

ATTACHMENT D11

Proposed Amendments to the Halifax Mainland Municipal Planning Strategy

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

- 1 Section II, Part 2, Policy 2.1.2 is repealed.
- 2 Section VII, Part 1 is amended by adding the following new policy after Policy 1.2.1 as shown in **bold**:
  - 1.2.2 **Notwithstanding Policy 1.2, the Municipality shall permit a maximum of four dwelling units per building in low-density residential areas within the Urban Service Area as defined in Schedule B of the Regional Subdivision By-law.**
- 3 Section VII, Part 2A is amended by adding “apartment building up to 3 units,” in Policy 2A.3.1. as show in **bold**:
  - 2A.3.1. The Halifax Mainland Land Use Bylaw shall be amended to create a residential zone (Dutch Village Road Townhouse Zone) that permits single unit residential, two unit residential, townhouse and stacked townhouse forms, **apartment houses up to 4 units**, as well as home occupation uses.
- 4 Section VIII, Part 1 is amended by adding the following after Policy 1.8.3 as shown below in **bold**:
  - 1.9 **Notwithstanding Policies 1.4, 1.5, and 1.6, at least 4 dwelling units per lot shall be permitted in all residential zones within the Urban Service Area as defined in Schedule B of the Regional Subdivision By-law.**
- 5 Section X, Part 1 is amended by adding the following after Policy 1.2.13.3 as shown in **bold**:
  - 1.2.14 **Notwithstanding Policies 1.2, 1.2.1, and 1.2.13, at least 4 dwelling units per lot shall be permitted in all residential zones within the Urban Service Area as defined in Schedule B of the Regional Subdivision By-law.**
- 6 Section XVI “Implementation”, Policies 3.3, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5 are repealed.
- 7 Section XVI “Implementation” is amended by adding the new Policy 3.15A after Policy 3.15 as shown in **bold**:
  - 3.15A **The Land Use By-law shall relax the restrictions in the *HRM Charter* relating to non-conforming structures in all zones within the Mainland South Area Plan and allow them to be extended, enlarged, or altered, if the extension, enlargement, or alteration does not further worsen any non-conformity with the By-law.**

8 Section XVI "Implementation" is amended by adding the new Policy 3.23 after Policy 3.22 as shown in **bold**:

**3.23 Complete applications for development agreements on file with the Municipality, which were received on or before April 9, 2024, shall continue to be considered under the policies in effect on immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By-law. Applications that have not proceeded to public hearing within 36 months of April 9, 2024 shall be subject to all applicable requirements of this Plan and the Land Use By-Law.**

9 Map 9 "Generalized Future Land Use" is amended by removing certain lands from the Halifax Mainland Planning Area as shown in Attachment-D11-Map 9-1, Attachment-D11-Map 9-2, and Attachment-D11-Map 9-3 **and Attachment-D11-Map 9-4 [as amended on April 23, 2024].**

10 Map 9 "Generalized Future Land Use" is amended by redesignating 44, 44B, 46, 48, 50A, 50B, 52, 54, and 58 Main Avenue, Halifax from the Medium Density Residential Designation to the Commercial Designation as shown in Attachment-D11-Map 9-3.

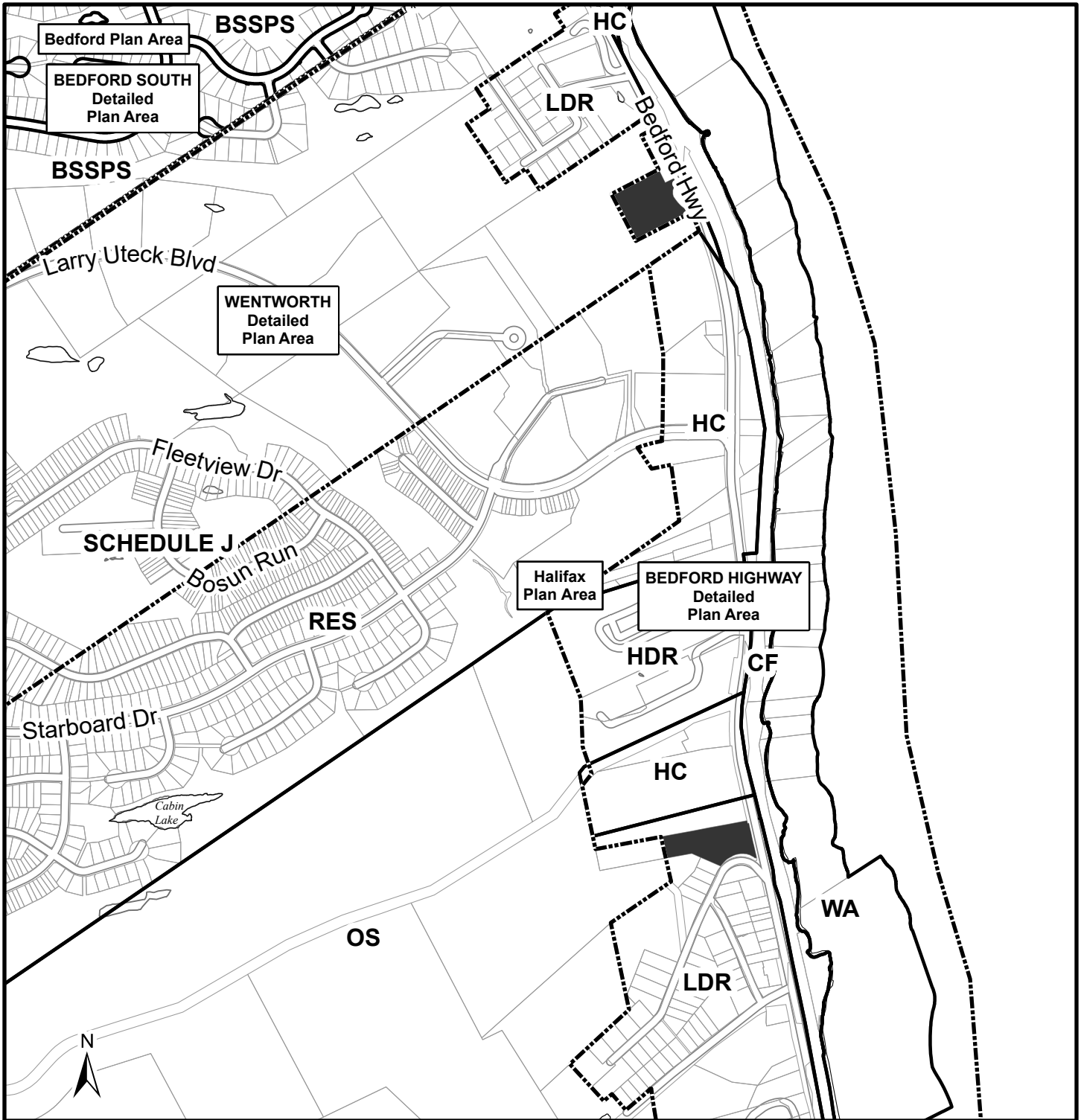
11 Map 9C(1) "Plan Dutch Village Road Overview Map" is repealed and replaced with Attachment-D11-Map 9C-1 to expand Area D onto certain properties along Main Avenue.

12 Map 9F "Mainland South Generalized Future Land Use" is amended by removing certain lands from the Halifax Mainland Planning Area as shown in Attachment-D11-Map 9F-1, Attachment-D11-Map 9F-2, Attachment-D11-Map 9F-3, and Attachment-D11-Map 9F-4 **and Attachment-D11-Map 9F-5 [as amended on April 23, 2024].**

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 D11 - Map 9-1**

Halifax

-  Area to be removed from Planning Area
-  Plan Area Boundary
-  Detailed Plan Area Boundary

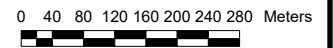
**Designation**  
Halifax

- CF Community Facilities
- HC Highway Commercial
- HDR High Density Residential
- LDR Low Density Residential
- OS Major Community Open Spaces
- RES Residential
- Schedule J Wentworth (See Section XIV)
- WA Water Access

Bedford

- BSSPS Bedford South Secondary Planning Strategy

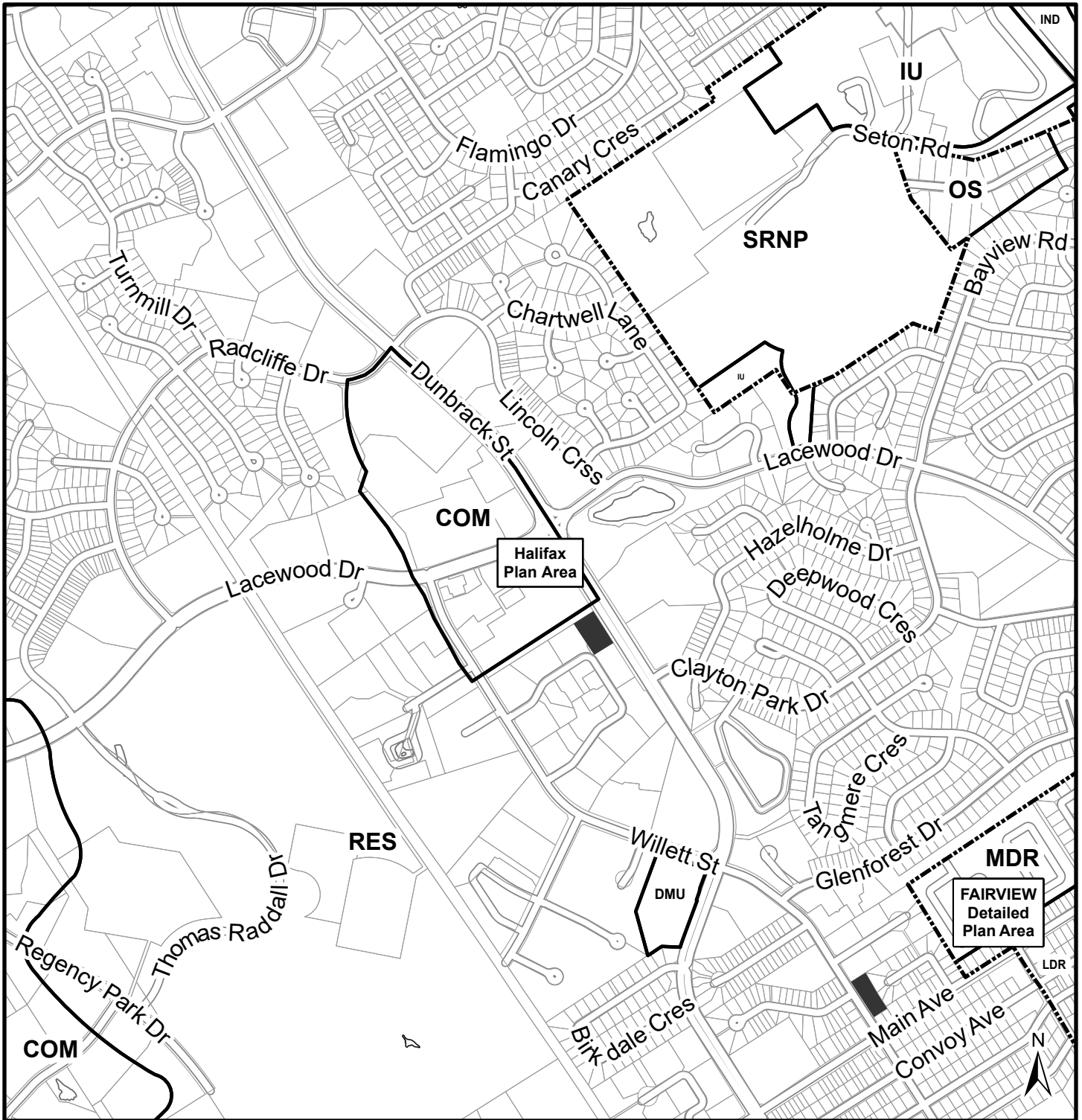
**HALIFAX**



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Mainland  
Plan Area



### Attachment D11 - Map 9-2

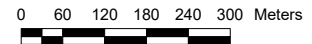
Halifax

- Area to be removed from Planning Area
- Detailed Plan Area Boundary

### Designation Halifax

COM	Commercial
DMU	Dunbrack Multi Unit Residential
IND	Industrial
IU	Institutional - University
LDR	Low Density Residential
MDR	Medium Density Residential
OS	Major Community Open Spaces
RES	Residential
SRNP	Seton Ridge Neighbourhood Plan

## HALIFAX

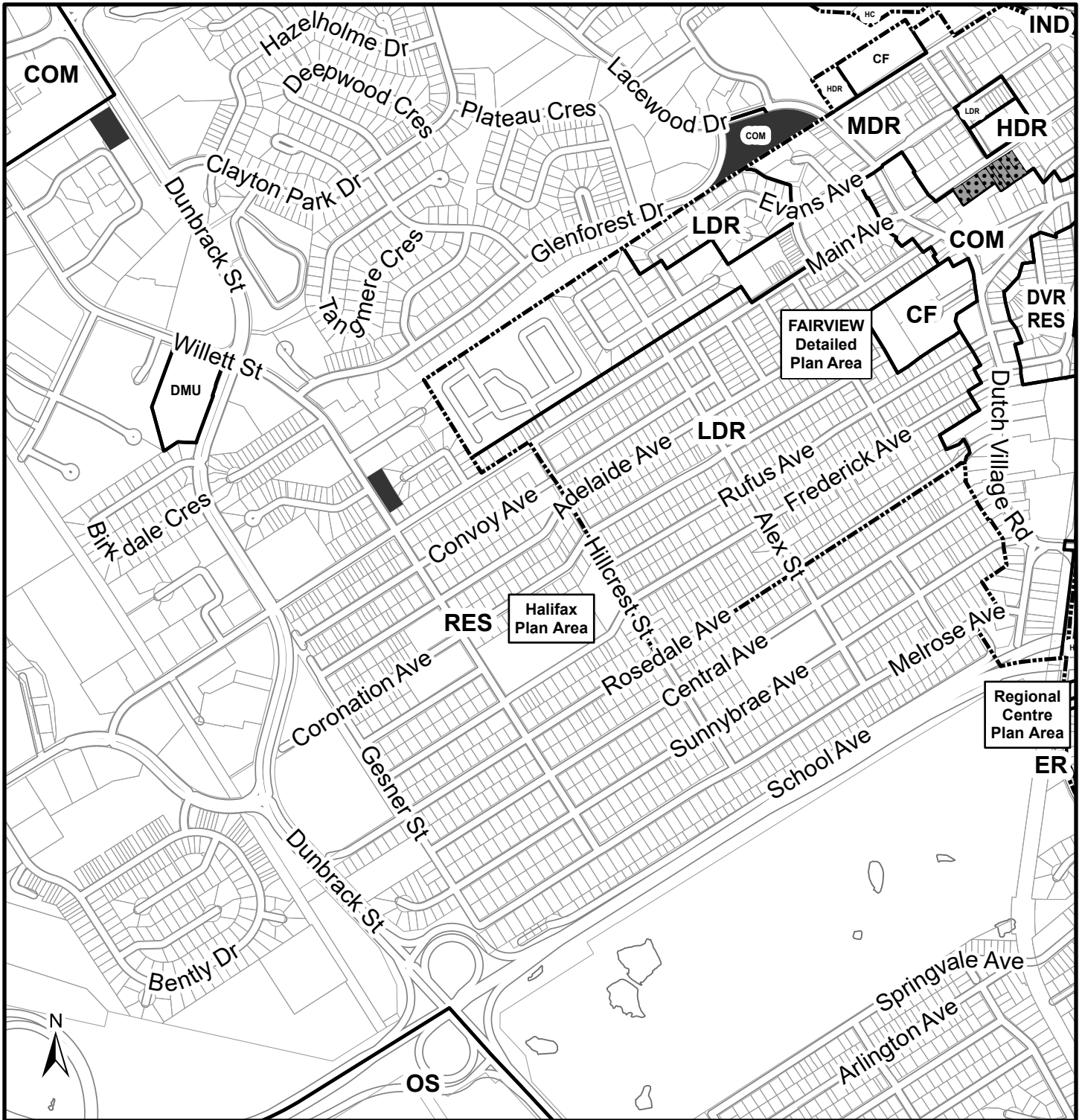


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



Halifax Mainland  
Plan Area





### Attachment D11- Map 9-3

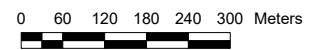
#### Halifax

-  Area to be redesignated from MDR to COM
-  Area to be removed from Planning Area
-  Plan Area Boundary
-  Detailed Plan Area Boundary

#### Designation

- |         |                                |
|---------|--------------------------------|
| CF      | Community Facilities           |
| COM     | Commercial                     |
| DMU     | Dunbrack Multi Residential     |
| DVR RES | Dutch Village Road Residential |
| ER      | Established Residential        |
| HC      | Highway Commercial             |
| HDR     | High Density Residential       |
| IND     | Industrial                     |
| LDR     | Low Density Residential        |
| MDR     | Medium Density Residential     |
| OS      | Major Community Open Spaces    |
| RES     | Residential                    |

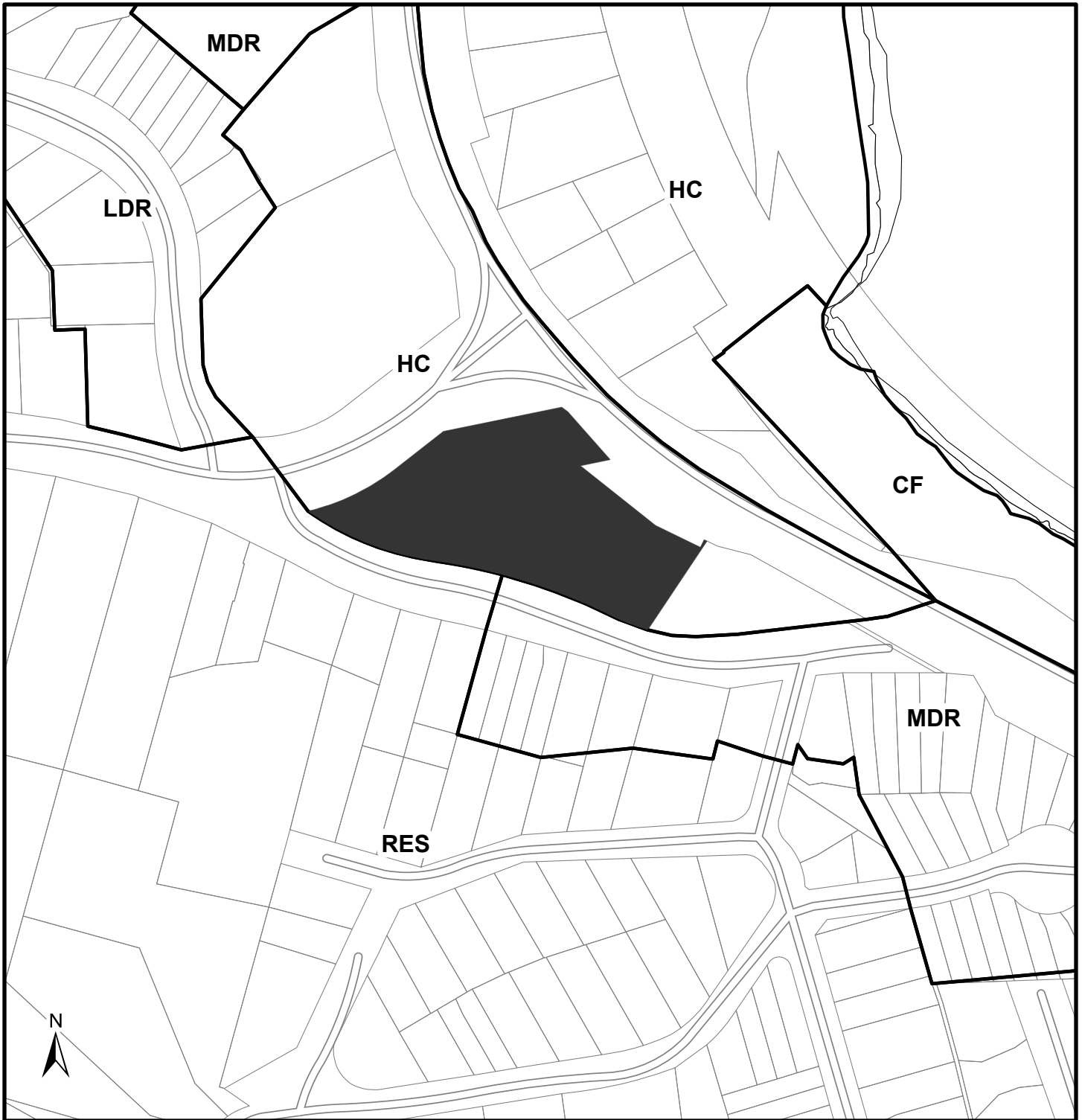
# HALIFAX



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Halifax Mainland  
Plan Area



### Attachment D11- Map 9-4

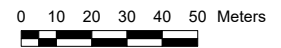
Halifax

 Area to be removed from Planning Area

### Designation

CF	Community Facilities
HC	Highway Commercial
LDR	Low Density Residential
MDR	Medium Density Residential
RES	Residential

# HALIFAX



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Halifax Mainland  
Plan Area

24 April 2024

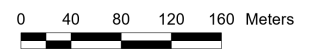




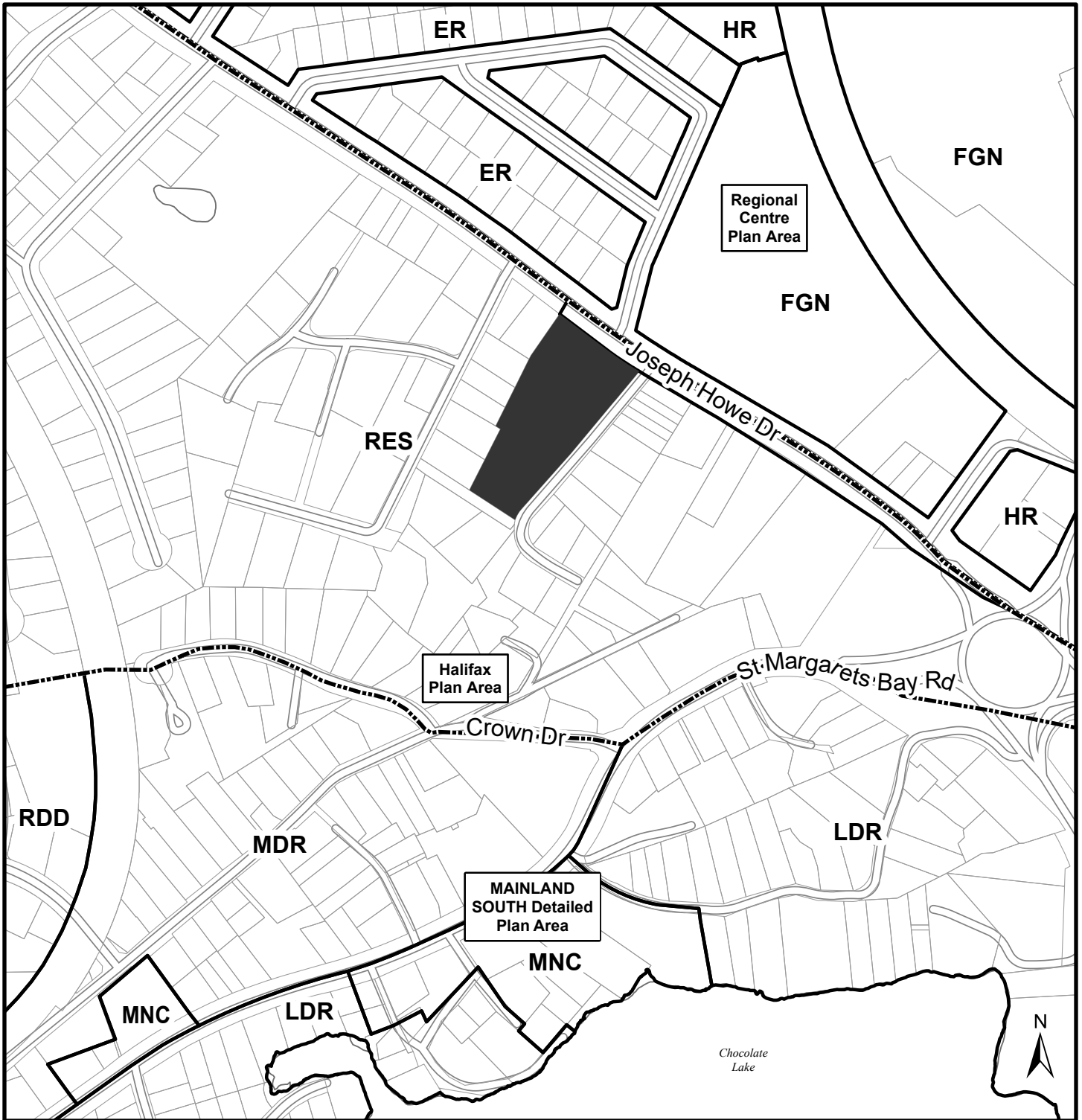
**Attachment D11 - Map 9C-1**

- Area A
- Area B
- Area C
- Area D

**HALIFAX**





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



**Attachment D11 - Map 9F-1**

Halifax

 Area to be removed from Planning Area

 Plan Area Boundary

 Detailed Plan Area Boundary

Halifax Mainland South  
Plan Area

3 April 2024

**Designation**

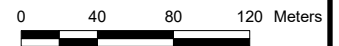
Halifax

- LDR Low Density Residential
- MDR Medium Density Residential
- MNC Minor Commercial
- RDD Residential Development District
- RES Residential

**Regional Centre**

- ER Established Residential
- FGN Future Growth Node
- HR Higher-Order Residential

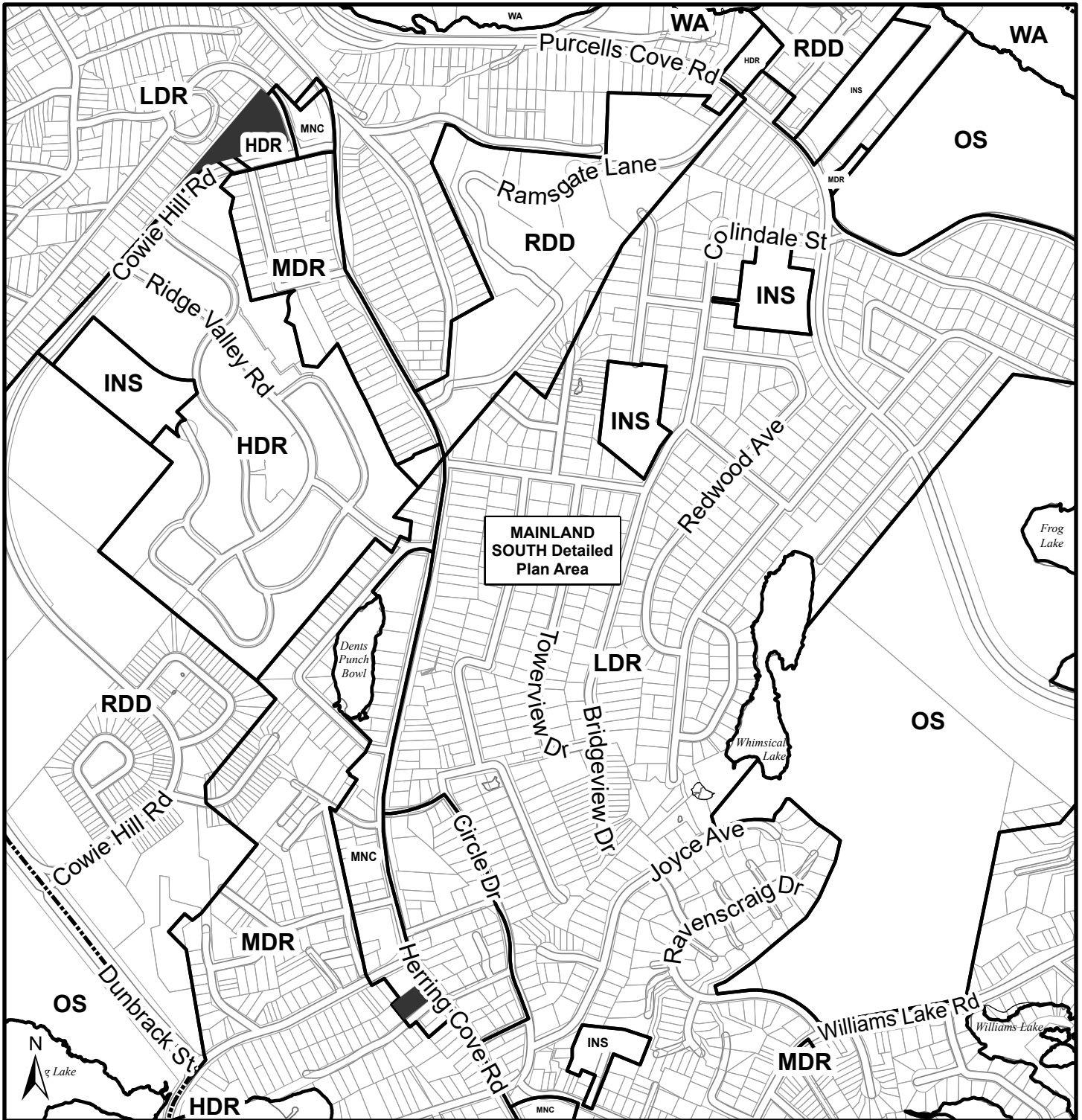
**HALIFAX**



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**Attachment D11 - Map 9F-2**

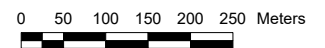
Halifax

-  Area to be removed from Planning Area
-  Detailed Plan Area Boundary

**Designation**

- HDR High Density Residential
- INS Institutional
- LDR Low Density Residential
- MDR Medium Density Residential
- MNC Minor Commercial
- OS Major Community Open Space
- RDD Residential Development District
- WA Water Access

**HALIFAX**

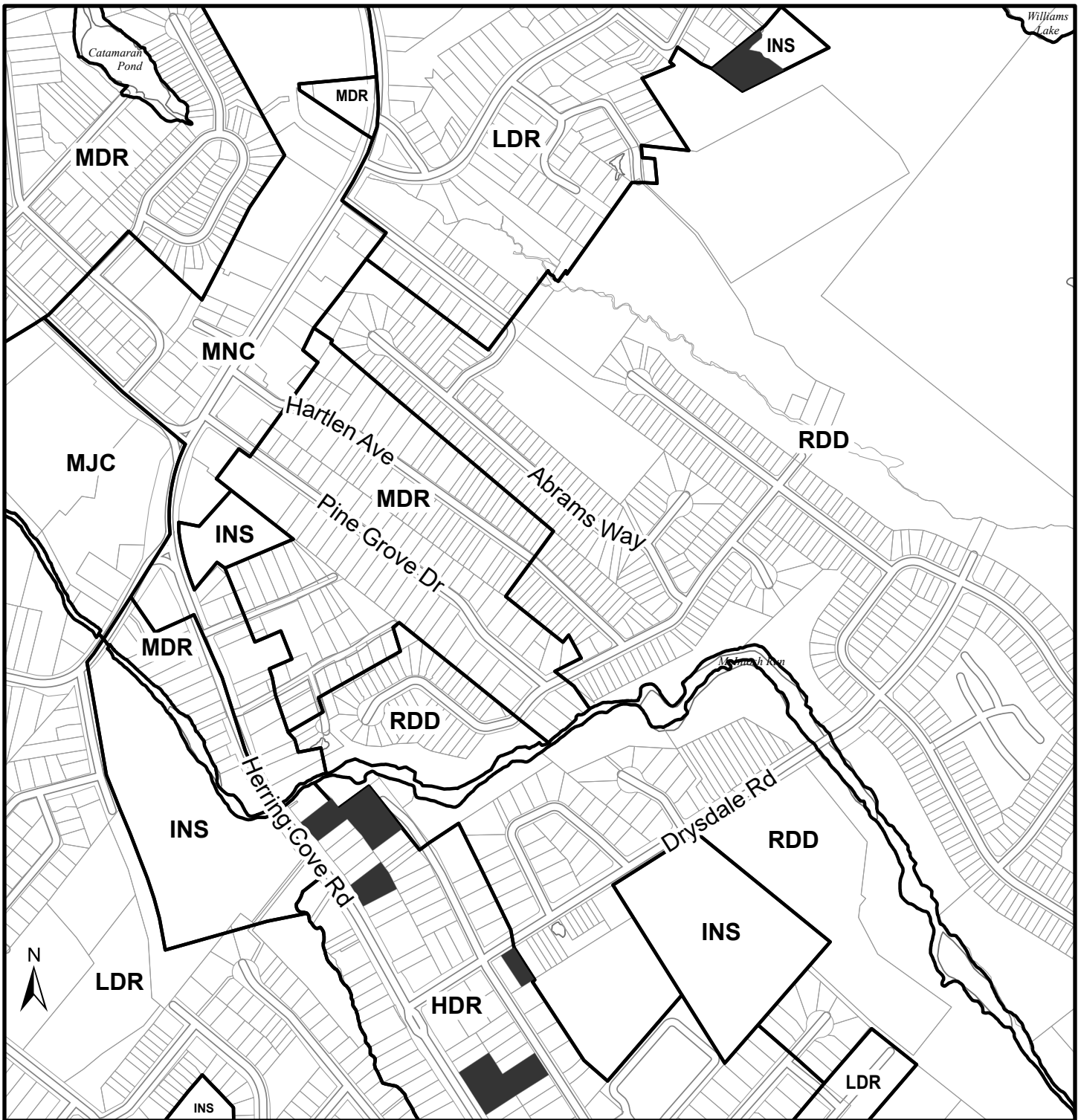


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Halifax Mainland South  
Plan Area

3 April 2024



### Attachment D11 - Map 9F-3

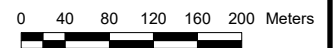
Halifax

 Area to be removed from Planning Area

#### Designation

- HDR High Density Residential
- INS Institutional
- LDR Low Density Residential
- MDR Medium Density Residential
- MJC Major Commercial
- MNC Minor Commercial
- RDD Residential Development District

**HALIFAX**

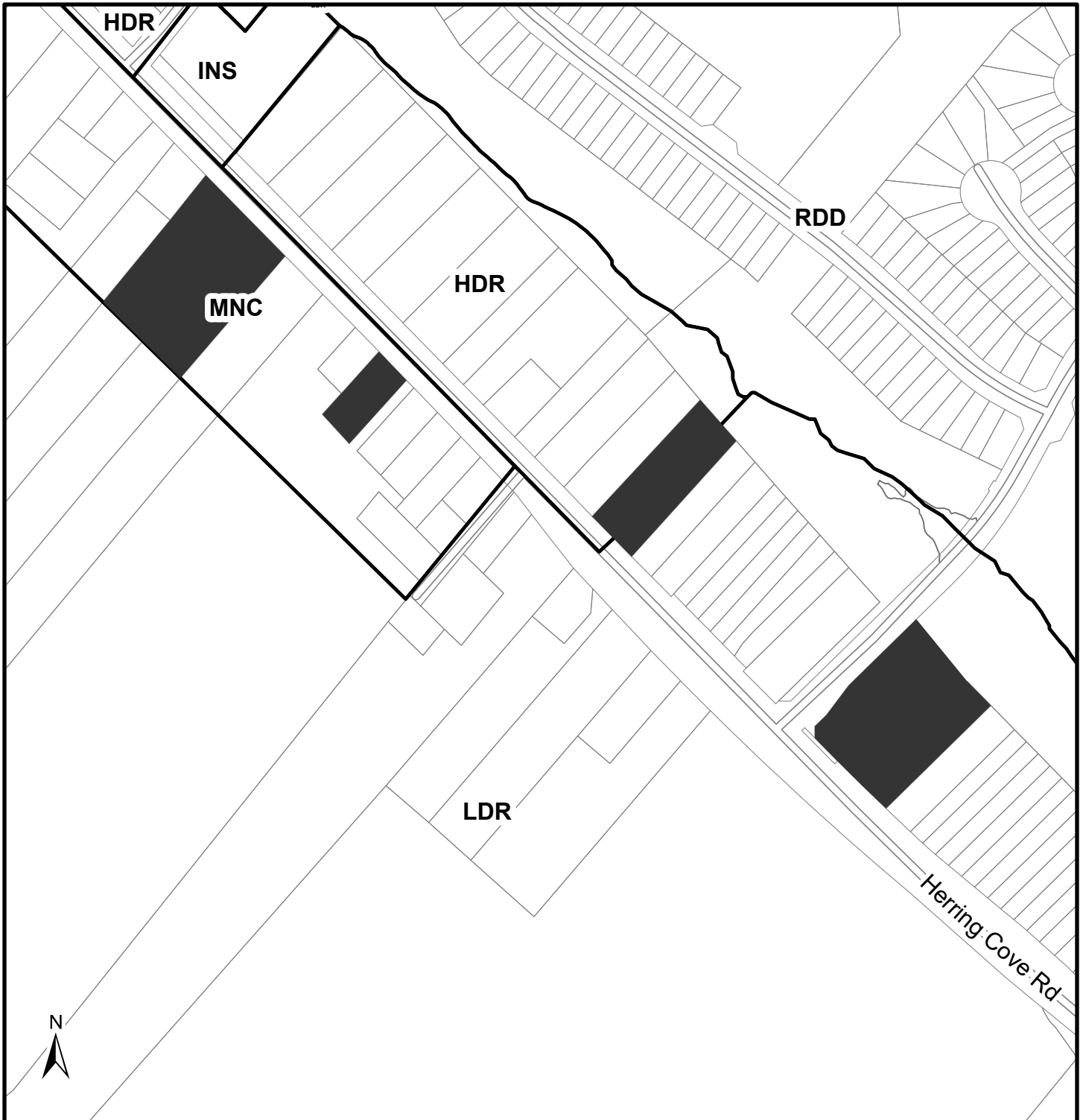


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Halifax Mainland South  
Plan Area

3 April 2024




## Attachment D11 - Map 9F-4

Halifax


# HALIFAX

### Designation

 Area to be removed from Planning Area

HDR	High Density Residential
INS	Institutional
LDR	Low Density Residential
MNC	Minor Commercial
RDD	Residential Development District

0 20 40 60 80 Meters



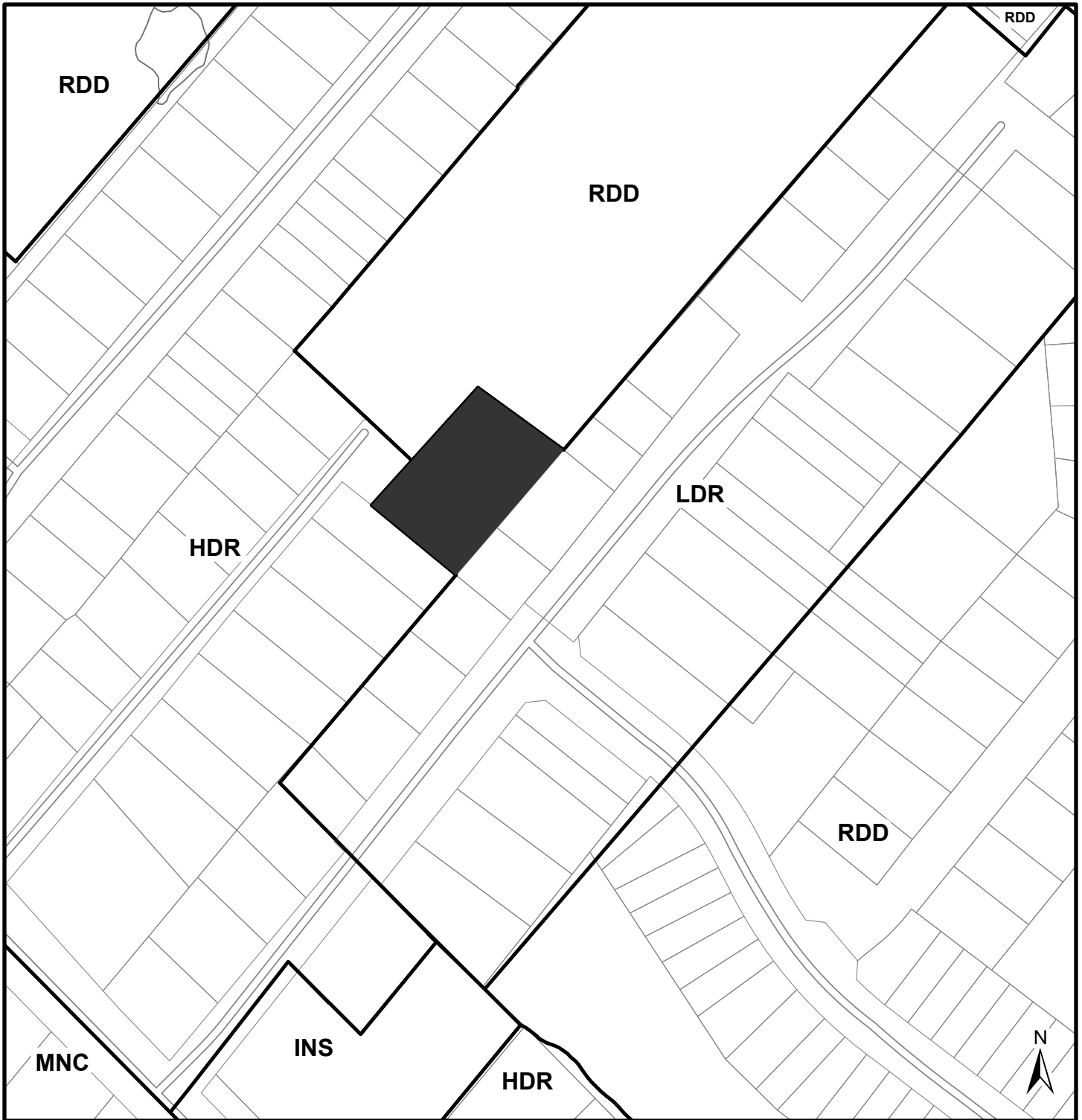
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Halifax Mainland South  
Plan Area

24 April 2024





### Attachment D11 - Map 9F-5

Halifax

# HALIFAX

#### Designation

 Area to be removed from Planning Area

HDR	High Density Residential
INS	Institutional
LDR	Low Density Residential
MNC	Minor Commercial
RDD	Residential Development District



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Halifax Mainland South  
Plan Area

24 April 2024