

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:** Original Signed by   
Jacques Dubé, Chief Administrative Officer

**DATE:** August 26, 2020

**SUBJECT:** **Waiving Municipal Related Construction Fees for Registered Non-Profit and Charitable Housing Developments**

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## ORIGIN

- On July 31, 2018 Regional Council passed the following motion:

*THAT Halifax Regional Council direct staff to proceed with the initiatives contained in the Affordable Housing Work Plan, as set out in Attachment B of the [staff report](#) dated June 21, 2018.*

- On March 26, 2019 Regional Council passed the following motion:

*THAT Halifax Regional Council direct the Chief Administrative Officer to prepare a report and recommendations to amend the relevant municipal legislation to waive municipal construction related fees for non-profit agencies, who deliver housing, to reduce barriers for these organizations when they are engaged in development of such things as affordable accessible housing or similar public benefits, and report back to Regional Council.*

## LEGISLATIVE AUTHORITY

*Building Code Act, 1992 R.S., c. 46, s. 1*

- 7 (1)** The council of the municipality may pass by-laws not inconsistent with this Act or the regulations made by the Minister
- (c)** requiring the payment of fees on applications for an issuance of permits and prescribing the amounts thereof;

*Halifax Regional Municipality Charter 2008, c. 39, s. 1*

- 60 (1)** The Council may make policies ....
- (c)** setting and amending the fees to be paid for
- (i)** licences issued pursuant to a by-law of the Municipality,

- (ii) an inspection required or conducted pursuant to a by-law of the Municipality or an enactment,
  - (iii) permits, applications and approvals required to be obtained from the Municipality or an employee of the Municipality pursuant to a by-law of the Municipality or an enactment
  
- 188 (2)** Without restricting the generality of subsection (1) but subject to Part VIII, the Council may, in any by-law
  - (e) provide for a system of licences, permits or approvals, including any or all of
    - (i) establishing fees for licences, permits or approvals, including fees for licences, permits and approvals that may be in the nature of a reasonable tax for the activity authorized or for the purpose of raising revenue, which fees may be set or altered by policy,
  
- 226 (1)** The Council may, by policy, adopt amendments to
  - (b) the processing fees set out in a land-use by-law or in a subdivision by-law;
  
- 235 (4)** A land-use by-law may
  - (n) prescribe the fees for an application to amend a land use by-law or for entering into a development agreement, site plan or variance.
  
- 281 (3)** A subdivision by-law may include
  - (e) the fee for the processing of applications for approval or repeal of a subdivision, including registration, recording and filing fees;

## **RECOMMENDATION**

It is recommended that Halifax Regional Council

1. Adopt the amendments to Administrative Order 15 *the License, Permits and Processing Fees Administrative Order*, as set out in Attachment A of this report.
2. Adopt By-law F-201, amending By-law F-200, the *Fees By-law*, as set out in Attachment B of this report.
3. Adopt By-law P-401, amending By-law P-400, the *Plumbing By-law*, as set out in Attachment C of this report.
4. Adopt By-law B-204, amending By-law Number B-201, the *Building By-law*, as set out in Attachment D of this report.
5. Adopt By-law C-601, amending By-law C-600, *Capital Cost Charges By-Law*, as set out in Attachment E of this report.
6. Adopt By-law C-801, amending By-law C-800, the *Capital Cost Charges for Solid Waste Facilities By-law*, as set out in Attachment F of this report.

## **BACKGROUND**

While the provision of housing is often noted as the responsibility of the province, through HRM's participation in the Housing and Homelessness Partnership, HRM acknowledges that housing is a shared responsibility and issues surrounding affordable housing and homelessness cannot be solved by any single group or any single solution. Where the provincial government plays a large role in providing services to support those in need of housing, including rent supplements, emergency shelters and public housing, the Municipality plays an important role in removing barriers to the development of different housing forms and requiring the inclusion of affordability through incentive or bonus zoning. All three levels of government play a role in the development and rehabilitation of affordable housing through financial incentives and the use of surplus land to support those who develop and support those in need of affordable housing. This includes private developers and supportive and non-profit housing providers.

The non-profit and charitable housing sector in HRM is composed of approximately 1,250 units that are owned and managed by approximately 50 registered non-profit or charitable housing organizations. Housing is provided in the form of group homes, transitional housing, recovery houses, co-ops and housing geared to those of low to moderate income. Most of the units noted above are co-op housing units (approximately 725 units).

While over the past decade there has been little expansion of the non-profit and charitable housing stock, recently federal and provincial housing investments have been renewed through the National Housing Strategy and the Province's 3 Year Action Plan. These new funding opportunities are helping spark development within the affordable housing sector and there are requests for further financial support and investment from the Municipality.

In 2017, Regional Council amended By-law B-201, the *Building By-law*, to waive the building permit fee application. This amendment was welcomed by the non-profit and charitable housing sector. Further direction to waive other municipal fees related to construction resulted from Regional Council's endorsement of the [Affordable Housing Work Plan](#), and its March 2019 motion.

This report explores waiving all municipal fees related to construction for developments by registered non-profit and registered Canadian charitable housing organizations, including those at the development stage such as a development permit and the pre-development stage such as discretionary approval or subdivision applications.

### **Construction Related Municipal Fees**

Depending on the scale of project or underlying planning policy, a development may be subject to various municipal fees related to construction. This report will focus on waiving the following fee types for housing related developments by non-profit and charitable organizations:

- Construction permit related fees, such as a development permit, plumbing permit and encroachment permits/fees;
- Subdivision application related fees, such as processing fees for concept or final subdivision plans;
- Discretionary approval related fees, such as processing fees to amend a land use by-law or to enter into a development agreement;
- Variance application fees for relaxations to lot area, lot coverage, lot frontage and setback requirements;
- Site Plan Approval application fees where site plan approval is required prior to a construction permit; and
- Other services such as a zoning confirmation letter.

A complete breakdown of the fees and associated costs are shown in Attachment E. While the fees listed in Attachment E are expansive, certain fees will only be applicable depending on the type of development. The most common fees associated with new low to medium density residential developments include:

- Building Permit Fee;

- Plumbing Permit Fee;
- Development Permit Fee;
- Development Engineering Review Fee;
- Streets and Service Permit Fee;
- Encroachment Permit Fee;
- Solid Waste Capital Contribution; and
- Lateral Inspection Fees.

Other Construction Related Fees – not addressed as part of this report

The fees discussed in this report relate to administrative, technical review and inspection fees and do not include all fees that may be associated with the approval process. For example, costs associated with required technical studies, required advertising or registering documents with the province are costs that are not associated with municipal services, nor are such fees retained by the Municipality. As such, they will still be the responsibility of the applicant.

While the proposed amendments will not waive all fees and costs related to the development of housing by non-profits or charities, there may be additional opportunities for the Municipality to provide financial aid through potential grants from the incentive or bonus zoning public benefit fund or our existing community grants program.

*Halifax Water Regional Development Charge (RDC)*

As Halifax Water Fees are regulated through the Nova Scotia Utility and Review Board (NSUARB), they will also not be considered in this report. Halifax Water is nearing the completion of their mandated 5 year review of the RDC. As a result of this review, in June, the NSUARB held hearings to discuss proposed changes to the RDC rules and regulations. Through consultation with HRM staff, Halifax Water has proposed the ability to defer the RDC for affordable housing projects in their submission. A decision from the NSUARB is anticipated this fall.

*Security Deposits and Liability Insurance*

Construction activities, such as lateral excavations, within the street right-of-way will require security deposits and public liability insurance by the applicant or contractor. The security deposit ensures any work within the right-of-way is for work for which the permit was granted, is properly performed and that the right-of-way is properly restored. Public liability insurance is required in the event that claims are made as part of the excavation or work taking place within the street right-of-way. Both are standard requirements contractors and builders would carry and assume as part of typical development projects. Staff do not anticipate that the not-for-profits would be impacted by these requirements.

*Pavement Impact Charge*

The Pavement Impact Charge is a charge that is incurred when development requires cuts within a municipal street. Cuts to the street reduce the life expectancy of the asphalt structure. The charge is calculated based on the Surface Distress Index that considers the amount of street impacted and the age of the street. Funds collected from this charge are retained in a reserve and only used for the repaving/resurfacing of municipal streets. This provides a source of funds within the reserve to spend on the specific streets in the future when required. As such, staff do not advise waiving the Pavement Impact Charge.

*Parkland Dedication and Incentive or Bonus Zoning Public Benefit*

Parkland dedication and incentive or bonus zoning public benefits are considered forms of long-term community benefit that result from development. Parkland dedication can be provided in the form of parkland or money in-lieu and is collected at the time of subdivision. Incentive or bonus zoning public benefit is collected at the construction permit stage for larger developments within specific areas of the Regional Centre. There are five key themes for the type of public benefit, including affordable housing, heritage conservation, parkland improvements, public art and affordable community space. These forms of public benefit are not considered fees related to development, but rather are important long-term contributions to neighbourhoods and communities. As such staff do not recommend waiving such community benefit requirements.

### *Charge By-laws*

There are a number of area specific charge by-laws that are in one of two forms. Area local improvement charges are a form of taxation that are collected on the property owner's tax bill and can be paid off over a number of years. They apply to properties within a geographic area. Capital charge by-laws are paid at the permit stage. Both charges are intended to cover the cost of municipal infrastructure or municipal services. They cover items like waterlines, sanitary sewers, storm sewers and solid waste infrastructure. Area local improvement charges are not always tied specifically to development and as such are not being considered as part of this report.

### **2017 Amendments of By-law 201 Respecting the Building Code**

On December 5, 2017, Council approved amendments to By-law B-201 - Respecting the Building Code to waive the building permit application fee for all non-profit developments for affordable housing, subject to the following criteria:

- The applicant must be a registered non-profit or charity;
- The subject property must be owned by the applicant or a government body/agency or combination thereof;
- The development, in which the permit is applied for, must be the subject of an agreement or must have received funding from government agencies, such as Housing Nova Scotia or CMHC requiring at minimum of 25% of the total floor area of the development (inclusive of commercial and residential components) to include affordable housing units; and
- The applicant must have fully paid all taxes owing or all interim payments due to the Municipality.

This approach relies on other government bodies determining what is considered "affordable", and mainly captures larger development projects that are eligible for funding from CMHC or the province. Since the amendment to By-law B-201 has been in effect, one development has had their building permit application fee for renovations to an existing dwelling waived. The total fees waived were \$830.50.

### **Affordable Housing Work Plan - Municipal Funding Incentives**

In 2018, Regional Council approved the [Affordable Housing Work Plan](#), which contains HRM's contribution to reaching the 5 year targets of the Housing and Homelessness Partnership. The work plan includes six key initiatives, one of which is exploring municipal funding incentives. While the waiving of the Municipal Related Construction Fees is considered an important component of a municipal funding incentive program, it is one part of municipal funding respecting affordable housing.

On September 22, 2020 Regional Council adopted the Administrative Order 2020-008-ADM, Respecting Grants for Affordable Housing, the purpose of which is to provide grants to eligible organizations for the construction or rehabilitation of affordable housing dwelling units. This Administrative Order is the mechanism to spend the money required for incentive or bonus zoning in the Regional Centre Plan. Under the Plan, a minimum of 60% of the required public benefit must be provided as cash for affordable housing.

Today, Regional Council will be considering amendments to provide a streamlined process for multi-year tax relief. HRM offers varying levels of tax relief for registered non-profit and charitable organizations throughout the Municipality. In 2019, 54 properties owned by 6 non-profit housing organizations were awarded some level of tax relief totaling \$33,691.94. In the case of the 6 organizations the provision of housing is their primary mandate.

Through the Community Grants Program HRM provides annual cash grants to registered non-profit organizations and charities. In 2019, \$101,500.00 was awarded to 6 housing organizations for repairs and site maintenance.

## **DISCUSSION**

Attachments A through F include the proposed amendments to municipal administrative orders and by-laws to waive municipal related construction fees for residential developments by registered non-profits or charities. Considerations regarding what types of development projects are eligible and the potential impact to Planning and Development's budget are further discussed below.

### **Criteria for Eligible Developments**

A general guideline applied to HRM's Community Grant Programs requires that an organization be a registered non-profit or charity for at least 1 year before it is eligible for funding. It is proposed that the eligibility for waiving municipal construction fees reflect this approach with additional criteria to ensure that the organization and development is tied to providing affordable housing. Through this approach, the fee waiver program would rely on the fact that the housing organization is a non-profit or charity to ensure the housing is either affordable or that any profits incurred would be invested into existing affordable housing stock or programs within the organization. Simplifying the eligibility requirements provides more predictability for organizations accessing the program and ensures that different scales of developments can benefit.

As such, it is recommended that the following eligibility criteria apply to the waiver of municipal related construction fees:

- upon the date of application, the applicant must be a registered not-for-profit or registered charity for at least 1 year;
- the provision of affordable housing must be included in the mandate or programs and activities of the registered non-profit or charity;
- a minimum of 60% of the development must be for housing;
- the property that is the subject of the application is solely owned by one or a combination of the following: the applicant, the Municipality, the Provincial Government, the Federal Government, or an agent of the Provincial or Federal Government; and
- upon the date of application, the applicant must have fully paid all taxes owing, or all installments or all interim payments due to the Municipality.

For clarification the threshold for what is considered 60% of the development will differ depending on the type of application. This further described in the amending by-laws and AO.

### **Impact of waiving Construction related Fees**

Staff reviewed permit records for housing developments by registered non-profit and charitable housing organizations over a 5-year period (July 2014-May 2019), to understand the potential impact of waiving all municipal related construction fees (Attachment F). Approximately \$35,800.00 was collected in fees for these types of developments over the 5-year period (excluding the Halifax Water Regional Development Charge); averaging approximately \$7,000.00 annually. Fees collected over this period were primarily for renovations to existing housing stock. In October 2019, [Council approved increases to several Planning and Development fees](#). When applying the fee increase to those non-profit and charitable residential developments captured over the 5-year period, the annual average total would increase to approximately \$9,166.42. This figure does not include new fees such as the Engineering Review Fee, however as the majority of applications were for internal renovations the Engineering Review Fee would not apply.

In 2019/20, Planning and Development collected \$6,694,116.00 in municipal related construction fees. The fees collected for non-profit and charitable housing developments would make up approximately 0.15% of the annual fees collected. As such, it is anticipated that waiving such fees would not have a significant impact on the total Planning and Development budget.

While the majority of fees related to construction are collected by Planning and Development, the Solid Waste Capital Cost Contribution (CCC) is collected by Transportation and Public Works, approximately \$1 million is collected through the Solid Waste CCC. Of the permit fees reviewed by staff over the 5-year

period, \$744.87 was collected towards the Solid Waste CCC averaging to \$148.97 per year.

While fees collected from residential developments by non-profits and charities have historically been low, it is important to note that staff are aware of several potential developments that may proceed over the next year or two. As a result of funding through the National Housing Strategy and the Province's 3 Year Action Plan on Housing, non-profit and charitable housing organizations now have more resources to move projects ahead. Recent development by for-profit developers for residential projects ranging from 75 to 100 units show municipal permit fees range between \$65,000 and \$147,000, not including the Halifax Water Regional Development Charge. The Solid Waste CCC is included in this value and ranges from \$18,500 to \$25,000. While it is still anticipated that the majority of development applications from non-profit or charitable housing groups will be for smaller developments or renovating existing buildings, it is still important to understand the value of permit fees anticipated in the future.

### **Conclusion**

In the time since Council provided direction to explore waiving municipal related construction fees, the COVID-19 pandemic has occurred. While the pandemic is already known to have a significant impact upon the municipal budget, staff still support the waiving of municipal fees related to construction for non-profit and registered charity housing organizations. Before the pandemic, HRM was already experiencing an extremely low vacancy rate and calls for more affordable housing, however, over the past several months, the need for affordable housing has been further exacerbated through reduced shelter capacity and the need for social distancing. Non-profits and charities have not only been expected to provide more housing options but many are also providing increased services with reduced staff. While the waiving of fees can help encourage more development which is beneficial to the economy as a whole, the need for housing and support for vulnerable populations is of extreme importance and should continue to be supported by the Municipality.

The proposed amendments to waive municipal fees related to construction are a method for the Municipality to further support non-profit and charitable housing developments. Housing developments are costly endeavours; any costs savings, especially at the beginning of the project, can be integral to the success and longevity of a project.

It is important to note that waiving fees will not be the same as waiving permit terms or requirements. All development, whether for-profit or by non-profit or charitable housing organizations will be required to obtain and abide by all necessary permits and approvals. The purpose of this report is only to waive such fees associated with developments by non-profit or charitable housing organizations. In addition, staff will continue to seek meaningful ways for the Municipality to support affordable housing developments by continuing to work with the Housing and Homelessness Partnership towards the goal of ending housing poverty and homelessness in HRM.

### **FINANCIAL IMPLICATIONS**

The proposed amendments to waive all municipal fees related to construction for not-for-profit affordable housing projects will reduce the revenues collected from municipal related construction fees. Historically municipal related construction fees from non-profit and charitable housing projects account for less than \$10,000 per year. The loss of revenue will be a pressure on the existing revenue budget but only accounts for approximately 0.15% of the construction fee revenues budget. While staff expect the number of larger projects to grow, it still not anticipated that waiving such fees would significantly impact the overall Planning and Development budget and that it can be absorbed though the existing operating budget.

### **RISK CONSIDERATION**

There are no significant risks associated with the recommendation contained within this report. As noted earlier, there are financial implications associated with the recommendation to waive all municipal fees

related to construction for not-for-profit affordable housing projects, however the overall financial impact is considered minor compared to fees collected through other forms of development.

### **COMMUNITY ENGAGEMENT**

In preparing this report, staff have held discussion with members of the Housing and Homelessness Partnership and non-profit and charitable housing organizations.

### **ENVIRONMENTAL IMPLICATIONS**

None identified.

### **ALTERNATIVES**

1. Regional Council may choose to approve the proposed recommendation subject to modifications. Such modifications may require a supplementary report.
2. Regional Council may choose to refuse the proposed recommendation contained in this report.

### **ATTACHMENTS**

Attachment A	Amendments to Administrative Order Number 15 Respecting License, Permit and Processing Fees
Attachment B	By-law F-201, amendments to the <i>Fees By-law</i>
Attachment C	By-Law Number P-401, amendments to the <i>Plumbing By-law</i>
Attachment D	By-law B-204, amendments to the <i>Building By-law</i>
Attachment E	By-law C-601, amendments to the <i>Capital Cost Charges By-Law</i>
Attachment F	By-law C-801, amending By-law C-800, the <i>Capital Cost Charges for Solid Waste Facilities By-law</i>
Attachment G	HRM Construction Related Permit Fees
Attachment H	Municipal Related Construction Fees Collected for Registered Non-Profit and Registered Charity Housing Developments and Renovations from July 2014 to May 2019
Attachment I	Showing Proposed Changes to Administrative Order 15, and By-laws F-200, P-400, B-201, C-600 and C-800

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

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**Attachment A**  
**Amendments to Administrative Order Number 15**  
**Respecting License, Permit and Processing Fees**

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that Administrative Order Number 15, the *License, Permits and Processing Fees Administrative Order*, is hereby further amended as follows:

1. Schedule A is amended by adding section 1C after Section 1B and before the repealed section 2, as follows:

- 1C.** (1) For the purposes of this section,
- (a) “existing building” means any building in which a building permit has been issued;
  - (b) “non-profit organization” means:
    - (i) a non-profit association incorporated pursuant to the *Co-operative Associations Act*, R.S.N.S.1989 c. 98, as amended,
    - (ii) a non-profit association to which the *Co-operative Associations Act* applies,
    - (iii) a not-for-profit corporation incorporated pursuant to the *Canada Not-for-profit Corporations Act*, S.C. 2009, c. 23, and
    - (iv) a non-profit organization otherwise incorporated pursuant to an Act of the Nova Scotia Legislature; and
  - (c) “registered Canadian charitable organization” means a charitable organization registered pursuant to the Income Tax Act (Canada) and the regulations made pursuant to that Act;.
- (2) All the fees listed in Schedule B may be waived for residential developments undertaken by a non-profit organization or registered Canadian charitable organizations, providing all the following are satisfied:
- (a) on the date the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or registered Canadian charitable organization for a period of at least 1 year;
  - (b) the provision of affordable housing must be included in either the mandate, or the programs and activities, of the of the non-profit organization or registered Canadian charitable organization;
  - (c) a minimum of 60% of the development must be for a residential use and
    - (i) where the application is for the development of a building(s), a minimum of 60% of the total gross floor area the development must be for a residential use, or
    - (ii) where the application is for the subdivision of land a minimum of 60% of

(A) the lots created through the subdivision, or

(B) the lands subject to the subdivision,

must be in a zone, or subject to a development agreement, that would permit a residential use;

(d) where there is a capital cost charge imposed by a by-law of the Municipality that applies to the property, a minimum of 60% of the total gross floor area of any existing building(s) must be for a residential use;

(e) the property that is the subject of the application must be owned by one, or a combination of, the following:

(i) the non-profit organization or registered Canadian charitable organization,

(ii) the Municipality,

(iii) the Province of Nova Scotia,

(iv) the Government of Canada, or

(v) an agent of the Province of Nova Scotia or the Government of Canada, including a Crown corporation; and

(f) on the date of the complete application is received by the Municipality, the non-profit organization or registered Canadian charitable organization must have fully paid all taxes owing or all installments or all interim payments due to the Municipality.

2. Schedule B is added after Schedule A as follows:

### **SCHEDULE B**

1. For the purposes of 1C (2) of Schedule A, the following fees may be waived:

(a) in section 6A,

(i) Residential Development Permit Fee (includes: New Residential-up to 2 units, enclosed additions, Residential or Multi-use, Industrial, Commercial or Institutional (ICI) renovations, and lease hold improvements),

(ii) Commercial Development Permit Fee (includes: Multi-use, Industrial, Commercial or Institutional (MICI)),

(iii) Basic Development Permit Fee (includes: Home Occupation, Occupancy Only and Accessory Structures such as Decks, Pools, Sheds, and Fence),

(iv) Engineering Review Fee for Non-Engineering Specific Permits (ie: Building & Development Permits),

(v) Lot Grading,

(vi) Grade Alteration,

(vii) Top Soil Removal,

(viii) For blasting less than 50 cubic metres of rock,

(ix) All other blasting applications,

(x) Subdivision Concept Plan,

(xi) Subdivision Tentative Plan,

(xii) Subdivision Final Without Infrastructure,

(xiii) Subdivision Final Plan New Infrastructure,

(xiv) Repeal of a Final Plan of Subdivision,

(xv) Amendment to a Final Plan of Subdivision,

(xvi) Manufacture & Install Private Road Sign - Sign & Sign post

- (xvii) Pre-Planning Application,
- (xviii) Municipal Planning Strategy Amendment along with a Development Agreement,
- (xix) Land Use By-law Amendment,
- (xx) Municipal Planning Strategy Amendment along with a Land Use By-law Amendment,
- (xxi) Land Use By-law Amendment along with a Development Agreement,
- (xxii) Development Agreement,
- (xxiii) Discharge of a Development Agreement (in whole or in part),
- (xxiv) Amendments to Development Agreements unless all the amendments are listed as non-substantive in the development agreement,
- (xxv) Amendments to Development Agreements where all the amendments are listed as Non-Substantive,
- (xxvi) Variance,
- (xxvii) Non-Substantive Site Plan Approval OR Level 1 (I) Site Plan Approval,
- (xxviii) Level 2 (II) Site Plan Approval,
- (xxix) Downtown Substantive Site Plan Approval OR Level 3 ( III) Site Plan Approval,
- (xxx) Zoning Confirmation Letters, and
- (xxxi) Deregistration & Demolition of a Heritage Property;

- (b) in section 6C,
  - (i) Encroachment up to 1.5 square metres,
  - (ii) Encroachment from 1.5 to 2.5 square metres,
  - (iii) Encroachment over 2.5 square metres,
  - (iv) Encroachment other than those described in paragraph 4(a)(iv) of Bylaw E-200 shall be subject to an annual rental fee, and
  - (v) Temporary Encroachments shall be subject to a daily rental fee for the temporary use of the street or a part thereof during construction; and

(c) in section 16A, a Permanent Sign includes but is not limited to Projection, Roof, Ground, Billboard, Facia;

- (d) in section 19,
  - (i) Lateral Connection – Main,
  - (ii) Renew Lateral Connection – Main,
  - (iii) Renew Lateral Connection – Main,
  - (iv) Sewer Cap Off,
  - (v) Water Lateral Cap,
  - (vi) Water Lateral Main to Prop,
  - (vii) Extension to Sewer Main,
  - (viii) Sewer Main Repair,
  - (ix) New Watermain,
  - (x) Watermain Relining,
  - (xi) Watermain Renewal,
  - (xii) Culvert,
  - (xiii) Curb/Sidewalk Cut,
  - (xiv) Utility Pole Support Anchor(s),
  - (xv) Utility Pole Installation,
  - (xvi) Replace Utility Pole,
  - (xvii) Oversize Move,
  - (xviii) Temporary Closure – Crane,
  - (xix) Partial Closure – Crane,
  - (xx) Partial Closure – General,
  - (xxi) Temporary Closure – General,
  - (xxii) Overhead Power Lines,
  - (xxiii) Overhead Telecom Lines,

- (xxiv) Monitor Well/Borehole,
- (xxv) Lateral Connection- Pro Line,
- (xxvi) Renew Lateral Connection – Prop,
- (xxvii) Water Lateral Renewal,
- (xxviii) Buried Electrical Lateral,
- (xxix) Buried Electrical Main,
- (xxx) Buried Telecom Lateral,
- (xxxi) Buried Telecom Main,
- (xxxii) Capital Project,
- (xxxiii) Repairs to Street Surface,
- (xxxiv) Repairs to sidewalk,
- (xxxv) Road Construction,
- (xxxvi) Temp Workplace Adjacent to ROW,
- (xxxvii) Temporary Workplace on ROW,
- (xxxviii) Natural Gas Lateral,
- (xxxix) Natural Gas Main (<20m),
- (xl) Natural Gas Main (21m < 500m),
- (xli) Natural Gas Main (>500 m), and

(e) in section 20, the Solar Collector Permit; and

(f) in section 25, the charges for Water Supply Improvement Application Fee.

Done and passed this      day of      , 202      .

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Mayor

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Municipal Clerk

**Attachment B**  
**By-Law Number F-201**

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that By-law Number F-200 , *the Fees By-law*, is amended as follows:

1. Section 1A is added after section 1 and before section 2 as follows:

**Interpretation**

1A. In this by-law,

(a) “non-profit organization” means:

(i) a society incorporated pursuant to the *Societies Act*, R.S.N.S.1989 c.435, as amended,

(ii) a non-profit association incorporated pursuant to the *Co-operative Associations Act*, R.S.N.S.1989 c. 98, as amended,

(iii) a non-profit association to which the *Co-operative Associations Act* applies,

(iv) a not-for-profit corporation incorporated pursuant to the *Canada Not-for-profit Corporations Act*, S.C. 2009, c. 23, and

(v) a non-profit organization otherwise incorporated pursuant to an Act of the Nova Scotia Legislature; and

(b) “registered Canadian charitable organization” means a charitable organization registered pursuant to the *Income Tax Act* (Canada) and the regulations made pursuant to that Act.

2. Section 3 is added after section 2 and before the words “Done and passed” at the end of the by-law, as follows:

3. All fees set out in this By-law may be waived for residential developments undertaken by a non-profit organization or registered Canadian charitable organizations, providing all the following are satisfied:

(a) on the day the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or registered Canadian charitable organization for a period of at least 1 year;

(b) the provision of affordable housing must be included in either the mandate, or the programs and activities, of the non-profit organization or registered Canadian charitable organization;

(c) a minimum of 60% of the total gross floor area of the development must be for a residential use;

(d) the property that is the subject of the application must be solely owned by one, or a combination of, the following:

- (i) the non-profit organization or registered Canadian charitable organization,
- (ii) the Municipality,
- (iii) the Province of Nova Scotia,
- (iv) the Government of Canada, or

(v) an agent of the Province of Nova Scotia or the Government of Canada, including a Crown corporation; and

(e) on the date the complete application is received by the Municipality, the non-profit organization or registered Canadian charitable organization must have fully paid all taxes or all installments or all interim payments due to the Municipality.

Done and passed this      day of      , 202      .

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Mayor

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Municipal Clerk

**Attachment C**  
**By-Law Number P-401**

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that By-law Number P-400, the *Plumbing By-law*, is hereby amended as follows:

1. Section 1.3 is amended by:
  - (a) adding clause (da) after clause (d) and before clause (e), as follows:
    - (da) “non-profit organization” means:
      - (i) a society incorporated pursuant to the *Societies Act*, R.S.N.S.1989 c.435, as amended,
      - (ii) a non-profit association incorporated pursuant to *the Co-operative Associations Act*, R.S.N.S.1989 c. 98, as amended,
      - (iii) a non-profit association to which the *Co-operative Associations Act* applies,
      - (iv) a not-for-profit corporation incorporated pursuant to the *Canada Not-for-profit Corporations Act*, S.C. 2009, c. 23, and
      - (v) a non-profit organization otherwise incorporated pursuant to an Act of the Nova Scotia Legislature;
  - (b) adding clause (ga) after clause (g) and before clause (h), as follows:
    - (ga) “registered Canadian charitable organization” means a charitable organization registered pursuant to the *Income Tax Act* (Canada) and the regulations made pursuant to that Act.
2. Subsection 1.4.7A is added after subsection 1.4.7 and before subsection 1.4.8 as follows:

1.4.7A. The fees set out in subsection 1.4.7 may be waived for residential developments undertaken by a non-profit organization or registered Canadian charitable organizations, providing all the following are satisfied:

  - (a) on the date the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or a registered Canadian charitable organization for a period of least 1 year;
  - (b) the provision of affordable housing must be included in either the mandate, or programs and activities, of the non-profit organization or a registered Canadian charitable organization;
  - (c) a minimum of 60% of the total gross floor area the development must be for a residential use;
  - (d) the property that is the subject of the application must be solely owned by one, or a combination of, the following:
    - (i) the non-profit organization or the registered Canadian charitable organization,
    - (ii) the Municipality,

- (iii) the Province of Nova Scotia,
- (iv) the Government of Canada, or
- (v) an agent of the Province of Nova Scotia or Government of Canada, including a Crown corporation; and

(e) on the date the complete application is received by the Municipality, the non-profit organization or registered Canadian charitable organization must have fully paid all taxes or all installments or all interim payments due to the Municipality.

Done and passed this    day of                    , 202    .

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Mayor

\_\_\_\_\_  
Municipal Clerk



**Attachment D**  
**By-law B-204**

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that By-law Number B-201, the *Building By-law*, is hereby further amended as follows:

1. Subsection 4(8) is amended by:

(a) repealing clauses (a), (b), (c), and (d); and

(b) adding clauses (e), (f), (g), and (h) after the newly repealed clause (d) and before subsection (9) as follows:

(e) on the day the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or registered Canadian charitable organization for a period of at least 1 year;

(f) the provision of affordable housing must be included in either the mandate, or the programs and activities, of the non-profit organization or registered Canadian charitable organization;

(g) a minimum of 60% of the total gross floor area of the development must be for a residential use; and

(h) the property that is the subject of the application must be solely owned by one, or a combination of, the following:

- (i) the non-profit organization or registered Canadian charitable organization,
- (ii) the Municipality,
- (iii) the Province of Nova Scotia,
- (iv) the Government of Canada, or
- (v) an agent of the Province of Nova Scotia or the Government of Canada, including a Crown corporation.

Done and passed this      day of                      , 202      .

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Mayor

\_\_\_\_\_  
Municipal Clerk

**Attachment E**  
**By-Law Number C-601**

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that By-law C-601, amending By-law C-600, the *Capital Cost Charges By-Law*, is hereby amended as follows:

1. Section 2 is amended by:
  - (a) striking out the period at the end of clause (e);
  - (b) adding a semi-colon at the end of clause (e); and
  - (c) adding clauses (f) and (g) after clause (e) and before section 3, as follows:
    - (f) **“non-profit organization”** means:
      - (i) a society incorporated pursuant to the *Societies Act*, R.S.N.S.1989 c.435, as amended,
      - (ii) a non-profit association incorporated pursuant to *the Co-operative Associations Act*, R.S.N.S.1989 c. 98, as amended,
      - (iii) a non-profit association to which the *Co-operative Associations Act* applies,
      - (iv) a not-for-profit corporation incorporated pursuant to the *Canada Not-for-profit Corporations Act*, S.C. 2009, c. 23, and
      - (v) a non-profit organization otherwise incorporated pursuant to an Act of the Nova Scotia Legislature; and
    - (g) **“registered Canadian charitable organization”** means a charitable organization registered pursuant to the *Income Tax Act* (Canada) and the regulations made pursuant to that Act.
2. Section 4A is added after section 4 and before section 5 as follows:
  - 4A. The fees set out in section 3 may be waived for residential developments undertaken by a non-profit organization or registered Canadian charitable organizations, providing all the following are satisfied:
    - (a) on the date the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or a registered Canadian charitable organization for a period of least 1 year;
    - (b) the provision of affordable housing must be included in either the mandate, or programs and activities, of the non-profit organization or a registered Canadian charitable organization;
    - (c) a minimum of 60% of the total gross floor area the development must be for a residential use;
    - (d) the property that is the subject of the application must be solely owned by one, or a combination of, the following:

- (i) the non-profit organization or the registered Canadian charitable organization,
- (ii) the Municipality,
- (iii) the Province of Nova Scotia,
- (iv) the Government of Canada, or
- (v) an agent of the Province of Nova Scotia or Government of Canada, including a Crown corporation; and

(e) on the date the complete application is received by the Municipality, the non-profit organization or registered Canadian charitable organization must have fully paid all taxes or all installments or all interim payments due to the Municipality.

Done and passed this    day of                    , 202    .

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Mayor

\_\_\_\_\_  
Municipal Clerk

**Attachment F**  
**By-Law Number C-801**

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that By-law C-801, amending By-law C-800, the *Capital Cost Charges for Solid Waste Facilities By-law*, is hereby amended as follows:

1. Section 2 is amended by:

(a) adding clauses (ja) and (jb) after clause (j) and before clause (k), as follows:

(ja) “**non-profit organization**” means:

(i) a society incorporated pursuant to the *Societies Act*, R.S.N.S.1989 c.435, as amended,

(ii) a non-profit association incorporated pursuant to *the Co-operative Associations Act*, R.S.N.S.1989 c. 98, as amended,

(iii) a non-profit association to which the *Co-operative Associations Act* applies,

(iv) a not-for-profit corporation incorporated pursuant to the *Canada Not-for-profit Corporations Act*, S.C. 2009, c. 23, and

(v) a non-profit organization otherwise incorporated pursuant to an Act of the Nova Scotia Legislature;

(jb) “**registered Canadian charitable organization**” means a charitable organization registered pursuant to the *Income Tax Act (Canada)* and the regulations made pursuant to that Act;

2. Section 9A is added after section 9 and before section 10 as follows:

9A. The fees set out in sections 3 and 5 may be waived for residential developments undertaken by a non-profit organization or registered Canadian charitable organizations, providing all the following are satisfied:

(a) on the date the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or a registered Canadian charitable organization for a period of least 1 year;

(b) the provision of affordable housing must be included in either the mandate, or programs and activities, of the non-profit organization or a registered Canadian charitable organization;

(c) a minimum of 60% of the total gross floor area the development must be for a residential use;

(d) the property that is the subject of the application must be solely owned by one, or a combination of, the following:

(i) the non-profit organization or the registered Canadian charitable organization,

(ii) the Municipality,

(iii) the Province of Nova Scotia,

(iv) the Government of Canada, or

(v) an agent of the Province of Nova Scotia or Government of Canada, including a Crown corporation; and

(e) on the date the complete application is received by the Municipality, the non-profit organization or registered Canadian charitable organization must have fully paid all taxes or all installments or all interim payments due to the Municipality.

Done and passed this    day of                    , 202    .

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Mayor

\_\_\_\_\_  
Municipal Clerk

### Attachment G - HRM Construction Related Permit Fees

Fee By-law	Section	Fee Description	Fee Type	Fee
F-200		For new residential construction of four dwelling units or less including excavations, foundations and additions, the following permit application fees shall apply:	Construction Permit	
F-200	1	- Construction Projects not Exceeding \$5000	Construction Permit	\$25.00
F-200	1	- All floors, wherein any portion of the floor plane is at or above the mean finished grade surrounding the dwelling.	Construction Permit	\$0.30/sq ft
F-200	1	- All floors extending below but not beyond 5.5 ft. of the mean finished grade surrounding the building	Construction Permit	\$0.25/sq ft
F-200	1	- Finished/Unfinished Basements	Construction Permit	\$0.10/sq ft
F-200	1	- Attached/Detached Garages	Construction Permit	\$0.10/sq ft
F-200	2	For renovation type construction including structural alterations and repairs, and for all other types of construction	Construction Permit	\$5.50 / \$1000 of construction value
F-200	4	Renew or reissue Building Permit	Construction Permit	\$25.00
F-200	5	Where a building permit is required to facilitate a change in use or occupancy and where the said change	Construction Permit Construction Permit	\$50.00

		does not involve renovations or structural alterations in excess of \$5000.00		
F-200	6	Where a building exceeds one year in age and where the Municipality is requested to issue an Occupancy Permit	Construction Permit	\$100
F-200	7	Demolition Permit	Construction Permit	\$50.00
F-200	8	Where a permit is required for the construction or erection of barricades, hoardings or temporary structures	Construction Permit	\$25.00
P-400	1.4.7	Plumbing permit for New Residential Construction to contain four units or less	Construction Permit	\$50.00 / unit
P-400	1.4.7	Plumbing permit for Other multiple unit residential buildings	Construction Permit	\$25.00 / unit
P-400	1.4.7	Plumbing permit for Additions or renovations to residential buildings (no new units)	Construction Permit	\$25.00
P-400	1.4.7	Plumbing permit for Non-residential buildings 5 or less fixtures	Construction Permit	\$25.00
P-400	1.4.7	Plumbing permit for Non-residential buildings 6 or more fixtures	Construction Permit	\$50.00
A0-15	6A	Residential Development Permit Fee (includes: New Residential-up to 2 units, enclosed additions, Residential or Multi-use, Industrial, Commercial or Institutional (MICI) renovations, and lease hold improvements)	Construction Permit	\$200
A0-15	6A	Commercial Development Permit Fee	Construction Permit	\$500

		(includes: Multi-use, Industrial, Commercial or Institutional (MICI))		
A0-15	6A	Basic Development Permit Fee (includes: Home Occupation, Occupancy Only and Accessory Structures such as Decks, Pools, Sheds, and Fence)	Construction Permit	\$50
A0-15	6A	Engineering Review Fee for Non-Engineering Specific Permits (ie: Building & Development Permits)	Construction Permit	\$200
A0-15	6A	Lot Grading	Construction Permit	\$200
A0-15	6A	Grade Alteration	Construction Permit	\$200
A0-15	6A	Top Soil Removal	Construction Permit	\$200
A0-15	6A	For blasting less than 50 cubic metres of rock	Construction Permit	\$100
A0-15	6A	All other blasting applications	Construction Permit	\$600
A0-15	6C	Encroachment up to 1.5 square metres	Construction Permit	\$ 60.00
A0-15	6C	Encroachment from 1.5 to 2.5 square metres	Construction Permit	\$ 95.00
A0-15	6C	Encroachment over 2.5 square metres	Construction Permit	\$125.00
A0-15	6C	Encroachment other than those described in paragraph 4(a)(iv) of Bylaw E-200 shall be subject to an annual rental fee	Construction Permit	\$1.00 per 0.1 square metres of such encroachment, with a minimum fee of \$10.00.
A0-15	6C	Temporary Encroachments shall be subject to a daily rental fee for the temporary use of the street or a part thereof during	Construction Permit	(a) \$0.30 per square metre for the travelled way;  (b) \$0.25 per square metre for the



		construction at the following rate:		<p>sidewalk between the curb and 2 metres back from the curb face; and</p> <p>(c) \$0.15 per square metre for the balance of the sidewalk and to the street line or property line which shall be payable monthly in advance, with the first month=s payment due at the time the license is issued and subsequent payments being due one month from the time of the previous due date.</p> <p>(d) where the encroachment occupies any part of a metered parking space, it shall be deemed to occupy the total metered parking space and the daily</p>
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				rental fee shall apply to 16.7 square metres of travelled way.
AO-15	16A	A Permanent Sign includes but is not limited to Projection, Roof, Ground, Billboard, Facia	Construction Permit	\$ 200 per sign
AO-15	19	Lateral Connection – Main	Construction Permit	\$200.00
AO-15	19	Renew Lateral Connection – Main	Construction Permit	\$200.00
AO-15	19	Sewer Cap Off	Construction Permit	\$200.00
AO-15	19	Water Lateral Cap	Construction Permit	\$200.00
AO-15	19	Water Lateral Main to Prop	Construction Permit	\$200.00
AO-15	19	Extension to Sewer Main	Construction Permit	\$700.00
AO-15	19	Sewer Main Repair	Construction Permit	\$700.00
AO-15	19	New Watermain	Construction Permit	\$700.00
AO-15	19	Watermain Relining	Construction Permit	\$700.00
AO-15	19	Watermain Renewal	Construction Permit	\$700.00
AO-15	19	Culvert	Construction Permit	\$200.00
AO-15	19	Curb/Sidewalk Cut	Construction Permit	\$200.00
AO-15	19	Utility Pole Support Anchor(s)	Construction Permit	\$125.00
AO-15	19	Utility Pole Installation	Construction Permit	\$125.00
AO-15	19	Replace Utility Pole	Construction Permit	\$125.00
AO-15	19	Oversize Move	Construction Permit	\$125.00
AO-15	19	Temporary Closure – Crane	Construction Permit	\$200.00

AO-15	19	Partial Closure – Crane	Construction Permit	\$200.00
AO-15	19	Partial Closure - General	Construction Permit	\$200.00
AO-15	19	Temporary Closure – General	Construction Permit	\$200.00
AO-15	19	Overhead Power Lines	Construction Permit	\$125.00
AO-15	19	Overhead Telecom Lines	Construction Permit	\$125.00
AO-15	19	Monitor Well/Borehole	Construction Permit	\$125.00
AO-15	19	Lateral Connection- Pro Line	Construction Permit	\$200.00
AO-15	19	Renew Lateral Connection – Prop	Construction Permit	\$200.00
AO-15	19	Water Lateral Renewal	Construction Permit	\$200.00
AO-15	19	Buried Electrical Lateral	Construction Permit	\$200.00
AO-15	19	Buried Electrical Main	Construction Permit	\$200.00
AO-15	19	Buried Telecom Lateral	Construction Permit	\$200.00
AO-15	19	Buried Telecom Main	Construction Permit	\$200.00
AO-15	19	Capital Project	Construction Permit	\$125.00
AO-15	19	Repairs to Street Surface	Construction Permit	\$125.00
AO-15	19	Repairs to sidewalk	Construction Permit	\$125.00
AO-15	19	Road Construction	Construction Permit	\$125.00
AO-15	19	Temp Workplace Adjacent to ROW	Construction Permit	\$125.00
AO-15	19	Temporary Workplace on ROW	Construction Permit	\$125.00
AO-15	19	Natural Gas Lateral	Construction Permit	\$200.00
AO-15	19	Natural Gas Main (<20m)	Construction Permit	\$200.00

AO-15	19	Natural Gas Main (21m < 500m)	Construction Permit	\$700.00
AO-15	19	Natural Gas Main (>500m)	Construction Permit	Staff Time
AO-15	20	Solar Collector Permit	Construction Permit	\$150.00
AO-15	25	Charges for Water Supply Improvement Application Fee	Construction Permit	\$150.00
AO-15	6A	Deregistration & Demolition of a Heritage Property	Construction Permit	\$4,000
C-600	3	Capital Cost Charge for Wastewater Treatment Facilities	Construction Permit	<p>(1) A charge in the amount of \$880.00 shall be paid to HRM prior to the issuance of a building permit for all new single detached residential buildings that will be connected to municipal wastewater facilities.</p> <p>(2) A charge in the amount of \$590.00 per dwelling unit shall be paid to HRM prior to the issuance of a building permit for all new multiple unit residential buildings that will be connected to municipal wastewater facilities.</p> <p>(3) A charge at a rate of \$0.27 per square foot of floor space shall be paid to HRM prior to the issuance of a building permit for all other new buildings and building additions in serviced areas.</p> <p>(4) When an un-serviced lot of land, occupied by a building, existed prior to the coming into force of this by-law, the charge</p>

				<p>shall be payable to HRM when the building is connected to municipal wastewater facilities.</p> <p>(5) Buildings accessory to a residential use that contain facilities which can discharge effluent to the municipal wastewater facilities shall pay a charge at a rate of \$0.27 per square foot of floor space, pay</p>
C-800	3	Capital Cost Charge for Solid Waste	Construction Permit	<p>3. (1) A charge in the amount of \$230.00 shall be paid to HRM prior to the issuance of a building permit for all new single detached residential buildings.</p> <p>(2) A charge in the amount of \$230.00 per dwelling unit shall be paid to HRM prior to the issuance of a building permit for all new multiple unit residential buildings.</p> <p>(3) A charge at a rate of \$0.17 per square foot of floor space shall be paid to HRM prior to the issuance of a building permit for all other new buildings and building additions except those identified in Sections 8 and 9.</p> <p>(4) A charge in the amount of \$230.00 per dwelling unit and a charge at a rate of \$0.17 per square foot</p>

				of floor space used for non-residential purposes, shall be paid to HRM prior to the issuance of a building permit for new mixed-use buildings.
C-800	5	Capital Cost Charge for Solid Waste	Construction Permit	5. Notwithstanding sections 3 and 4, when a building is rebuilt, replaced, or repaired in a manner that creates additional dwelling units, a charge in the amount of \$230.00 per each additional dwelling unit shall be paid to HRM prior to the issuance of a building permit.
A0-15	6A	Subdivision Concept Plan	Subdivision	\$600
A0-15	6A	Subdivision Tentative Plan	Subdivision	\$400
A0-15	6A	Subdivision Final Without Infrastructure	Subdivision	\$500
A0-15	6A	Subdivision Final Plan New Infrastructure	Subdivision	\$2,000
A0-15	6A	Repeal of a Final Plan of Subdivision	Subdivision	\$400
A0-15	6A	Amendment to a Final Plan of Subdivision	Subdivision	\$400
A0-15		Manufacture & Install Private Road Sign - Sign & Sign post <sup>2</sup>	Subdivision	\$150
A0-15	6A	Pre-Planning Application	Discretionary Approval	\$500
A0-15	6A	Municipal Planning Strategy Amendment along with a Development Agreement	Discretionary Approval	\$5,000
A0-15	6A	Land Use By-law Amendment	Discretionary Approval	\$3,000
A0-15	6A	Municipal Planning Strategy Amendment	Discretionary Approval	\$5,000

		along with a Land Use By-law Amendment		
A0-15	6A	Land Use By-law Amendment along with a Development Agreement	Discretionary Approval	\$4,000
A0-15	6A	Development Agreement	Discretionary Approval	\$3,000
A0-15	6A	Discharge of a Development Agreement (in whole or in part)	Discretionary Approval	\$500
A0-15	6A	Amendments to Development Agreements unless all the amendments are listed as nonsubstantive in the development agreement*	Discretionary Approval	\$4,000
A0-15	6A	Amendments to Development Agreements where all the amendments are listed as Non-Substantive*	Discretionary Approval	\$3,000
A0-15	6A	Variance	Variance	\$1,000
A0-15	6A	Non-Substantive Site Plan Approval OR Level 1 (I) Site Plan Approval	Site Plan Approval	\$500
A0-15	6A	Level 2 (II) Site Plan Approval	Site Plan Approval	\$1,000
A0-15	6A	Downtown Substantive Site Plan Approval OR Level 3 ( III) Site Plan Approval	Site Plan Approval	\$2,000
A0-15	6A	Zoning Confirmation Letters	Other	\$150
A0-15	6A	Deregistration & Demolition of a Heritage Property	Other	\$4,000

**Attachment H**  
**Municipal Related Construction Fees Collected for Non-Profit and Registered Charity Housing**  
**Developments and Renovations from July 2014 to May 2019**

**Construction Permit Related Permit Fees**

Permit Type	Total Apps	Total	Total Waived	Total Collected	Average Annual Fees
BUILDING PERMIT APPLICATION FEE	116	\$11,774.75	\$830.50 <sup>1</sup>	\$10,944.25	\$2,354.95
DEVELOPMENT PERMIT FEE	39	\$1,425.00	0	\$1,425.00 <sup>2</sup>	\$285.00 <sup>2</sup>
PLUMBING FEE	5	\$175.00	0	\$175.00	\$35.00
URBAN CORE – WASTEWATER <sup>3</sup>	2	\$8,222.52	\$2,740.84 <sup>4</sup>	\$5,481.68	\$1,096.33
URBAN CORE – WATER <sup>3</sup>	2	\$368.49	\$122.83 <sup>4</sup>	\$245.66	\$49.13
ENCROACHMENT APPLICATION FEE	2	\$364.80	0	\$364.80	\$72.96
FUTURE SETTLEMENT CHARGE - NATURAL GAS	4	\$323.70	\$1.00	\$322.70	\$64.54
ADJUSTED FUTURE SETTLEMENT FEE	4	\$4.00	\$4.00	0	0
SANS DEPOSIT	6	\$6,000.00	\$6,000.00	0	0
SANS APPLICATION FEE 125 SANS APPLICAITON FEE 200 SANS APPLICATION FEE (NATURAL GAS) SANS APPLICATION FEE (NATURAL GAS 200)	7	\$1,250.00	0	\$1,250.00	\$250.00
SIGN PERMIT APPLICATION FEE	1	\$35.00	\$35.00	0	0
SOLID WASTE CCC, RESIDENTIAL	3	\$744.87	0	\$744.87	\$148.97

<sup>1</sup>After December 2017 affordable housing developments (subject to certain criteria) are eligible to have their building permit application fees removed.

<sup>2</sup> In October 2019, AO-15 was amended which increased fees for development permits. When applying the new fees to permit applications processed since July 2014 the total fees collected would increase to \$6,600 in total or \$1,320 annually.

<sup>3</sup> These fees represent the Halifax Water Regional Development Charge and cannot be waived.

<sup>4</sup> Prior to July 2019 additional units that were created through interior renovations (no expansion to building) the Halifax Water RDC fees could be waived.

**Variance Application Fees**

	Processing Fee (non-refundable)	Appeal Deposit	Total	Average Annual Fees Collected
	\$200.00	\$300.00	\$500.00	
<b>Total</b>	<b>\$200.00</b>	<b>\$300.00</b>	<b>\$500.00</b>	<b>\$100.00</b>
<b>Total Applying Oct 2019 Fees<sup>5</sup></b>	<b>\$500.00</b>	<b>\$500.00</b>	<b>\$1000.00</b>	<b>\$200.00</b>



**Planning Application Fees**

	<b>Processing Fee (non-refundable)</b>	<b>Advertising Fee (refundable)</b>	<b>Total</b>	<b>Average Annual Fees Collected</b>
	\$1100.00	\$1,500.00	\$2,600.00	
	\$1100.00	\$1,500.00	\$2,600.00	
	\$330.00		\$330.00	
	\$330.00	\$450.00	\$780.00	
	\$1,100.00	\$1,500.00	\$2,600.00	
	\$330.00	\$1,500.00	\$1,830.00	
	\$1,100.00	\$1,500.00	\$2,600.00	
<b>Total</b>	<b>\$5,390.00</b>	<b>\$7,950.00</b>	<b>13,340.00</b>	<b>\$2,668.00</b>
<b>Total Applying Oct 2019 Fees<sup>5</sup></b>			<b>\$20,000.00</b>	<b>\$4,000.00</b>

**Subdivision Application Fees**

	<b>Processing Fee</b>	<b>Average Annual Fees Collected</b>
	\$250.00	
	\$250.00	
	\$250.00 (plus \$5,700.00 in Parkland Fees)	
	\$250.00	
	waived	
<b>Total</b>	<b>\$1,000.00</b>	<b>\$200.00</b>
<b>Total Applying Oct 2019 Fees<sup>5</sup></b>	<b>\$3,600.00</b>	<b>\$720.00</b>

<sup>5</sup> In October 2019, AO-15 was amended which increased fees for planning applications and subdivisions.

**Attachment I**  
**(Showing Proposed Changes to Administrative Order 15, and**  
**By-laws F-200, P-400, B-201, C-600, C-800)**

**HALIFAX REGIONAL MUNICIPALITY**  
**ADMINISTRATIVE ORDER NUMBER 15**  
**Respecting License, Permit and Processing Fees**

Schedule A

**1.** Notwithstanding the processing fees set forth in the various Municipal Planning Strategies, Land Use By-Laws and Subdivision By-Laws in force in Halifax Regional Municipality, the following processing fees shall apply in the place and stead of the fees, including fees for the Heritage, Blasting, Civic Addressing, Sign, Lot Grading and Grade Alteration By-laws.

**1A.** (1) The fees for sections 4A, 6A, 6B, 13A, 15A, 16A, and 21A shall be increased on April 1st of each calendar year by the average monthly increase to the All-Item Consumer Price Index for the Province of Nova Scotia for the period of time from January 1st to December 31st of the preceding calendar year, rounded up to the nearest \$10.

(2) If there is no increase in the Consumer Price Index for the Province of Nova Scotia, there shall be no increase in the fees under subsection (1).

**1B.** When amendments are prepared by staff for Council's consideration that proposes changes to the fees under sections 4A, 6A, 6B, 13A, 15A, 16A, and 21A of this Administrative Order, the Guiding Principles in the staff report dated September 23, 2019 must be applied, in accordance with Council's direction of October 22, 2019.

**1C.** (1) For the purposes of this section,

(a) "existing building" means any building in which a building permit has been issued;

(b) "non-profit organization" means:

(i) a society incorporated pursuant to the *Societies Act*, R.S.N.S.1989 c.435, as amended,

(ii) a non-profit association incorporated pursuant to the *Co-operative Associations Act*, R.S.N.S.1989 c. 98, as amended,

(iii) a non-profit association to which the *Co-operative Associations Act* applies,

(iv) a not-for-profit corporation incorporated pursuant to the *Canada Not-for-profit Corporations Act*, S.C. 2009, c. 23, and

(v) a non-profit organization otherwise incorporated pursuant to an Act of the Nova Scotia Legislature; and

(c) “registered Canadian charitable organization” means a charitable organization registered pursuant to the Income Tax Act (Canada) and the regulations made pursuant to that Act;.

(2) All the fees listed in Schedule B may be waived for residential developments undertaken by a non-profit organization or registered Canadian charitable organizations, providing all the following are satisfied:

(a) on the date the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or registered Canadian charitable organization for a period of at least 1 year;

(b) the provision of housing must be included in either the mandate, or the programs and activities, of the of the non-profit organization or registered Canadian charitable organization;

(c) a minimum of 60% of the development must be for a residential use and

(i) where the application is for the development of a building(s), a minimum of 60% of the total gross floor area the development must be for a residential use, or

(ii) where the application is for the subdivision of land,

(A) a minimum of 60% of the lots created through the subdivision, or

(B) the lands subject to the subdivision,

must be in a zone, or subject to a development agreement, that would permit a residential use;

(d) where there is a capital cost charge imposed by a by-law of the Municipality that applies to the property, a minimum of 60% of the total gross floor area of any existing building(s) must be for a residential use;

(e) the property that is the subject of the application must be owned by one, or a combination of, the following:

(i) the non-profit organization or registered Canadian charitable

organization,

- (ii) the Municipality,
- (iii) the Province of Nova Scotia,
- (iv) the Government of Canada, or
- (v) an agent of the Province of Nova Scotia or the Government of Canada, including a Crown corporation; and

(f) on the date the complete application is received by the Municipality, the non-profit organization or registered Canadian charitable organization must have fully paid all taxes or all installments or all interim payments due to the Municipality.

## 2. Repealed.

### SCHEDULE B

1. For the purposes of 1C (2) of Schedule A, the following fees may be waived:

(a) in section 6A,

- (i) Residential Development Permit Fee (includes: New Residential-up to 2 units, enclosed additions, Residential or Multi-use, Industrial, Commercial or Institutional (ICI) renovations, and lease hold improvements),
- (ii) Commercial Development Permit Fee (includes: Multi-use, Industrial, Commercial or Institutional (MICI)),
- (iii) Basic Development Permit Fee (includes: Home Occupation, Occupancy Only and Accessory Structures such as Decks, Pools, Sheds, and Fence),
- (iv) Engineering Review Fee for Non-Engineering Specific Permits (ie: Building & Development Permits),
- (v) Lot Grading,
- (vi) Grade Alteration,
- (vii) Top Soil Removal,
- (viii) For blasting less than 50 cubic metres of rock,
- (ix) All other blasting applications,
- (x) Deregistration & Demolition of a Heritage Property,
- (xi) Subdivision Concept Plan,
- (xii) Subdivision Tentative Plan,
- (xiii) Subdivision Final Without Infrastructure,
- (xiv) Subdivision Final Plan New Infrastructure,
- (xv) Repeal of a Final Plan of Subdivision,
- (xvi) Amendment to a Final Plan of Subdivision,
- (xvii) Manufacture & Install Private Road Sign - Sign & Sign post
- (xviii) Pre-Planning Application,
- (xix) Municipal Planning Strategy Amendment along with a Development Agreement,
- (xx) Land Use By-law Amendment,
- (xxi) Municipal Planning Strategy Amendment along with a Land Use By-law Amendment,
- (xxii) Land Use By-law Amendment along with a Development Agreement,

- (xxiii) Development Agreement,
- (xxiv) Discharge of a Development Agreement (in whole or in part),
- (xxv) Amendments to Development Agreements unless all the amendments are listed as non-substantive in the development agreement,
- (xxvi) Amendments to Development Agreements where all the amendments are listed as Non-Substantive,
- (xxvii) Variance,
- (xxviii) Non-Substantive Site Plan Approval OR Level 1 (I) Site Plan Approval,
- (xxix) Level 2 (II) Site Plan Approval,
- (xxx) Downtown Substantive Site Plan Approval OR Level 3 ( III) Site Plan Approval,
- (xxxi) Zoning Confirmation Letters, and
- (xxxii) Deregistration & Demolition of a Heritage Property;

(b) in section 6C,

- (i) Encroachment up to 1.5 square metres,
- (ii) Encroachment from 1.5 to 2.5 square metres,
- (iii) Encroachment over 2.5 square metres,
- (iv) Encroachment other than those described in paragraph 4(a)(iv) of Bylaw E-200 shall be subject to an annual rental fee, and
- (v) Temporary Encroachments shall be subject to a daily rental fee for the temporary use of the street or a part thereof during construction;

(c) in section 16A, a Permanent Sign includes but is not limited to Projection, Roof, Ground, Billboard, Facia;

(d) in section 19,

- (i) Lateral Connection – Main,
- (ii) Renew Lateral Connection – Main,
- (iii) Renew Lateral Connection – Main,
- (iv) Sewer Cap Off,
- (v) Water Lateral Cap,
- (vi) Water Lateral Main to Prop,
- (vii) Extension to Sewer Main,
- (viii) Sewer Main Repair,
- (ix) New Watermain,
- (x) Watermain Relining,
- (xi) Watermain Renewal,
- (xii) Culvert,
- (xiii) Curb/Sidewalk Cut,
- (xiv) Utility Pole Support Anchor(s),
- (xv) Utility Pole Installation,
- (xvi) Replace Utility Pole,
- (xvii) Oversize Move,
- (xviii) Temporary Closure – Crane,
- (xix) Partial Closure – Crane,

- (xx) Partial Closure – General,
- (xxi) Temporary Closure – General,
- (xxii) Overhead Power Lines,
- (xxiii) Overhead Telecom Lines,
- (xxiv) Monitor Well/Borehole,
- (xxv) Lateral Connection- Pro Line,
- (xxvi) Renew Lateral Connection – Prop,
- (xxvii) Water Lateral Renewal,
- (xxviii) Buried Electrical Lateral,
- (xxix) Buried Electrical Main,
- (xxx) Buried Telecom Lateral,
- (xxxi) Buried Telecom Main,
- (xxxii) Capital Project,
- (xxxiii) Repairs to Street Surface,
- (xxxiv) Repairs to sidewalk,
- (xxxv) Road Construction,
- (xxxvi) Temp Workplace Adjacent to ROW,
- (xxxvii) Temporary Workplace on ROW,
- (xxxviii) Natural Gas Lateral,
- (xxxix) Natural Gas Main (<20m),
- (xl) Natural Gas Main (21m < 500m),
- (xli) Natural Gas Main (>500 m), and

(e) in section 20, the Solar Collector Permit; and

(f) in section 25, the charges for Water Supply Improvement Application Fee.

**BY-LAW NUMBER F - 200**  
**RESPECTING FEES FOR PERMITS AND LICENCES**

**Short Title**

1. This By-Law shall be known as By-Law Number F-200 and may be cited as the “Fees By-Law”.

**Interpretation**

1A In this by-law,

(a) “non-profit organization” means:

(i) a society incorporated pursuant to the *Societies Act*, R.S.N.S.1989 c.435, as amended,

(ii) a non-profit association incorporated pursuant to the *Co-operative Associations Act*, R.S.N.S.1989 c. 98, as amended,

(iii) a non-profit association to which the *Co-operative Associations Act* applies,

(iv) a not-for-profit corporation incorporated pursuant to the *Canada Not-for-profit Corporations Act*, S.C. 2009, c. 23, and

(v) a non-profit organization otherwise incorporated pursuant to an Act of the Nova Scotia Legislature; and

(b) “registered Canadian charitable organization” means a charitable organization registered pursuant to the *Income Tax Act* (Canada) and the regulations made pursuant to that Act.

**Fees Pursuant To The Building Code Act**

2. Where a permit is required pursuant to any provision of a By-law in force in the municipality which was adopted pursuant to the Building Code Act the following fees shall be paid by an applicant prior to the issuance of such permit;

...

3. All fees set out in this By-law may be waived for residential developments undertaken by a non-profit organization or registered Canadian charitable organizations, providing all the following are satisfied:

(a) on the day the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or registered Canadian charitable organization for a period of at least 1 year;

(b) the provision of housing must be included in either the mandate, or the programs

and activities, of the non-profit organization or registered Canadian charitable organization;

(c) a minimum of 60% of the total gross floor area of the development must be for a residential use;

(d) the property that is the subject of the application must be solely owned by one, or a combination of, the following:

- (i) the non-profit organization or registered Canadian charitable organization,
- (ii) the Municipality,
- (iii) the Province of Nova Scotia,
- (iv) the Government of Canada, or
- (v) an agent of the Province of Nova Scotia or the Government of Canada, including a Crown corporation; and

(e) on the date the complete application is received by the Municipality, the non-profit organization or registered Canadian charitable organization must have fully paid all taxes or all installments or all interim payments due to the Municipality.



**HALIFAX REGIONAL MUNICIPALITY**  
**BY-LAW P-400**  
**RESPECTING REGULATING THE INSTALLATION OF PLUMBING SYSTEMS**

Definition

1.3 In this By-law

(a) “Canadian Plumbing Code” means the 7th edition of the Canadian Plumbing Code, 1995, issued by the Associate Committee on the National Building Code of the National Research Council of Canada being also described as NRCC No. 23176;

(b) “Inspector” means the Plumbing Inspector of the Municipality designated as the authority having jurisdiction under the National Building Code.

(c) “Municipality” means the Halifax Regional Municipality;

(d) “National Building Code” means the 11th edition of the National Building Code of Canada, 1995, issued by the Associate Committee on the National Building Code of the National Research Council of Canada, being also described as NRCC No. 23174 and its Supplement being described as NRCC No. 23178;

(da) “non-profit organization” means:

(i) a society incorporated pursuant to the *Societies Act*, R.S.N.S.1989 c.435, as amended,

(ii) a non-profit association incorporated pursuant to the *Co-operative Associations Act*, R.S.N.S.1989 c. 98, as amended,

(iii) a non-profit association to which the *Co-operative Associations Act* applies,

(iv) a not-for-profit corporation incorporated pursuant to the *Canada Not-for-profit Corporations Act*, S.C. 2009, c. 23, and

(v) a non-profit organization otherwise incorporated pursuant to an Act of the Nova Scotia Legislature;

(e) “Owner” or “Property Owner” includes a person who is assessed for a property on the assessment roll for the Municipality;

(f) "Person" includes firm, co-partnership and incorporated company;

(g) "Plumbing System" means a drainage system, a venting system and a water system or parts thereof.

(ga) "registered Canadian charitable organization" means a charitable organization registered pursuant to the *Income Tax Act* (Canada) and the regulations made pursuant to that Act.

(h) "Stormwater" means the water from precipitation of all kinds and includes water from the melting of snow and ice, ground water discharge and surface water.

(i) "Stormwater system" means any method or means of carrying stormwater, including ditches, swales, pipes, sewers, drains, canals, ravines, gullies, retention ponds, streams, watercourses, floodplains, ponds, springs, creeks and, conduits;

Fees for  
Permits

1.4.7 The fee for permits and inspections shall be as follows:

Permits

New Residential Construction to contain four units or less	\$50 per unit
Other multiple unit residential buildings	\$25 per unit
Additions or renovations to residential buildings (no new units)	\$25
Non-residential buildings	
-5 or less fixtures	\$25
-6 or more fixtures	\$50

1.4.7A. The fees set out in subsection 1.4.7 may be waived for residential developments undertaken by a non-profit organization or registered Canadian charitable organizations, providing all the following are satisfied:

(a) on the date the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or a registered Canadian charitable organization for a period of least 1 year;

(b) the provision of housing must be included in either the mandate, or programs and activities, of the non-profit organization or a registered Canadian charitable organization;

(c) a minimum of 60% of the total gross floor area the development must be for a residential use;

(d) the property that is the subject of the application must be solely owned by one, or a combination of, the following:

(i) the non-profit organization or the registered Canadian charitable organization,

(ii) the Municipality,

(iii) the Province of Nova Scotia Government,

(iv) the Government of Canada, or

(v) an agent of the Province of Nova Scotia or Government of Canada, including a Crown corporation; and

(e) on the date the complete application is received by the Municipality, the non-profit organization or registered Canadian charitable organization must have fully paid all taxes or all installments or all interim payments due to the Municipality.

1.4.8 Every permit is issued on:

(a) the condition that the work is to be started within six months from the date of issuing of the permit;

(b) the condition that the work is not to be discontinued or suspended for a period of more than one year; and,

(c) such other conditions as the Inspector may deem advisable.

**HALIFAX REGIONAL MUNICIPALITY  
BY-LAW NUMBER B-201  
RESPECTING THE BUILDING CODE**

4. (7) Notwithstanding subsection (2), within the Barrington Street Heritage Conservation District pursuant to By-law No. H-500, applications for additions, renovations, repairs and attached signs are exempt from the payment of building permit fees.

(8) Notwithstanding subsection (2) but subject to subsection (9), applications for construction, demolition, additions, renovations, repairs and attached signs are exempt from the payment of building permit fees, providing:

(a) ~~the applicant is a Non-Profit Organization or a Registered Canadian Charitable Organization;~~ **Repeal**

(b) ~~the land that is the subject of the application is solely owned by one or a combination of the following: the applicant, the Municipality, the Provincial Government, the Federal Government, or an agent of the Provincial or Federal Government;~~ **Repeal**

(c) ~~the applicant has either~~

(i) ~~executed an agreement respecting affordable housing for a minimum of twenty five percent (25%) of the total floor area of the development with~~

(A) ~~the Province of Nova Scotia, including Housing Nova Scotia, or~~

(B) ~~the Government of Canada, including Canada Mortgage and Housing Corporation, or~~

(ii) ~~received funding respecting affordable housing for a minimum of twenty five percent (25%) of the total floor area of the development from~~

(A) ~~the Province of Nova Scotia, including Housing Nova Scotia, or~~

(B) ~~the Government of Canada, including Canada Mortgage and Housing Corporation; and~~ **Repeal**

(d) ~~the application relates to property that is the subject of the executed agreement or received funding.~~ **Repeal**

(e) on the day the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or registered Canadian charitable organization for a period of at least 1 year;

(f) the provision of housing must be included in either the mandate, or the programs and activities, of the non-profit organization or registered Canadian charitable organization;

(g) a minimum of 60% of the total gross floor area of the development must be for a residential use; and

(h) the property that is the subject of the application must be solely owned by one, or a combination of, the following:

- (i) the non-profit organization or registered Canadian charitable organization,
- (ii) the Municipality,
- (iii) the Province of Nova Scotia,
- (iv) the Government of Canada, or
- (v) an agent of the Province of Nova Scotia or the Government of Canada, including a Crown corporation.

(9) To be eligible for an exemption from the payment of building permit fees pursuant to subsection 8, the Non-Profit Organization or the Registered Canadian Charitable Organization shall, as of the date of the application, have fully paid all taxes or all instalments or all interim payments due to the Municipality.

**HALIFAX REGIONAL MUNICIPALITY  
BY-LAW NUMBER C-600  
RESPECTING REGIONAL CAPITAL COST CHARGES**

2. In this By-Law

(a) **“Dwelling Unit”** means one or more habitable rooms designed, occupied or intended for use by one or more persons as an independent and separate housekeeping establishment in which cooking, sleeping and bathroom facilities are provided for the exclusive use of such persons.

(b) **“Single Detached Residential Building”** means a building that contains not more than one dwelling unit.

(c) **“Multiple Unit Residential Building”** means a building that contains more than one dwelling unit.

(d) **“Floor Space”** means the total area in square feet of all floors, measured along the outside surface of the exterior walls of the building, including the areas occupied by exterior and interior walls and partitions, all exits, service access spaces, vertical service spaces, and parking spaces within the exterior walls of the building but excluding nonhabitable attic spaces and crawl spaces;

(e) **“New Building”** means a building that is newly constructed or which is moved onto a lot after coming into force of this By-Law;

(f) **“non-profit organization”** means:

(i) a society incorporated pursuant to the *Societies Act*, R.S.N.S.1989 c.435, as amended,

(ii) a non-profit association incorporated pursuant to *the Co-operative Associations Act*, R.S.N.S.1989 c. 98, as amended,

(iii) a non-profit association to which the *Co-operative Associations Act* applies,

(iv) a not-for-profit corporation incorporated pursuant to the *Canada Not-for-profit Corporations Act*, S.C. 2009, c. 23, and

(v) a non-profit organization otherwise incorporated pursuant to an Act of the Nova Scotia Legislature; and

(g) **“registered Canadian charitable organization”** means a charitable organization registered pursuant to the *Income Tax Act* (Canada) and the regulations made pursuant to that Act.

4. Notwithstanding Section (3), where a building has previously been connected to municipal wastewater facilities or the capital cost charge has been paid in respect of same, no charge shall be payable under this By-law where the building is rebuilt, replaced or repaired, if destroyed or damaged by fire or otherwise, including demolition for the purpose of renovation or redevelopment, if the building is substantially the same as it was before the destruction or damage and it is occupied by the same use.

4A. The fees set out in section 3 may be waived for residential developments undertaken by a non-profit organization or registered Canadian charitable organizations, providing all the following are satisfied:

(a) on the date the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or a registered Canadian charitable organization for a period of least 1 year;

(b) the provision of affordable housing must be included in either the mandate, or programs and activities, of the non-profit organization or a registered Canadian charitable organization;

(c) a minimum of 60% of the total gross floor area the development must be for a residential use;

(d) the property that is the subject of the application must be solely owned by one, or a combination of, the following:

(i) the non-profit organization or the registered Canadian charitable organization,

(ii) the Municipality,

(iii) the Province of Nova Scotia,

(iv) the Government of Canada, or

(v) an agent of the Province of Nova Scotia or Government of Canada, including a Crown corporation; and

(e) on the date the complete application is received by the Municipality, the non-profit organization or registered Canadian charitable organization must have fully paid all taxes or all installments or all interim payments due to the Municipality.

**HALIFAX REGIONAL MUNICIPALITY  
BY-LAW NUMBER C - 800  
RESPECTING REGIONAL CAPITAL COST CHARGES  
FOR SOLID WASTE FACILITIES**

**Definitions**

2. In this by-law,

(a) “accessory building” means a subordinate building or structure on the same lot as the main building, or on a lot which directly abuts or is directly across a public street or highway, private road or right of way from the lot containing the main building, and is not attached in anyway to the main building;

(b) “agricultural building” means a building or the part thereof which is used for the production of food, fibre, flora, or the breeding and handling of livestock;

(c) “dwelling unit” means one or more habitable rooms designed, occupied or intended for use by one or more persons as an independent and separate housekeeping establishment in which cooking, sleeping and bathroom facilities are provided for the exclusive use of such persons;

(d) “fishery building” means a building or the part thereof used for storing or processing fish including fish houses, sheds, lobster pounds, wharf storage buildings, and smoke houses;

(e) "floor space" means the total area in square feet of all floors, measured along the outside surface of the exterior walls of the building, including the areas occupied by exterior and interior walls and partitions, all exits, service access spaces, vertical service spaces, and parking spaces within the exterior walls of the building but excluding non-habitable attic spaces and crawl spaces;

(f) “forestry building” means a building or the part thereof used for sawing or milling forest products including sawmills, vehicle and equipment storage and maintenance buildings;

(g) “mining building” means a building or the part thereof used for mining or otherwise extracting minerals or aggregates including vehicle and equipment storage and maintenance buildings;

(h) “mixed use building” means a building that contains both residential and non-residential uses.

(i) “multiple unit residential building” means a building that contains more than one dwelling unit;

(j) “new building” means a building that is newly constructed or which is moved



onto a lot after coming into force of this by-law;

(ja) “non-profit organization” means:

(i) a society incorporated pursuant to the *Societies Act*, R.S.N.S.1989 c.435, as amended,

(ii) a non-profit association incorporated pursuant to *the Co-operative Associations Act*, R.S.N.S.1989 c. 98, as amended,

(iii) a non-profit association to which the *Co-operative Associations Act* applies,

(iv) a not-for-profit corporation incorporated pursuant to the *Canada Not-for-profit Corporations Act*, S.C. 2009, c. 23, and

(v) a non-profit organization otherwise incorporated pursuant to an Act of the Nova Scotia Legislature;

(jb) “registered Canadian charitable organization” means a charitable organization registered pursuant to the *Income Tax Act* (Canada) and the regulations made pursuant to that Act;

(k) “single detached residential building” means a building that contains not more than one dwelling unit.

9. Notwithstanding section 3, no charge shall be payable under this by-law for a building which is an agricultural, fishery, forestry, or mining building.

9A. The fees set out in section 3 and 5 may be waived for residential developments undertaken by a non-profit organization or registered Canadian charitable organizations, providing all the following are satisfied:

(a) on the date the complete application is received by the Municipality, the applicant must have been registered as a non-profit organization or a registered Canadian charitable organization for a period of least 1 year;

(b) the provision of affordable housing must be included in either the mandate, or programs and activities, of the non-profit organization or a registered Canadian charitable organization;

(c) a minimum of 60% of the total gross floor area the development must be for a residential use;

(d) the property that is the subject of the application must be solely owned by one, or a combination of, the following:

- (i) the non-profit organization or the registered Canadian charitable organization,
- (ii) the Municipality,
- (iii) the Province of Nova Scotia,
- (iv) the Government of Canada, or
- (v) an agent of the Province of Nova Scotia or Government of Canada, including a Crown corporation; and

(e) on the date the complete application is received by the Municipality, the non-profit organization or registered Canadian charitable organization must have fully paid all taxes or all installments or all interim payments due to the Municipality.