required	Not applicable

141 Section 435 is amended by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~,

- (a) by striking out “for Low-Density Dwelling Uses” in the title; and
- (b) by striking out section 435 and replacing it with the new subsections (1), (2), and (3) of section 435:

Parking Within a Front or Flanking Yard ~~for Low-Density Dwelling Uses~~

435 ~~Subject to Section 436, for a low-density dwelling use, a maximum of 40% of the width of any front or flanking yard may be used for the parking and maneuvering of motor vehicles.~~

- (1) **Subject to Section 436, for a low-density dwelling use excluding a townhouse dwelling use in the ER-3 zone, a maximum of 30% of the lot may be used for the parking and maneuvering of motor vehicles, of which a maximum of 40% of the front or flanking yard may be used for the parking and maneuvering of motor vehicles.**
- (2) **In the ER-3 zone, for a townhouse dwelling use or multi-unit dwelling use, parking in a front yard is not permitted.**
- (3) **If a low-density dwelling use in the ER-3 zone is changed to a townhouse use or multi-unit dwelling use, an additional parking space in a front yard is not permitted.**

142 The portion of section 436 before clause (a) is amended by adding “a four-unit dwelling use,” after “a three-unit dwelling use,” by adding the text as shown below in **bold**:

436 For a two-unit dwelling use, a three-unit dwelling use, **a four-unit dwelling use**, or a multi-unit dwelling use that contains up to 5 units within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C, the following additional motor vehicle parking requirements shall apply to any exterior parking:

143 Clause 446(c) is repealed.

144 Subsection 472(1) is amended by adding “other than a not-for-profit organization and a registered Canadian charitable organization” after “applicant” by adding the text as shown below in **bold**:

472 (1) For any new development over 2,000 square metres of floor area in any DD, DH, CEN-2, CEN-1, COR, HR-2, or HR-1 zone, the applicant **other than a not-for-profit organization** shall be required to provide incentive or bonus zoning.

145 Subsection 475(1) is amended by striking out “as of April 2021,” and replacing it with “15, as of April 2023” by adding the text as shown below in **bold** and deleting the text as shown below in **strikeout**:

475 (1) The bonus rates for the districts identified on Schedule 50 are set out for Districts 1 through 6, ~~as of April 2021,~~ **as of April 2023** in Table 18.

146 Table 18 is amended, by adding the text as shown below in **bold** and deleting the text shown in **strikeout**,

- (a) by striking out “2021 (\$/” and replacing it with “2023 (per” in the title row;
- (b) by striking out “\$267.68” and replacing it with “\$299.20”;
- (c) by striking out “\$186.75” and replacing it with “\$208.74”;
- (d) by striking out “\$87.15” and replacing it with “\$97.41”;
- (e) by striking out “\$149.40” and replacing it with “\$166.99”; and
- (f) by striking out “\$68.48” and replacing it with “\$76.54”:

Table 18: Incentive or bonus zoning rates and districts

Bonus rate district #	Name of bonus rate district	Bonus rate, 2021 (\$/ 2023 (per square metre)
1	South End Halifax (including Downtown Halifax)	\$267.68 \$299.20
2	Cogswell Redevelopment Lands	\$267.68 \$299.20
3	North End Halifax	\$186.75 \$208.74
4	North Dartmouth	\$87.15 \$97.41
5	Downtown and Central Dartmouth	\$149.40 \$166.99
6	Woodside	\$68.48 \$76.54

147 Section 479 is amended by adding a new clause after clause (e) by adding the text as shown below in **bold**:

(e.5) if agreed to by the Municipality, improvements to municipal parks, municipal right-of-way, or registered heritage properties owned by the Municipality, that abut the development site;

148 Part XVI, Chapter 1 amended by adding a new section after section 498 and before section 498.5 by adding the text as shown below in **bold**:

Development under Former Planning Policies

498.4 In accordance with Policy IM-33 and IM-33.5 of the *Regional Centre Secondary Municipal Planning Strategy*, Council may consider applications for substantive amendments to existing development agreements for the matters outlined in Policies IM-33 and IM-33.5.

149 Section 499 is amended by adding a new subsection (79.5) after subsection (284) by adding the text as shown below in **bold**:

(79.5) Encapsulated Mass Timber Construction means as defined in Sentence 1.4.1.2.(1) of the National Building Code of Canada, which may be amended by the Nova Scotia Building Code Regulations.

150 Subclause 499(90.5)(a)(iii) is amended by adding “or staircases” after “shafts” by adding the text as shown below in **bold**:

(iii) elevator shafts **or staircases**;

151 Subclause 499(90.5)(b)(ii) is amended by adding “or staircases” after “shafts” by adding the text as shown below in **bold**:

(ii) elevator shafts **or staircases**;

152 Subsection 499(93.5) is amended by adding the following section after subsection (93) by adding the text as shown below in **bold**:

(93.5) Four-Unit Dwelling Use means a building containing 4 dwelling units on the same lot but excludes a cluster housing use.

153 Subsection 499(94) is amended by adding “subject to Clause 499(94)(f),” before “for a corner lot” in clause (b), by adding “subject to Clause 499(94)(f),” before “where a corner lot” in clause (c), by adding “subject to Clause 499(94)(f),” before “for a through lot” in clause (d), by striking out “or” in clause (d), by striking out a period in clause (e) and replacing it with “; or”, and by adding the new clause (f) after clause (e) as shown below in **bold**:

(94) Front Lot Line means:

- (a) for an interior lot, the streetline;
- (b) **subject to Clause 499(94)(f)**, for a corner lot where the streetlines are not of equal length, the shortest streetline is the front lot line, and the longer streetline or streetlines are the flanking lot lines;
- (c) **subject to Clause 499(94)(f)**, where a corner lot has streetlines of equal length, any streetline may be deemed to be the front lot line, and the remaining streetlines shall be deemed flanking lot lines;
- (d) **subject to Clause 499(94)(f)**, for a through lot, either streetline may be deemed to be the front lot line, and the other streetline shall be deemed a flanking lot line;
or
- (e) in the absence of a streetline, where a registered access easement crosses a lot line-; **or**
- (f) **for a corner lot or through lot with only one lot line abutting a pedestrian-oriented commercial street, the streetline abutting the pedestrian-oriented commercial street is the front lot line and the remaining streetlines shall be deemed flanking lot lines.**

- 154** Subsection 499(115) is amended by striking out “Quingate (Q) Special Area, as shown on Schedule 3F” in clause (b) and replacing it with “CEN-2, CEN-1, COR, HR-2, or HR-1 Zone”, by striking out “a height of 30.0 metres above the average finished grade” in clause (b) and replacing it with “10 storeys”, and by striking out “26.0” in clause (c) and replacing it with “30.0”, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(115) High-Rise Building means a main building that:

- (a) within the DH Zone, exceeds a height of 33.5 metres above the average finished grade;
- (b) within the ~~Quingate (Q) Special Area, as shown on Schedule 3F~~ **CEN-2, CEN-1, COR, HR-2, or HR-1 Zone**, exceeds a height of 30.0 metres above the average finished grade ~~10 storeys~~; or
- (c) in all other areas, exceeds a height of ~~26.0~~ **30.0** metres above the average finished grade.

- 155** Subsection 499(115.5) is amended by striking out “Quingate (Q) Special Area, as shown on Schedule 3F” in clause (b) and replacing it with “CEN-2, CEN-1, COR, HR-2, or HR-1 Zone”, by striking out “a height of 30.0 metres above the average finished grade” and replacing it with “10 storeys to the top of the roof;” in clause (b), and by striking out “26.0” in clause (c) and replacing it with “30.0”, by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(115.5) High-Rise Typology means a portion of a main building, above the height of a streetwall, that:

- (a) within the DH Zone, exceeds a height of 33.5 metres above the average finished grade to the top of the roof;
- (b) within the ~~Quingate (Q) Special Area, as shown on Schedule 3F~~ **CEN-2, CEN-1, COR, HR-2, or HR-1 Zone**, exceeds a height of 30.0 metres above the average finished grade ~~to the top of the roof~~; **10 storeys to the top of the roof**; or
- (c) in all other areas, exceeds a height of ~~26.0~~ **30.0** metres above the average finished grade to the top of the roof.

- 156** Clause 499(130)(b) is amended by adding “ that is a stove or oven, excluding a microwave oven” after “consumption ” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

- (b) any appliance used to heat food for consumption **that is a stove or oven, excluding a microwave oven**; and

- 157** Subsection 499(144) is amended by striking out “that contains” with “containing” and by adding “three” with “4” as shown below by adding the text as shown below in **bold** and by deleting the text shown in ~~strikeout~~:

(144) Low-Density Dwelling Use means a building ~~that contains~~ **containing** no more than ~~three~~ **4** dwelling units on a lot.

158 Subsection 499(145) is amended by striking out “11 metres or less in height” and replacing it with “has a height of:” and the new clauses (a) and (b) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(145) Low-Rise Building means a main building that has a height of: ~~11 metres or less in height~~

- (a) **4 storeys or less within the CEN-2, CEN-1, COR, HR-2, or HR-1 zone; or**
- (b) **11.0 metres or less in all other areas.**

159 Subsection 499(155) is amended by adding “For the purpose of height calculation, a storey with a mezzanine shall count as two full storeys.” after a period.

(155) Mezzanine Space means an intermediate floor assembly between the floor and ceiling of any room or storey, and includes an interior balcony. **For the purpose of height calculation, a storey with a mezzanine shall count as two full storeys.**

160 Subsection 499(160) is amended by striking out “greater than 11 metres in height, but no more than 20 metres in height” and replacing it with the new clauses (a) and (b) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(160) Mid-Rise Building means a main building that is ~~greater than 11 metres in height, but no more than 20 metres in height.~~

- (a) **more than 4 storeys but no more than 7 storeys within CEN-2, CEN-1, COR, HR-2, or HR-1 Zone; or**
- (b) **more than 11.0 metres in height but no more than 20.0 metres in height in all other areas.**

161 Subsection 499(160.5) is amended by adding “7 storeys or” after “than” in clause (a), and by adding “7 storeys or” after “exceed” in clause (b) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(160.5) Mid-Rise Typology means a portion of a main building, above the height of a streetwall, that is:

- (a) no more than **7 storeys or** 20.0 metres in height above the average finished grade to the top of the roof; and
- (b) not connected above the height of streetwall to any other portion of the building that would exceed **7 storeys or** a height of 20.0 metres from average finished grade.

162 Subsection 499(167) is amended by replacing “four or more” with “at least 5” as shown below by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:

(167) Multi-Unit Dwelling Use means a building containing ~~four or more~~ **at least 5** dwelling units, but excludes a cluster housing use.

163 Subsection 499(218) is repealed.

- 164** Subsection 499(242) is amended by striking out “or a floor and a ceiling” and replacing it with “including a mezzanine” by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (242) Storey means a portion of building between a floor and another floor, ~~or a floor and a ceiling~~ **including a mezzanine**. Any portion of a building partly below the streetline grade will not be deemed to be a storey unless its ceiling is a minimum of 2.0 metres above the streetline grade.
- 165** Subsection 499(245) is amended by striking out “8.0” wherever it appears and replacing it with “10.0” b adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (245) Streetline Grade means the elevation of a streetline, or in the presence of a transportation reserve the elevation of the boundary of the transportation reserve that is closest to the development, located at a midpoint of a streetwall. For streetwalls that are greater than ~~8.0~~ **10.0** metres in width, separate streetline grades are determined for the midpoint of each streetwall segment that is ~~8.0~~ **10.0** metres wide, or a part thereof (Diagram 34).
- 166** Subsection 499(252) is amended by striking out “Quingate (Q) Special Area, as shown on Schedule 3F” in clause (a) and replacing it with “DH Zone”, by striking out “30.0” in clause (a) and replacing it with “33.5”, by striking out clause (b) and replacing it with “within CEN-2, CEN-1, COR, HR-2, or HR-1 Zone, is more than 7 storeys but no more than 10 storeys; or”, and by adding a new clause (c) after clause (b) by adding the text as shown below in **bold** and by deleting the text as shown below in ~~strikeout~~:
- (252) Tall Mid-Rise Building means a main building that:
- (a) within the ~~Quingate (Q) Special Area, as shown on Schedule 3F~~ **DH Zone**, is greater than 20.0 metres in height, but not higher than ~~30.0~~ **33.5** metres in height; or
 - (b) ~~in all other areas, is greater than 20.0 metres in height, but not higher than 26.0 metres in height.~~ **within CEN-2, CEN-1, COR, HR-2, or HR-1 Zone, is more than 7 storeys but no more than 10 storeys; or**
 - (c) **in all other areas, is more than 20.0 metres in height but no more than 30.0 metres in height.**
- 167** Subsection 499(252.5) is amended by striking out “Quingate (Q) Special Area, as shown on Schedule 3F” in the portion of clause (a) before subclause (i) and replacing it with “DH Zone”, by adding “the” after “height from” in subclause (a)(i), adding “the” after “grade to” in subclause (a)(i), by striking out “30.0” in subclause (a)(i) and replacing it with “33.5”, by striking out “that” before “is not connected” in subclause (a)(ii), by striking out “30.0” in subclause (a)(ii) and replacing it with “33.5”, by adding “and 7 storeys” after “20.0 metres” in subclause (b)(i), by striking out “26.0 metres” in subclause (b)(i) and replacing it with “30.0 metres or 10 storeys”, by striking out “that” before “is not connected” in subclause (b)(ii), and by striking out “26.0” in subclause (b)(ii) and replacing it with “30.0” by adding the text as shown below in **bold** and by deleting the text as shown below in:

(252.5) Tall Mid-Rise Typology means a portion of a main building, above the height of a streetwall, that:

(a) within the ~~Quingate (Q) Special Area, as shown on Schedule 3F DH Zone:~~

- (i) has an overall height from **the** average finished grade to **the** top of the roof that is greater than 20.0 metres, but not higher than ~~30.0~~ **33.5** metres, and
- (ii) ~~that~~ is not connected above the height of the streetwall to any other portion of the building that would exceed a height of ~~30.0~~ **33.5** metres from average finished grade; or

(b) in all other areas:

- (i) has an overall height from average finished grade to top of the roof that is greater than 20.0 metres **and 7 storeys**, but not higher than ~~26.0 metres~~ **30.0 metres or 10 storeys**, and
- (ii) ~~that~~ is not connected above the height of the streetwall to any other portion of the building that would exceed a height of ~~26.0~~ **30.0** metres from average finished grade.

168 Subsection 499(260) is amended by adding “horizontally or” after “divided” and by striking out “each unit is located on a separate lot, and” as shown below by adding the text as shown below in **bold** and deleting the text as shown below in ~~strikeout~~:

(260) Townhouse Dwelling Use means a building that is divided **horizontally or** vertically into three or more dwelling units, where ~~each unit is located on a separate lot, and~~ each unit has an independent pedestrian entrance.

169 Subsection 499(264) is amended by adding “, along with accessory uses such as athletic facilities, student and faculty housing, dining halls, research and development facility uses, and chemical storage facilities” after “culinary schools” by adding the text as shown below in **bold**:

(264) University or College Use means a post-secondary institution that awards individuals with academic degrees, diplomas, or certificates in various disciplines, such as universities, community colleges, trade schools, career colleges, language schools, and culinary schools, **along with accessory uses such as athletic facilities, student and faculty housing, dining halls, research and development facility uses, and chemical storage facilities.**

170 Section 499 is amended by adding a new subsection (284.5) after subsection (284) by adding the text as shown below in **bold**:

(284.5) Wood-Frame Construction means as defined in Sentence 9.23.1.1.(1) of the National Building Code of Canada, which may be amended by the Nova Scotia Building Code Regulations.

- 171** Schedule 1 “Regional Centre Land Use By-law Boundary” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 01.
- 172** Schedule 2 “Zoning Boundaries” is repealed and replaced with Attachment-C2-Schedule 02.
- 173** Schedule 3B “Downtown Halifax Special Areas” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 03B.
- 174** Schedule 3C “Established Residential Special Areas and Sub-areas” is amended by:
- (a) removing certain lands from the Dartmouth North Special Area 1 and Dartmouth North Special Area 2 as shown in Attachment-C2-Schedule 03C-1-4;
 - (b) removing certain lands from the North End Halifax Special Area 1 and adding certain lands to the North End Halifax Special Area 1 as shown in Attachment-C2-Schedule 03C-2-4;
 - (c) removing certain lands from the Oakland Road Special Area as shown in Attachment-C2-Schedule 03C-3-4; and
 - (d) removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 03C-4-4.
- 175** Schedule 3D “University and College Special Areas” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 03D.
- 176** Schedule 3E “Watercourse Special Areas” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 03E.
- 177** Schedule 3F “Other Special Areas” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 03F.
- 178** Schedule 7 “Pedestrian-Oriented Commercial Streets” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 07.
- 179** Schedule 9 “Landmark Buildings” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 09.
- 180** Schedule 10 “Lands Designated Halifax Harbour” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 10.
- 181** Schedule 11 “Wetlands” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 11.
- 182** Schedule 15 “Maximum Building Height Precincts” is repealed and replaced with Attachment-C2-Schedule 15.
- 183** Schedule 17 “Maximum Floor Area Ratio Precincts” is repealed and replaced with Attachment-C2-Schedule 17.

- 184** Schedule 18 “Minimum Front and Flanking Setbacks” is amended by
- (a) changing the minimum front and flanking setbacks of certain lands as shown in Attachment-C2-Schedule 18-1-2; and
 - (b) removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 18-2-2.
- 185** Schedule 19 “Maximum Front and Flanking Setbacks” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 19.
- 186** Schedule 20 “Maximum Streetwall Heights – Downtown Halifax Zone” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” and replacing it with “18.5 metres” as shown in Attachment-C2-Schedule 20.
- 187** Schedule 21 “Harbour Orientation Lines” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 21.
- 188** Schedule 22 “Heritage Conservation Districts” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 22.
- 189** Schedule 25 “View Terminus Sites” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 25.
- 190** Schedule 48 “Wind Energy Overlay Zone Boundaries” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” and replacing it with the “Restricted Zone” as shown in Attachment-C2-Schedule 48.
- 191** Schedule 49 “Accessory Parking Prohibition – Downtown Halifax Zone” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 49.
- 192** Schedule 50 “Incentive or Bonus Zoning Rate Districts” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” and replacing it with the “South End Halifax Incentive or Bonus Zoning Rate District” as shown in Attachment-C2-Schedule 50.
- 193** Schedule 51 “Shadow Impact Assessment Protocol - Identified Areas” is amended by
- (a) removing the Identified Area and the 100-metre Buffer Area of Cogswell Park as shown in Attachment-C2-Schedule 51-1-2; and
 - (b) removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 51-2-2.
- 194** Schedule 52 “100 Series Highways” is amended by removing PID 00002030 from “Refer to Downtown Halifax Land Use By-law” as shown in Attachment-C2-Schedule 52.


THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the ____ day of _____, A.D., 20_____.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this ____ day of _____, A.D., 20_____.

Municipal Clerk



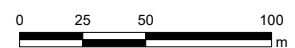
Attachment C2: SCH 1

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

HALIFAX

Regional Centre
Land Use By-Law



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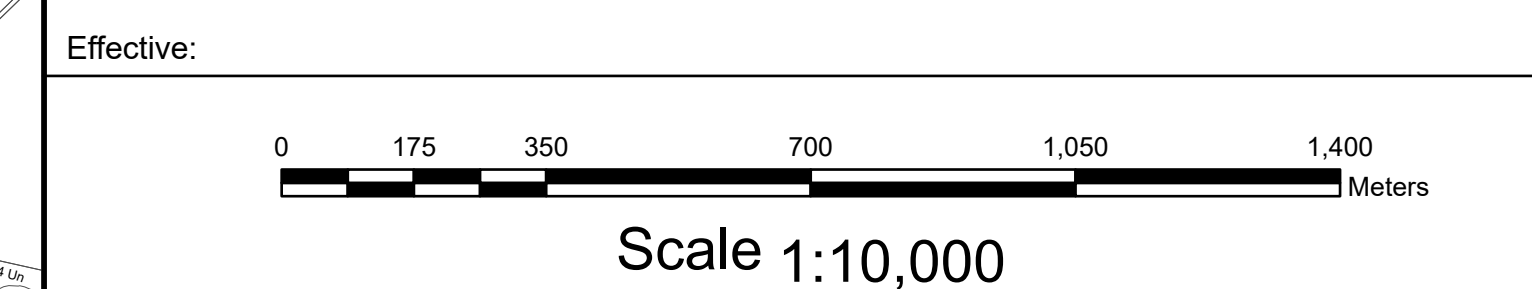
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SCHEDULE 2 ZONE BOUNDARIES

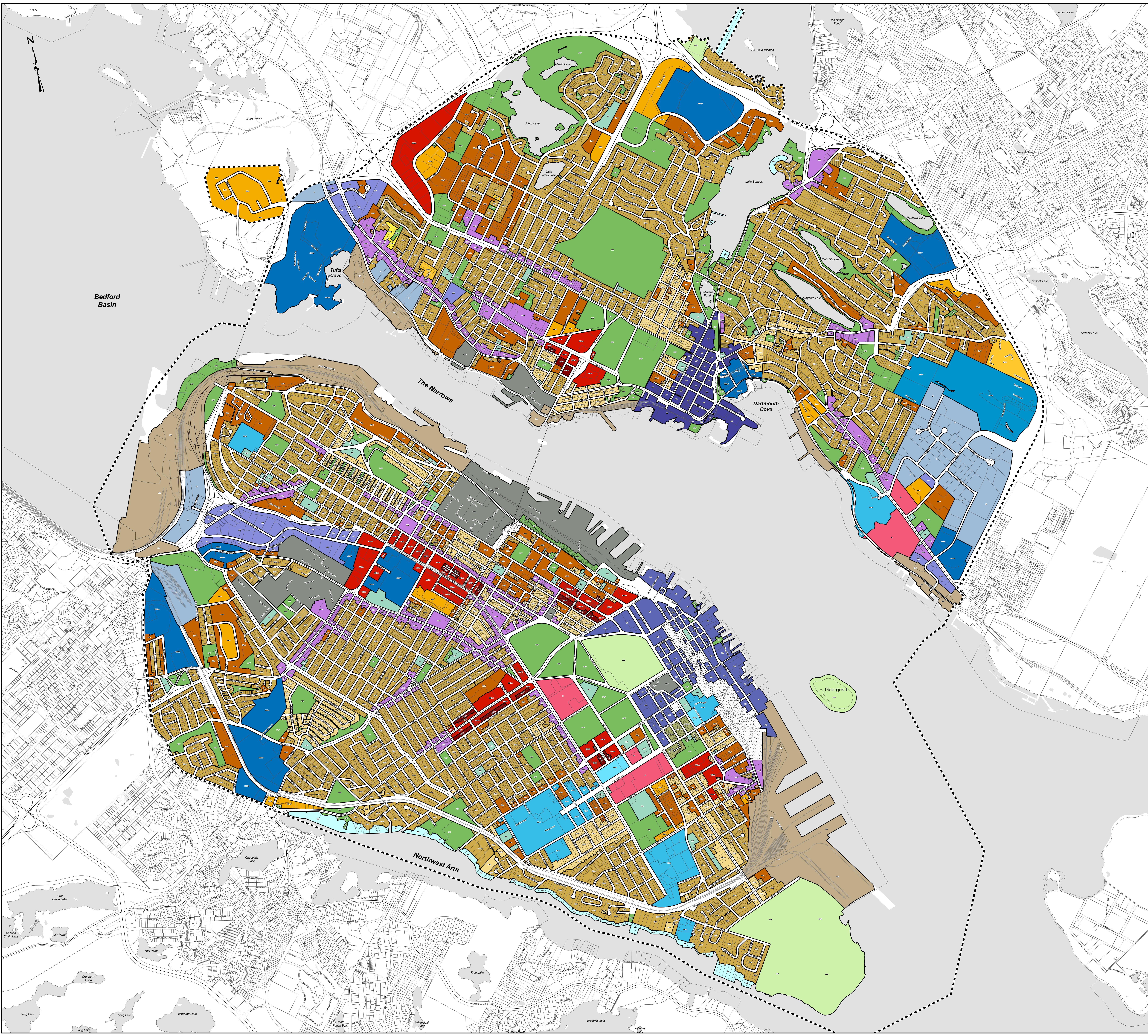
- DD** Downtown Dartmouth
- DH** Downtown Halifax
- CEN-2** Centre 2
- CEN-1** Centre 1
- COR** Corridor
- HR-2** Higher-Order Residential 2
- HR-1** Higher-Order Residential 1
- CLI** Commercial Light Industrial
- ER-3** Established Residential 3
- ER-2** Established Residential 2
- CH-1** Cluster Housing 2
- CH-2** Cluster Housing 1
- LI** Light Industrial
- HR1** Harbour-Related Industrial
- INS** Institutional
- UC-2** University and College 2
- UC-1** University and College 1
- DND** Department of National Defense
- HCD-SV** Heritage Conservation District - Schmidtville Zone
- H** Hospital
- PCF** Parks and Community Facilities
- RPK** Regional Park
- WA** Water Access
- CDD-2** Comprehensive Development District 2
- CDD-1** Comprehensive Development District 1
- Transportation Reserve
Refer to Schedules 4, 5 & 6
- Regional Centre Land Use By-law Boundary
- Refer to Downtown Halifax Land Use By-Law

Attachment C2




Prepared By:
Halifax Regional Municipality

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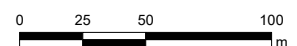
Attachment C2: SCH 3B

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

HALIFAX




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Land Use By-Law



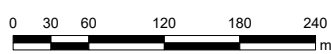
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Attachment C2: SCH 3C 1-4

-  Existing Special Areas
-  Remove from Dartmouth North Special Area 1
-  Remove from Dartmouth North Special Area 2




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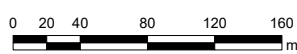
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Attachment C2: SCH 3C 2-4

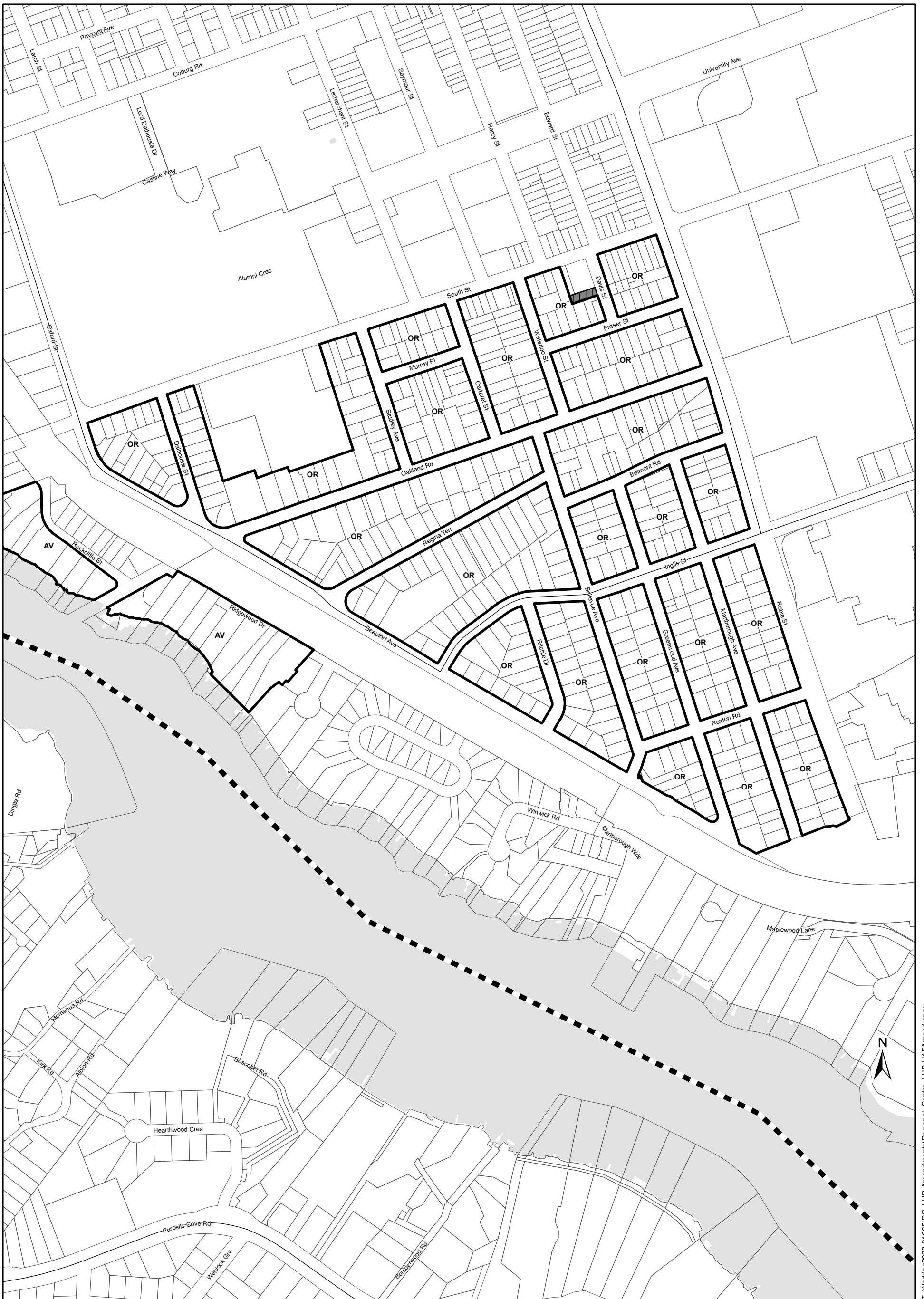
-  Existing Special Areas
-  Remove from North End Halifax Special Area 1
-  Add to North End Halifax Special Area 1

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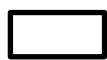



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Attachment C2: SCH 3C 3-4

-  Existing Special Areas
-  Remove from Oakland Road Special Area


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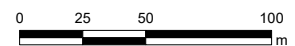
Attachment C2: SCH 3C 4-4

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

HALIFAX


Regional Centre
Land Use By-Law



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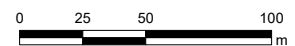
Attachment C2: SCH 3D

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

HALIFAX


Regional Centre
Land Use By-Law



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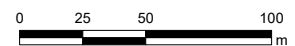
Attachment C2: SCH 3E

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

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Attachment C2: SCH 3F

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

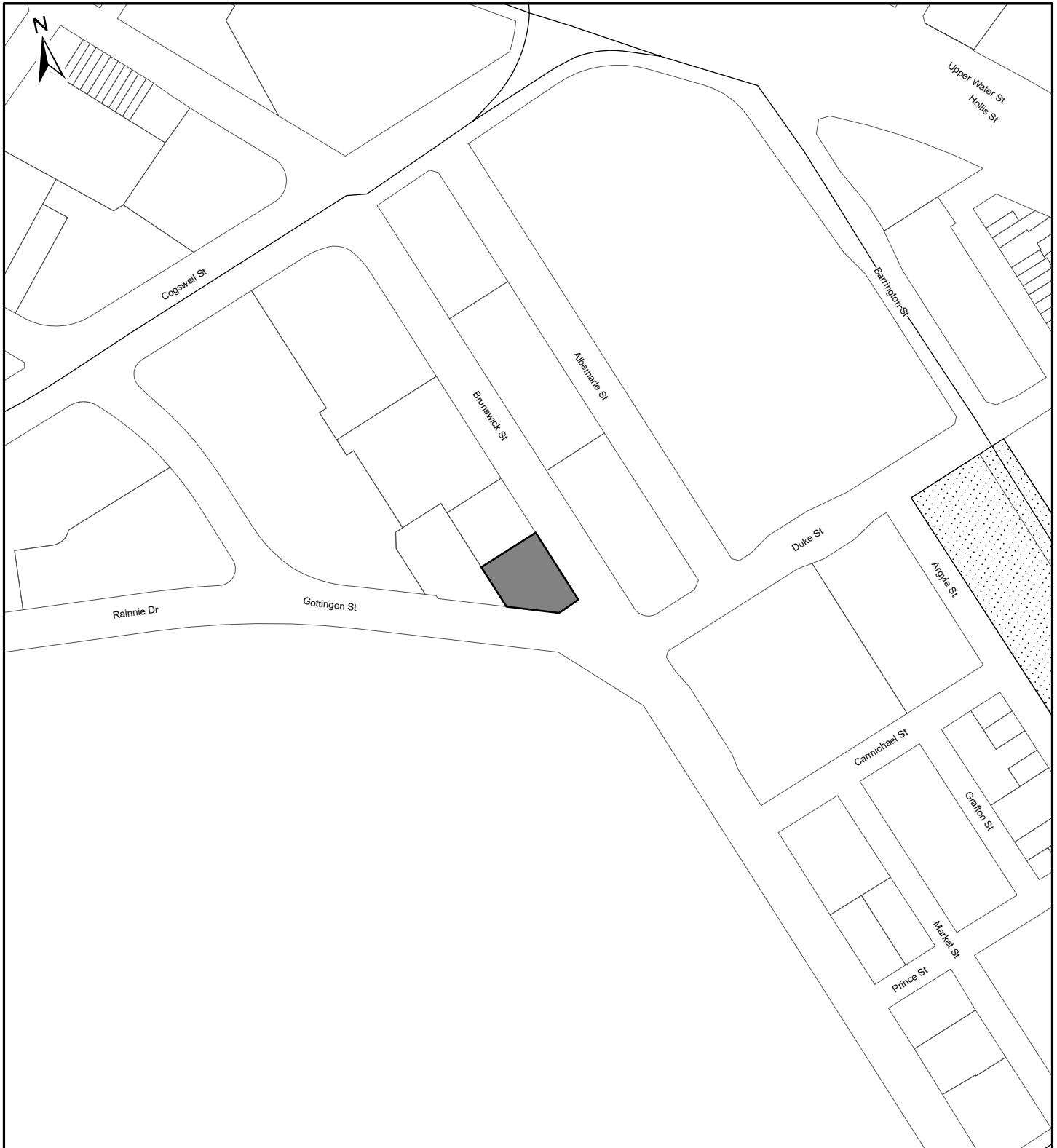
 Refer to Downtown Halifax Land Use By-Law

HALIFAX


Regional Centre
Land Use By-Law




HRM does not guarantee the accuracy of any base map representation on this plan.



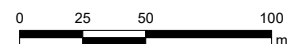
Attachment C2: SCH 7

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

HALIFAX


Regional Centre
Land Use By-Law




HRM does not guarantee the accuracy of any base map representation on this plan.



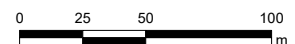
Attachment C2: SCH 9

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

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Land Use By-Law



HRM does not guarantee the accuracy of any base map representation on this plan.



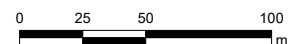
Attachment C2: SCH 10

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

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Regional Centre
Land Use By-Law




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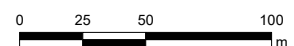
Attachment C2: SCH 11

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

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Regional Centre
Land Use By-Law





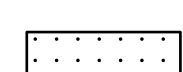


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Regional Centre Land Use By-Law

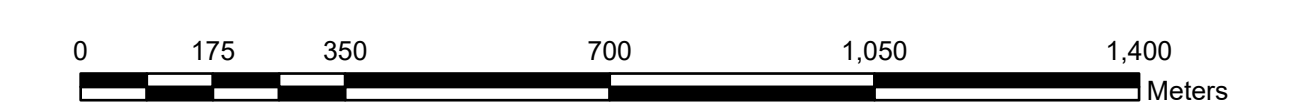
SCHEDULE 15 MAXIMUM BUILDING HEIGHT PRECINCTS

-  Maximum Height Precinct (metres & storeys)
-  Maximum Height Precinct of 90 metres, 33 & 40 storeys, subject to Schedule 17 – Maximum Floor Area Ratios
-  Rampart Maximum Height
-  Regional Centre Land Use By-law Boundary
-  Refer to Downtown Halifax Land Use By-Law



Attachment C2

Effective:



Scale 1:10,000

Prepared By:
Halifax Regional Municipality

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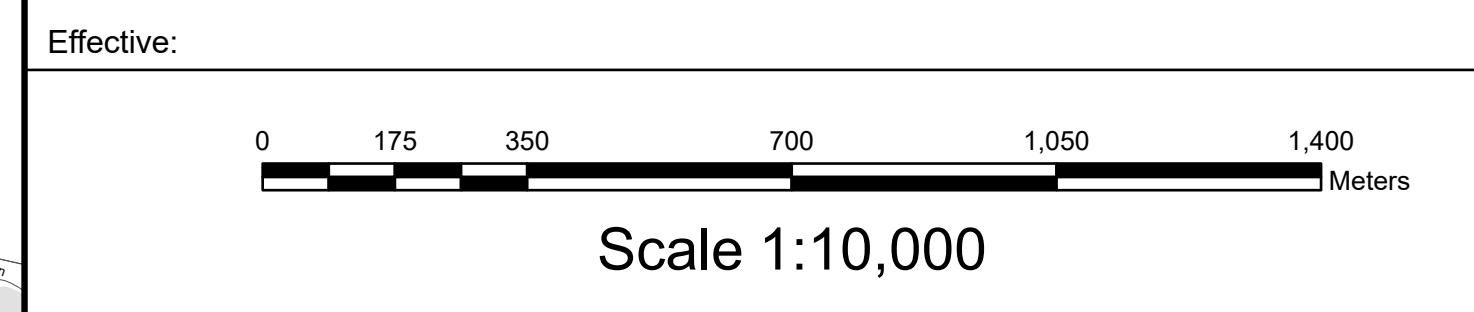
Regional Centre Land Use By-Law

SCHEDULE 17 MAXIMUM FLOOR AREA RATIO PRECINCTS

- Maximum Floor Area Ratio (FAR) Precinct
- Regional Centre Land Use By-law Boundary
- Refer to Downtown Halifax Land Use By-Law



Attachment C2



Prepared By:
Halifax Regional Municipality

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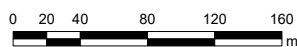


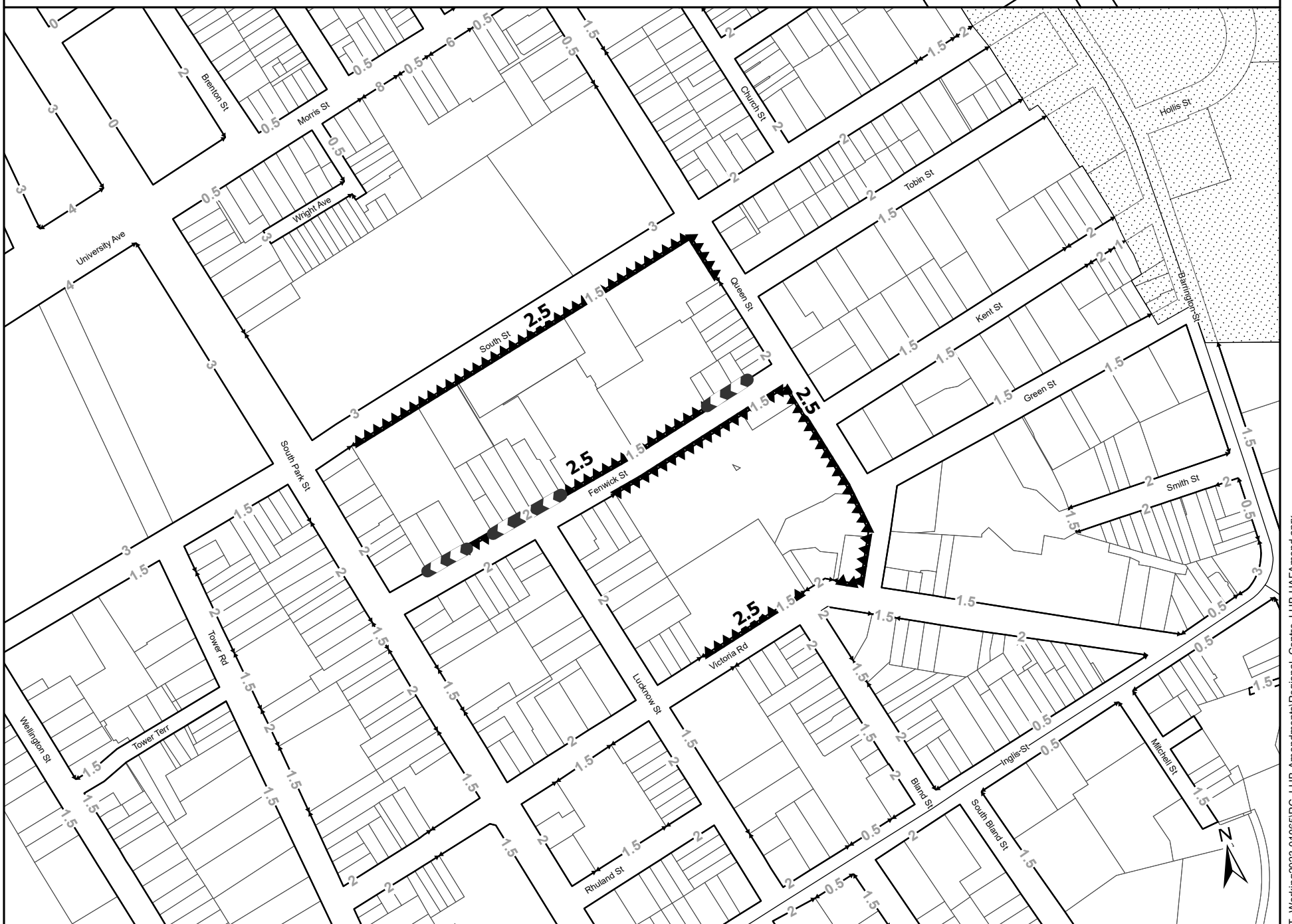
Attachment C2: SCH 18 1-1

- ● ■ Increase setback from 1.5m to 2m
- ▲▲▲▲ Increase setback from 1.5m to 2.5m
- Increase setback from 2m to 2.5m
- ■ ■ ■ Increase setback from 1.5m to 3m
- ▬ Reduce setback from 4m to 1.5m
- ← 1 → Existing setback in meters

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Regional Centre
Land Use By-Law

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Attachment C2: SCH 18 2-2

- ▲▲▲ Increase setback from 1.5m to 2.5m
- Increase setback from 2m to 2.5m
- ▬▬▬ Add setback 0m

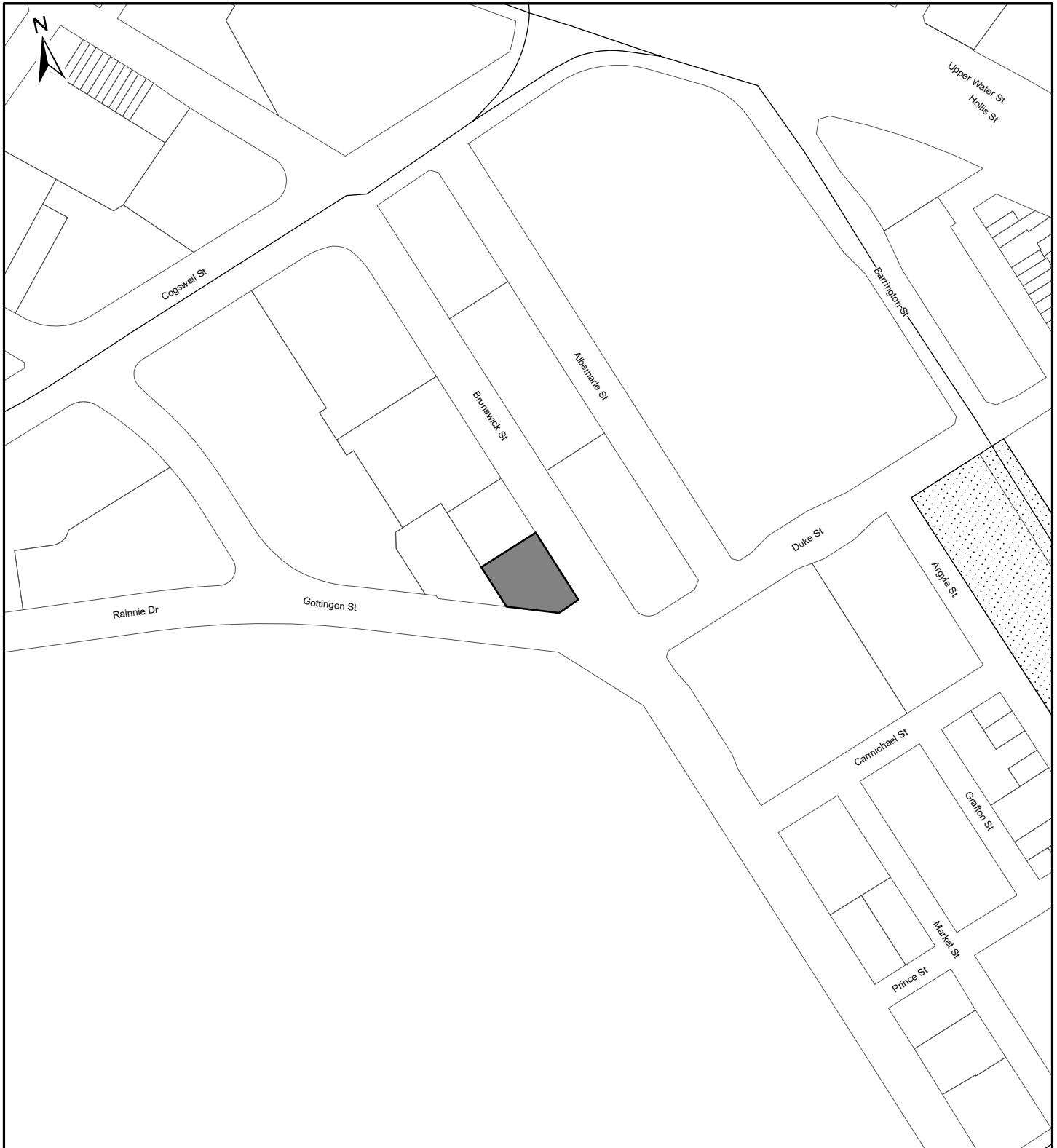
←1→ Existing setback in meters

- Remove Area from "Refer to Downtown Halifax Land Use By-law"
- ▨ Refer to Downtown Halifax Land Use By-Law


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Land Use By-Law


HRM does not guarantee the accuracy of any base map representation on this plan.





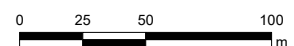
Attachment C2: SCH 19

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

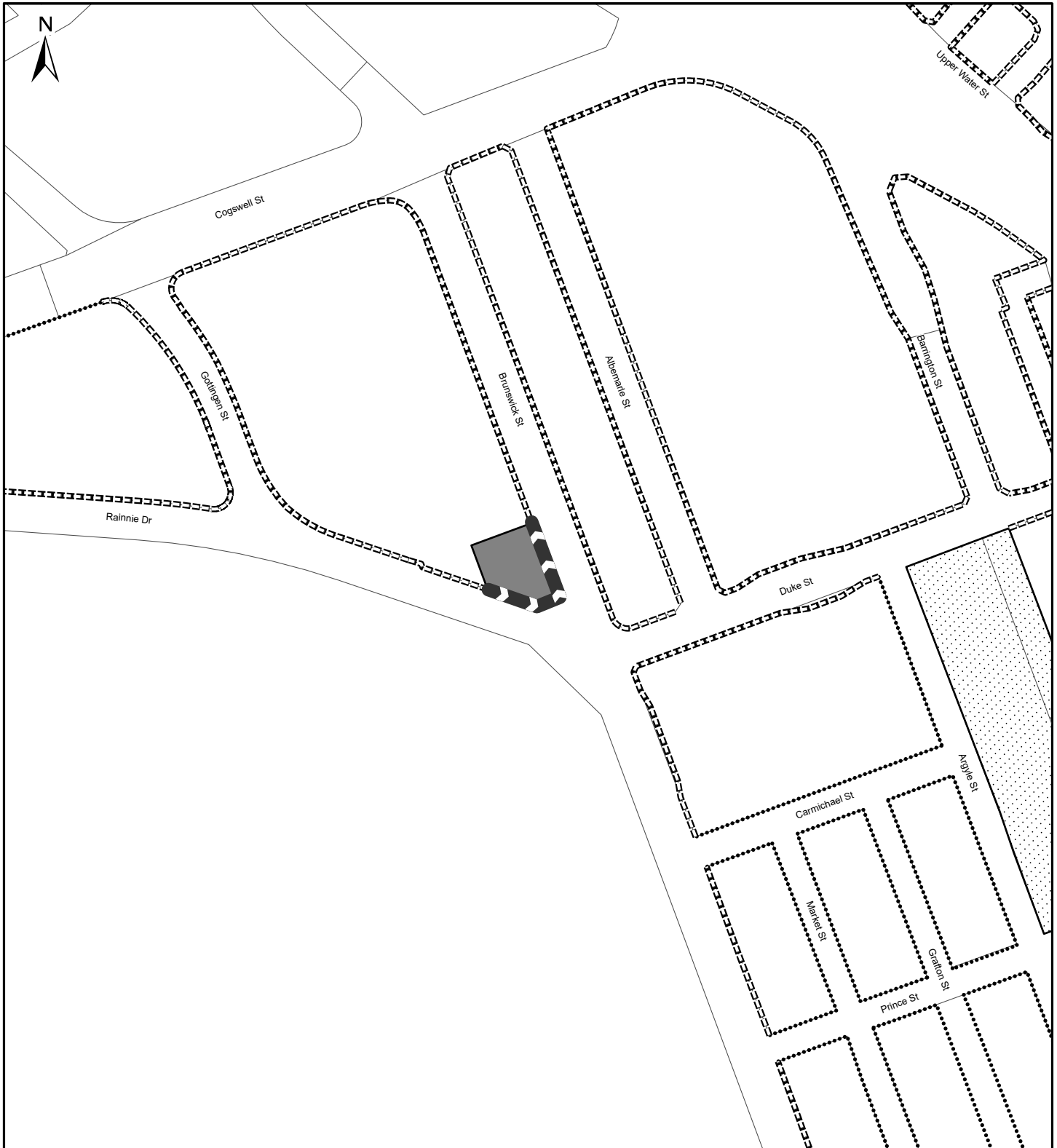
 Refer to Downtown Halifax Land Use By-Law

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Regional Centre
Land Use By-Law





HRM does not guarantee the accuracy of any base map representation on this plan.



Attachment C2: SCH 20

-  Add Maximum Streetwall Height 18.5m
-  Existing Streetwall Height 15.5m
-  Existing Streetwall Height 18.5m

-  Remove Area from "Refer to Downtown Halifax Land Use By-law"
-  Refer to Downtown Halifax Land Use By-Law

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Regional Centre
Land Use By-Law




HRM does not guarantee the accuracy of any base map representation on this plan.



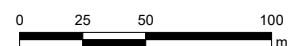
Attachment C2: SCH 21

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

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Regional Centre
Land Use By-Law



HRM does not guarantee the accuracy of any base map representation on this plan.



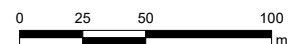
Attachment C2: SCH 22

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

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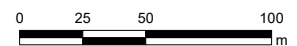
Attachment C2: SCH 25

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

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Attachment C2: SCH 48



Restricted Zone (R)



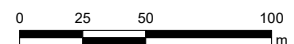
Remove Area from "Refer to Downtown Halifax Land Use By-law" and add to Restricted Zone



Refer to Downtown Halifax Land Use By-Law

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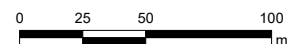
Attachment C2: SCH 49

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

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Regional Centre
Land Use By-Law



HRM does not guarantee the accuracy of any base map representation on this plan.



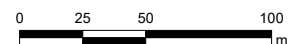
Attachment C2: SCH 50

- 1 South End Halifax Incentive or Bonus Zoning Rate Districts
- 3 North End Halifax Incentive or Bonus Zoning Rate Districts

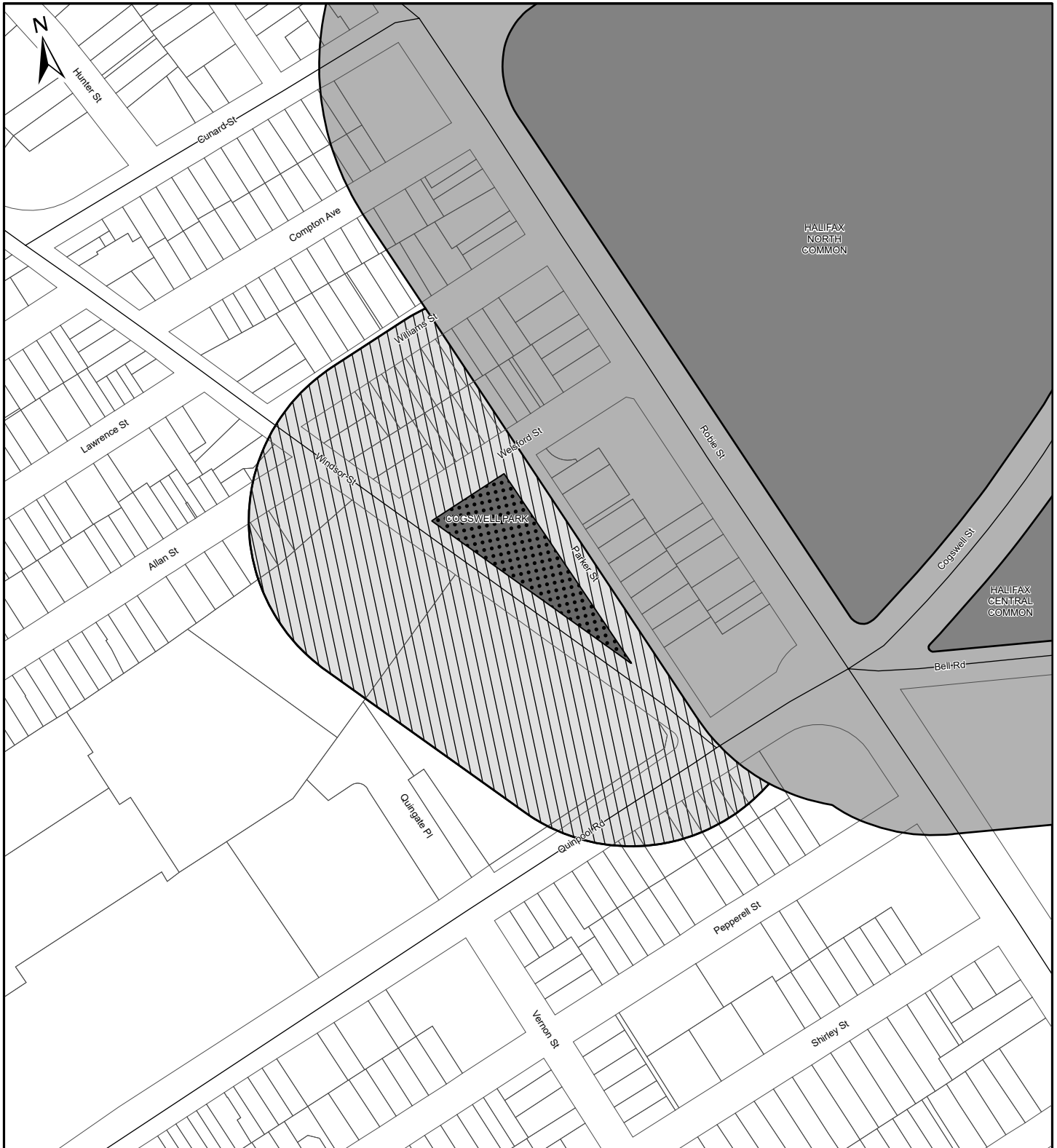
- Remove Area from "Refer to Downtown Halifax Land Use By-law" and add to South End Halifax Incentive or Bonus Zoning Rate Districts
- Refer to Downtown Halifax Land Use By-Law

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Land Use By-Law



HRM does not guarantee the accuracy of any base map representation on this plan.

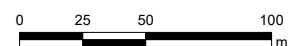


Attachment C2: SCH 51 1-2

-  Remove from 100m Buffer Areas
-  Remove from Identified Areas
-  Current Identified Areas
-  Current 100m Buffer Areas

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Land Use By-Law




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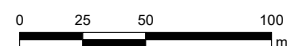
Attachment C2: SCH 51 2-2

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

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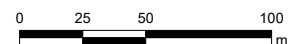
Attachment C2: SCH 52

 Remove Area from "Refer to Downtown Halifax Land Use By-law"

 Refer to Downtown Halifax Land Use By-Law

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