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Item No. 15.1.4
Halifax Regional Council
September 3, 2024

TO: Mayor Savage and Members of Halifax Regional Council

FROM: Cathie O'Toole, Chief Administrative Officer

DATE: July 10, 2024

**SUBJECT: Administrative Order 48 Respecting the Creation of Community Councils,
Regional Centre and Suburban Housing Accelerator Planning Matters**

ORIGIN

Staff initiated amendment as part of the implementation of the Urgent Changes to Planning Documents for Housing (MINORREV-2023-01065).

EXECUTIVE SUMMARY

Regional Council adopted the Suburban Housing Accelerator Secondary Municipal Planning Strategy (SHA SMPS) and Land Use By-law on May 23, 2024 as part of the Urgent Changes to Planning Documents for Housing. Properties in this plan area are currently under the jurisdiction of three of the Halifax Regional Municipality's Community Councils. Staff are recommending updates to Administrative Order 48 Respecting the Creation of Community Councils to update the jurisdiction of Community Councils for properties in the SHA SMPS Plan Area to Regional Council for consideration. This will allow the Municipality to use the established Regional Council meeting procedures, rather than coordinating joint meetings of Community Council, resulting in a more predictable and streamlined process for applicants and staff. The proposed changes also update the boundaries of the Regional Centre and Downtown Halifax plan areas to reflect recent changes made under the HAF package and the new municipal electoral district boundaries; however, these changes will not come into effect until November 5, 2024.

RECOMMENDATION

It is recommended that Halifax Regional Council adopt the Amendments to Administrative Order 48, the Community Council Administrative Order, as set out in Attachment 2.

BACKGROUND

Administrative Order 48 Respecting the Creation of Community Councils creates four Community Councils in HRM, identifies their area of jurisdiction, and delegates from Regional Council certain powers to those Community Councils. The Administrative Order can also exclude certain areas from the jurisdiction of a Community Council, such as the Downtown Halifax Plan Area which is fully governed by Regional Council. The creation of new plan boundaries can have administrative and governance impact on the operation of Community Councils.

On May 23, 2024, Regional Council adopted the Urgent Changes to Planning Documents for Housing. One of the changes that was adopted was establishing a new Suburban Housing Accelerator (SHA) Secondary Municipal Planning Strategy (SMPS) and Land Use By-law (LUB), and minor amendments to the boundaries of the Downtown Halifax Plan Area and Regional Centre Plan Area. The planning area for the SHA SMPS and LUB consists of the Suburban Opportunity Sites that were approved by Regional Council, which were taken out of the existing planning areas of Halifax Mainland, Dartmouth, Bedford, Sackville, and Cole Harbour-Westphal. The limited SHA planning area will be dissolved upon the completion of the suburban planning process.

In HRM, changes to a land use by-law or development agreement, as well as appeals for variances and site-plan approvals are generally under the jurisdiction of a Community Council (the primary exception is the remaining area of Downtown Halifax Plan). The SHA Planning Area includes properties that are currently under the jurisdiction of the Halifax and West Community Council, Harbour East-Marine Drive Community Council, and North West Community Council. As a result, currently all 16 Councillors would be required to make a decision on those planning matters in the new planning area.

DISCUSSION

Due to the interim nature of the SHA Planning Area, it is recommended that Administrative Order 48 Respecting the Creation of Community Councils be amended to give Regional Council jurisdiction over the planning matters currently under the jurisdiction of Community Councils for this new planning area. While having a special joint meeting of the Community Councils is possible, the administrative cost of scheduling the joint meeting would generally be more prohibitive than using the existing framework of Regional Council meetings.

The SHA SMPS policies do not enable site plan, and they generally permit “as of right” development rather than development through development agreement. As a result, staff do not anticipate that Regional Council will hear many, if any, site plan or development agreement matters following these amendments. Staff instead anticipate that Regional Council would primarily hear land use bylaw amendments and variance appeals for a limited period of time.

Additionally, the properties included in the SHA Planning Area were strategically chosen as part of a regional approach to updating planning documents in response to the housing crisis. Therefore, having those discussions at Regional Council may be beneficial to better align with this overall framework and Regional Plan priorities. Amendments to Administrative Order 48 are shown in Attachment 1.

It is also recommended to make a housekeeping change to Schedules A1 and 4A of AO 48, which currently show 1872 Brunswick Street, Halifax (PID 00002030) as part of the Downtown Halifax Plan Area and under the full jurisdiction of Regional Council. When Centre Plan was approved by Council in 2021, the subject site was a transition site that remained under the Downtown Halifax SMPS and LUB. However, based on property owner request it was included in the Regional Centre Planning Area as part of the Urgent Changes to Housing package which came into effect on June 13, 2024. It is therefore recommended that it be removed from Schedule A1 of AO 48 (Downtown Halifax Plan Area to be Excluded from Halifax West Community Council), and included in Schedule 4A (Regional Centre Community Council Area). It should

also be noted that the proposed changes include the updated electoral districts but will not come into effect until November 5, 2024.

FINANCIAL IMPLICATIONS

Should Council choose to amend Administrative Order 48, modest positive impacts are expected to the P&D operating budget for 2024-2025 related to using the established process for Regional Council meetings.

RISK CONSIDERATION

By continuing to apply the existing framework of governance structure to the new planning area, Regional Council risks increasing administrative work and processing time for standard development approvals.

COMMUNITY ENGAGEMENT

For engaging the public regarding the proposed administrative order, at least 7 days notice to all Council members is required under subsection 59(1) of the *HRM Charter*. Additional engagement is not required by the *Public Participation Administrative Order* because Administrative Order 48 is not a planning document. Following a review of the recently adopted Public Engagement Guidebook, staff determined that further public engagement on this change was not required because the proposed change has a low level of impact on the general public, with no legislative or policy direction to engage.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

Regional Council could choose to:

1. Refuse to amend the Administrative Order. This is not the staff recommendation.
2. Direct staff to develop an Administrative Order that differs from the staff recommendation. This would require specific direction from Regional Council and a supplementary staff report.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), subsections 30(3), 30(4) and 31(2):

- 30(3)** A community council may amend the land-use by-law of the Municipality applicable to the community with respect to any property in the community if the amendment carries out the intent of any municipal planning strategy of the Municipality applicable to the property and, in doing so, the community council stands in the place and stead of the Council and Part VIII applies with all necessary changes.
- 30(4)** A community council stands in the place and stead of the Council with respect to variances and site-plan approvals and Part VIII applies with all necessary changes.

- 31(2)** Where a municipal planning strategy of the Municipality provides for development by agreement, the community council stands in the place and stead of the Council and Part VIII applies with all necessary changes.

ATTACHMENTS

Attachment 1: Showing proposed changes to Administrative Order 48
Attachment 2: Amending Administrative Order

Report Prepared by: Byungjun Kang, Planner III, 782.641.0856

**HALIFAX REGIONAL MUNICIPALITY
ADMINISTRATIVE ORDER NUMBER 48
RESPECTING THE CREATION OF COMMUNITY COUNCILS**

BE IT RESOLVED AS AN ADMINISTRATIVE ORDER of the Council of the Halifax Regional Municipality as follows:

Short Title

1. This Administrative Order may be cited as Administrative Order Number 48, the *Community Council Administrative Order*.

Interpretation

1A. In this Administrative Order,

(a) “Charter” means *Halifax Regional Municipality Charter*, 2008, SNS, c. 39, as amended.

Community Councils

2. There is hereby established the following Community Councils:

(a) the North West Community Council for the area of the Halifax Regional Municipality that on the 65th day of November 2024 is included in:

- i) polling district 1, Waverley – Fall River – Musquodoboit Valley;
- ii) polling district 13, Prospect Road – St. Margarets – Hubley;
- iii) polling district 14, Hammonds Plains – Upper Hammonds Plains – Lucasville – Middle & Upper Sackville;
- iv) polling district 15, Lower Sackville – Beaver Bank; and
- v) polling district 16, Bedford – Wentworth;

(b) the Harbour East-Marine Drive Community Council for the area of the Halifax Regional Municipality that on the 65th day of November 2024 is included in:

- i) polling district 2, Lawrencetown – The Lakes –Chezzetcook – Eastern Shore;
- ii) polling district 3, Dartmouth South – Woodside – Eastern Passage;
- iii) polling district 4, Cole Harbour – Preston – Lake Loon – Waverly – Cherry Brook;
- iv) polling district 5, Dartmouth Centre; and
- v) polling district 6, Dartmouth East – Burnside;

(c) the Halifax and West Community Council for the area of the Halifax Regional Municipality that on the 65th day of November 2024 is included in:

- i) polling district 7, Halifax South Downtown;
- ii) polling district 8, Halifax Peninsula North;
- iii) polling district 9, Halifax West Armdale;
- iv) polling district 10, Halifax – Bedford Basin West;
- v) polling district 11, Spryfield – Sambro Loop; and
- vi) polling district 12, Timberlea – Beechville – Clayton Park – Wedgewood

with the exception of the Downtown Halifax area of the Halifax Regional Municipality as shown on Schedule A1; and

(d) the Regional Centre Community Council for the area of the Halifax Regional

Municipality that on the 65th day of November 2024 is included in:

- i) polling district 5, Dartmouth Centre, for those shaded areas of the district shown as the Regional Centre Community Council Area on Schedule 4A;
- vii) polling district 6, Dartmouth East – Burnside, for those shaded areas of the district shown as the Regional Centre Community Council Area on Schedule 4A;
- ii) polling district 7, Halifax South Downtown, for those shaded areas of the district shown as the Regional Centre Community Council Area on Schedule 4A;
- iii) polling district 8, Halifax Peninsula North, for those shaded areas of the district shown as the Regional Centre Community Council Area on Schedule 4A; and
- iv) polling district 9, Halifax West Armdale, for those shaded areas of the district shown as the Regional Centre Community Council Area on Schedule 4A.

Powers

- 3. (1) Repealed.
- (1A) Repealed.
- (1B) Repealed.
- (1C) Repealed.
- (1D) Repealed.
- (1E) Repealed.
- (1F) Repealed.
- (1G) Repealed.
- (2) Repealed.
- (3) A Community Council shall create no more than two planning advisory committees.
- (4) If a Community Council creates a planning advisory committee, the terms of reference for the planning advisory committee shall be as set out in Schedule 3 of this Administrative Order.
- (5) Nothing in this section prevents a Community Council from:
 - (a) limiting or adding to the duties of a planning advisory committee from those duties prescribed by section 4 of Schedule 3 of this Administrative Order; or
 - (b) specifying the number of community citizens that must be appointed to a planning advisory committee from a specified District or portion of a District.
- (6) Where a planning advisory committee holds a public meeting in accordance with Schedule 3, staff shall lead the meeting, and where such meeting is held as part of a Public

Participation Program, the required notice for that meeting shall be as set out in the *Public Participation Administrative Order*.

North West Community Council

3A. (1) The North West Community Council may:

(a) in accordance with subsection 31(2) of the Charter, approve a development agreement, or an amendment to a development agreement, applicable to their community, **except for those shaded areas shown on Schedule 5 as being within the Suburban Housing Accelerator Planning Area;**

(b) in accordance with subsection 30(3) of the Charter, amend a land use by-law applicable to their community, **except for those shaded areas shown on Schedule 5 as being within the Suburban Housing Accelerator Planning Area;** and

(c) in accordance with subsection 30(4) of the Charter, hear an appeal from the:

(i) approval or refusal to approve a site-plan, and

(ii) the granting or refusal of a variance

applicable to property within their community, except for properties within those shaded areas shown on Schedule 5 as being within the Suburban Housing Accelerator Planning Area.

(2) Section 29 of the Charter respecting area rates applies to the North West Community Council.

(3) In accordance with subsection 30(2) of the Charter, the North West Community Council may appoint no more than two planning advisory committees.

Harbour East-Marine Drive Community Council

3B. (1) The Harbour East-Marine Drive Community Council may:

(a) in accordance with subsections 31(2) of the Charter, approve a development agreement, or an amendment to a development agreement, applicable to their community, ~~including for those shaded areas of districts 5 and 6 shown on Schedule 4A as being within the Regional Centre Community Council Area~~ **except for those shaded areas shown on Schedule 6A as being within the Suburban Housing Accelerator Planning Area;** and

(~~b~~) in accordance with subsection 30(3) of the Charter, amend a land use by-law applicable to their community, ~~except for: those shaded areas within the Regional Centre Community Council Area shown on Schedule 4A.:~~

i. **those shaded areas shown on Schedule 6B as being within the Regional Centre Community Council Area;** and

ii. **those shaded areas shown on Schedule 6A as being within the Suburban Housing Accelerator Planning Area.**

(1A) For greater certainty, the Harbour East-Marine Drive Community Council may approve a development agreement, or an amendment to a development agreement, applicable to their community for those shaded areas shown on Schedule 6B as being within the Regional Centre Community Council Area.

(2) In accordance with subsection 30(4) of the Charter, the Harbour East-Marine Drive Community Council may hear an appeal from the:

- (a) approval or refusal to approve a site-plan; and
- (b) the granting or refusal of a variance,

~~except for those shaded areas within the Regional Centre Community Council Area shown on Schedule 4A~~ applicable to property within their community, except for properties within those shaded areas shown on Schedule 6B as being within the Regional Centre Community Council Area or shown on Schedule 6A as being within the Suburban Housing Accelerator Planning Area.

(3) Section 29 of the Charter respecting area rates applies to the Harbour East-Marine Drive Community Council.

(4) In accordance with subsection 30(2) of the Charter, the Harbour East-Marine Drive Community Council may appoint no more than two planning advisory committees.

Halifax and West Community Council

3C. (1) The Halifax and West Community Council may

(a) in accordance with subsections 31(2) of the Charter, approve a development agreement, or an amendment to a development agreement, applicable to their community, ~~including those shaded areas located within districts 7, 8, and 9 shown on Schedule 4A as being within the Regional Centre Community Council Area, but excluding those shaded areas of district 7 shown on Schedule A1; and~~ except for:

(i) those shaded shown on Schedule 7B as the Downtown Halifax Planning Area; and

(ii) those shaded areas shown on Schedule 7A as being within the Suburban Housing Accelerator Planning Area.

(b) In accordance with subsection 30(3) of the Charter, amend a land use by-law applicable to their community, except for: ~~those shaded areas within the Regional Centre Community Council Area shown on Schedule 4A.~~

(i) those shaded shown on Schedule 7B as the Downtown Halifax Planning Area;

(iii) those shaded areas shown on Schedule 7B as being with the Regional Centre Community Council Area; and

(iv) those shaded areas shown on Schedule 7A as being within the Suburban Housing Accelerator Planning Area.

(1A) For greater certainty, the Halifax and West Community Council may approve a development agreement, or an amendment to a development agreement, applicable to their community for those shaded areas shown on Schedule 7B as being within the Regional Centre Community Council Area.

(2) In accordance with subsection 30(4) of the Charter, the Halifax and West Community Council may hear an appeal from the

- (a) approval or refusal to approve a site-plan, and

(b) the granting or refusal of a variance,

except for those shaded areas within the Regional Centre Community Council Area shown on Schedule 4A applicable to property within their community, except for properties within those shaded areas shown on Schedule 6B as being within the Downtown Halifax Planning area, shown on Schedule 6B as being within the Regional Centre Community Council Area, or shown on Schedule 6A as being within the Suburban Housing Accelerator Planning Area.-

(3) Section 29 of the Charter respecting area rates applies to the Halifax and West Community Council.

(4) In accordance with subsection 30(2) of the Charter, the Halifax and West Community Council may appoint no more than two planning advisory committees.

Regional Centre Community Council

3D. (1) The Regional Centre Community Council may

(a) in accordance with subsection 30(3) of the Charter, amend a land use by-law applicable to their community; and

(b) hear an appeal from the:

(i) approval or refusal to approve a site-plan, and

(ii) the granting or refusal of a variance

applicable to property within their community.

(2) For greater certainty, the Regional Centre Community Council may not approve a development agreement, or an amendment to a development agreement, applicable to their community.

(3) In accordance with subsection 30(2) of the Charter, the Regional Centre Community Council may appoint no more than two planning advisory committees.

Suburban Housing Accelerator Planning Area

3E. For greater certainty, the Council shall retain the authority to

(a) approve a development agreement, or an amendment to a development agreement, applicable to those shaded areas shown as the Suburban Housing Accelerator Planning Area on Schedules 5, 6A, and 7A;

(b) amend a land use bylaw applicable to those shaded areas shown as the Suburban Housing Accelerator Planning Area on Schedules 5, 6A, and 7A.

(c) hear an appeal from the approval or refusal to approve a site-plan applicable to property within those shaded areas shown as the Suburban Housing Accelerator Planning Area on Schedules 5, 6A, and 7A; and

(d) hear an appeal from the approval or refusal to approve a variance applicable to property within those shaded areas shown as the Suburban Housing Accelerator Planning Area on Schedules 5, 6A, and 7A.

Financial Consequences

4. A Community Council shall not pass any resolution or make any decision which could

potentially result in financial consequences for the Municipality which are contrary to those which would result from a previous decision of the Regional Council, unless and until the financial consequences are presented to the Regional Council and approved by it.

Policies and Procedures

5. Repealed.

Effective Date

6. This Administrative Order comes into force December 3, 2012.

Done and passed in Council this 27th day of November, A.D. 2012.

MAYOR

MUNICIPAL CLERK

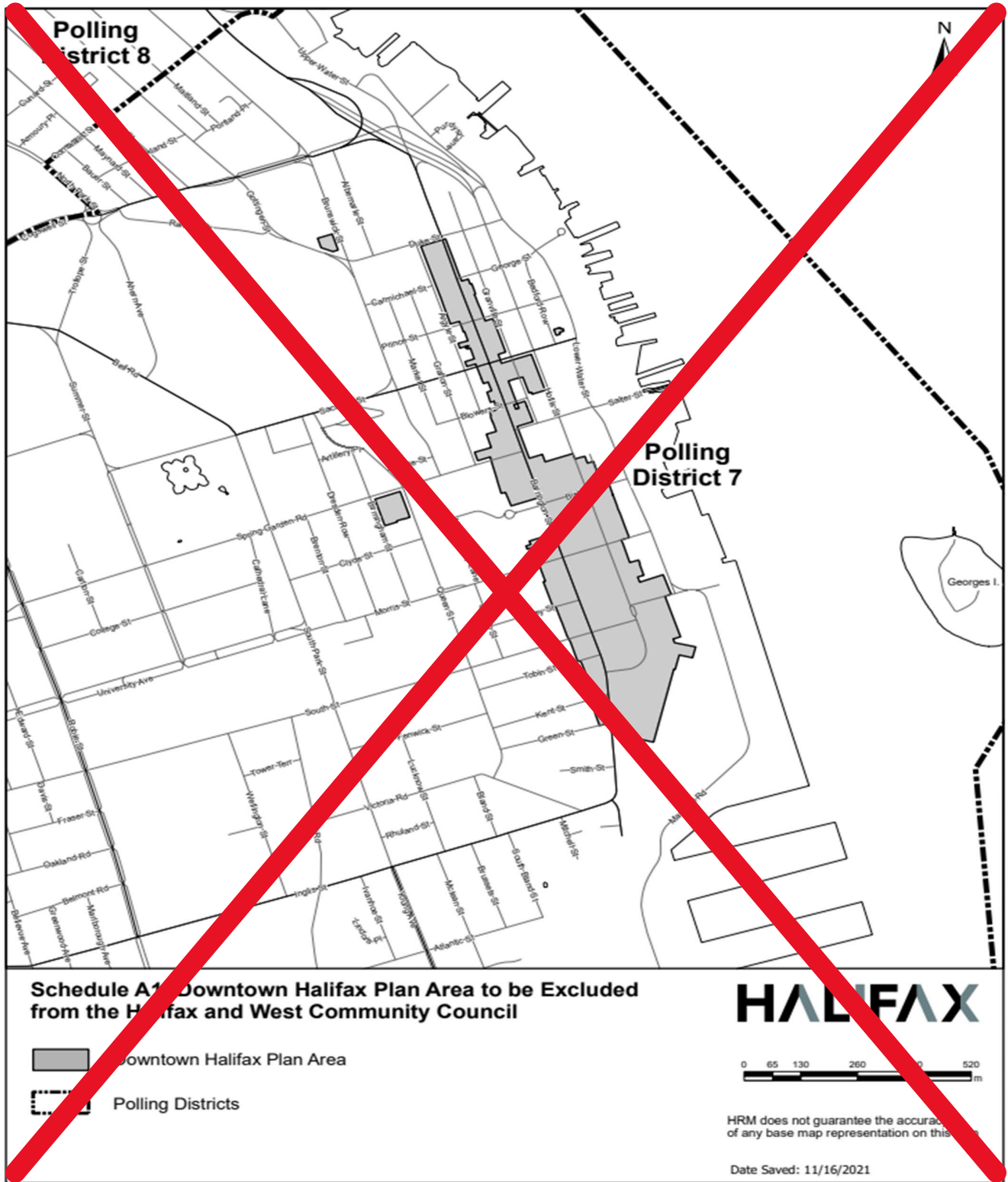
I, Cathy Mellett, Municipal Clerk of Halifax Regional Municipality, hereby certify that the above noted Administrative Order was passed at a meeting of Halifax Regional Council held on November 27, 2012.

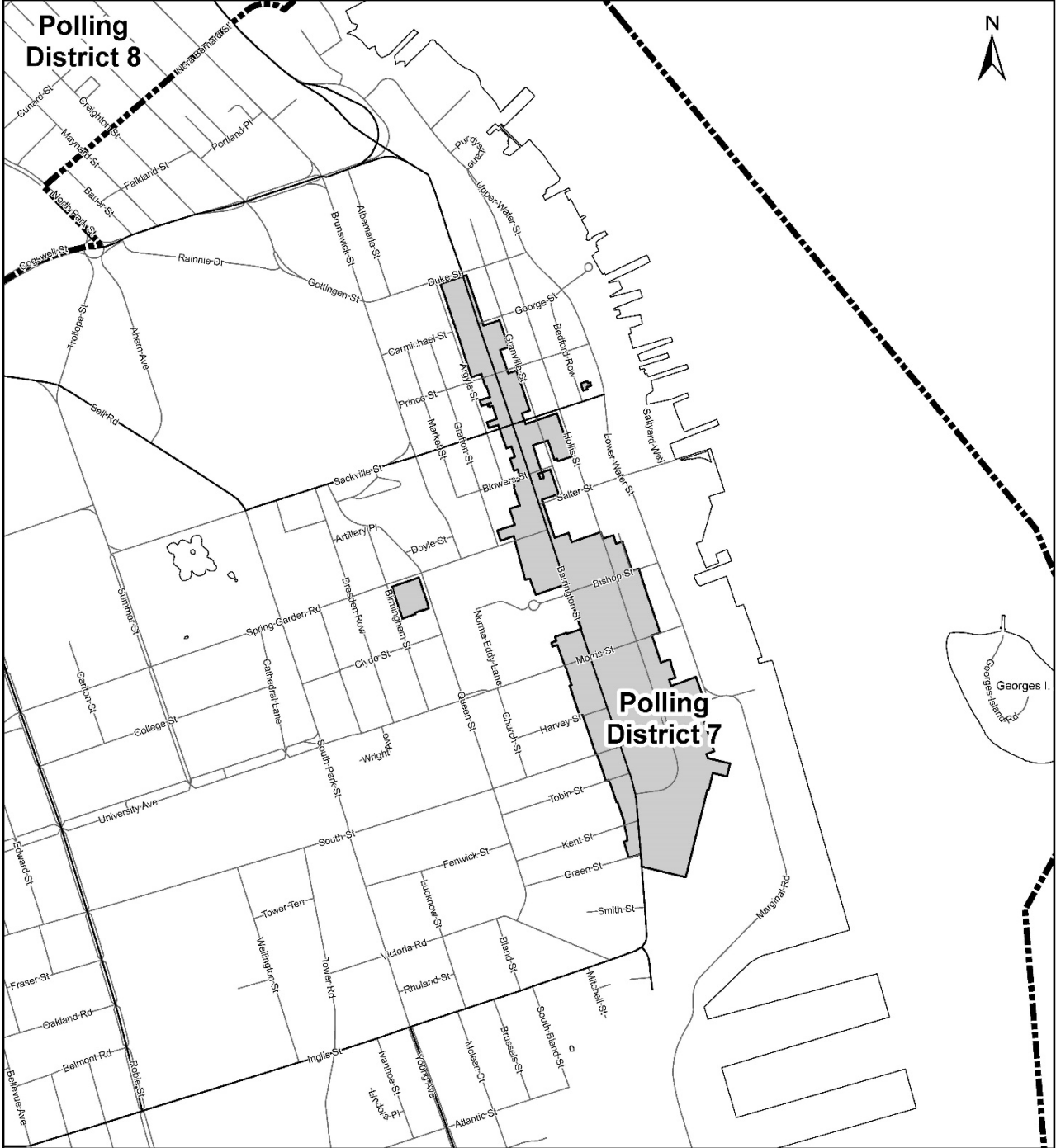
Cathy Mellett, Municipal Clerk

SCHEDULE 1

Repealed.

SCHEDULE A1 (Repealed and Replaced)

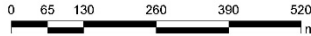




Schedule A1: Downtown Halifax Plan Area to be Excluded from the Halifax and West Community Council

- Downtown Halifax Plan Area
- Polling Districts

HALIFAX



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

Date Saved: 7/15/2024

SCHEDULE 2

Repealed.

**SCHEDULE 3
TERMS OF REFERENCE
PLANNING ADVISORY COMMITTEE**

Serving Polling Districts _____, _____ and ____ (and the portion of Districts _____ and _____ (map attached)) incorporated into the _____ Community Council.

1. Membership

- Up to 2 Community Council Members
- Up to 8 community citizens

2. Appointment

- Term of Appointment
 - Councillor: 1 year
 - Residents: 2 years
- Appointments shall be made by the Community Council.
- The Committee shall annually elect from its non-council members a Chair and Vice-Chair.

3. Re-appointment of Members

- Citizen members may be appointed for a maximum of two (2) consecutive terms.
- Citizen members may be appointed for more than two (2) consecutive terms when there are no other interested and qualified candidates.

4. Legislated Duties

- To advise the Community Council with respect to the preparation or amendment of planning documents within or affecting (all or portions of) Polling Districts _____, _____ and _____ incorporated into the Community Council. The term “planning documents” shall be as defined in clause m of section 209 of the *Halifax Regional Municipality Charter*.
- To advise the Community Council with respect to planning matters generally within or affecting (all or portions of) Polling Districts _____, _____, and _____ incorporated into the Community Council. The term “planning matters” means any discretionary decision of Community Council related to the use and development of land.
- Hold public meetings associated with municipal planning strategy amendments as deemed necessary.

5. Additional Duties

- As may be directed by Community Council.

6. Meetings

- The Planning Advisory Committee shall meet at least once per month or as required to conduct business of the Committee. Additional meetings may be scheduled at the discretion of the Chair in consultation with staff.
- The quorum for regular meetings shall be in accordance with Section 74 of Administrative Order One, the Procedure of Council Administrative Order, Quorum of Committee.

- Any member of the Committee who fails to attend three (3) consecutive meetings, without having been excused by the Committee shall vacate the member's seat in accordance with subsection 3 of section 68 of Administrative Order One, the Procedure of Council Administrative Order, and subsection 1 of section 22 of the *Halifax Regional Municipality Charter*.
- All Planning Advisory Committee meetings shall be open to the public, or as allowed under Part VII Section 218 (1) of the *Halifax Regional Municipality Charter*.

7. Procedure

Meeting procedures shall be governed by the HRM Administrative Order One, the Procedure of Council Administrative Order, as it relates to Committee Procedures.

8. Remuneration

Remuneration shall be paid related to travel for attendance at meetings at rates established by Halifax Regional Municipality.

9. Resignation

A member may resign from the Committee at any time in accordance with Section 68 of Administrative Order One, the Procedure of Council Administrative Order, Vacating of Position on Committee.

SCHEDULE 4

Repealed

SCHEDULE 4A



Schedule 4A
Regional Centre Community Council Area

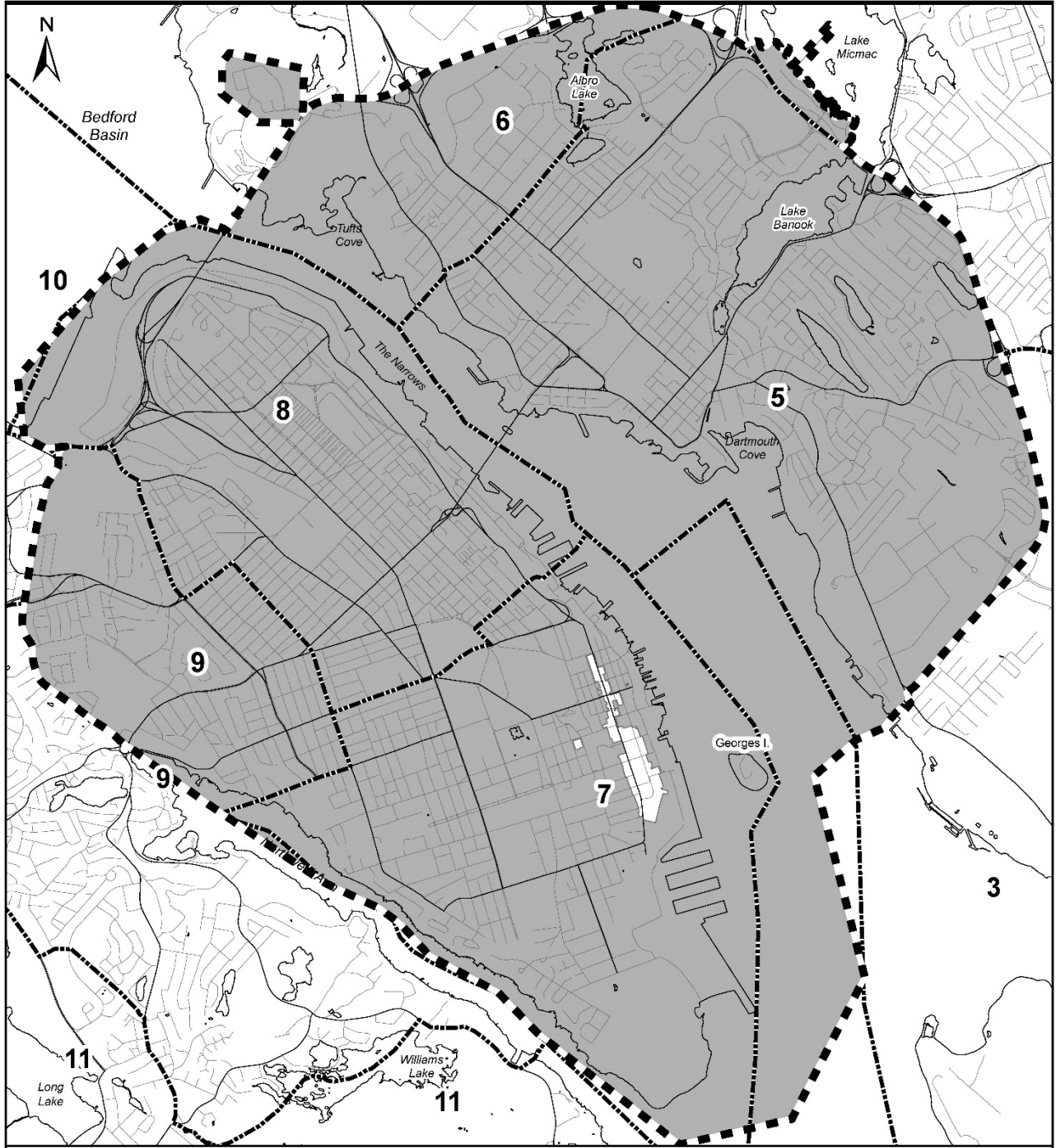
-  Regional Centre Community Council Area
-  Regional Centre Plan Area
-  Polling Districts

HALIFAX



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Effective:



**Schedule 4A
Regional Centre Community Council Area**

-  Regional Centre Community Council Area
-  Regional Centre Plan Area
-  Polling Districts

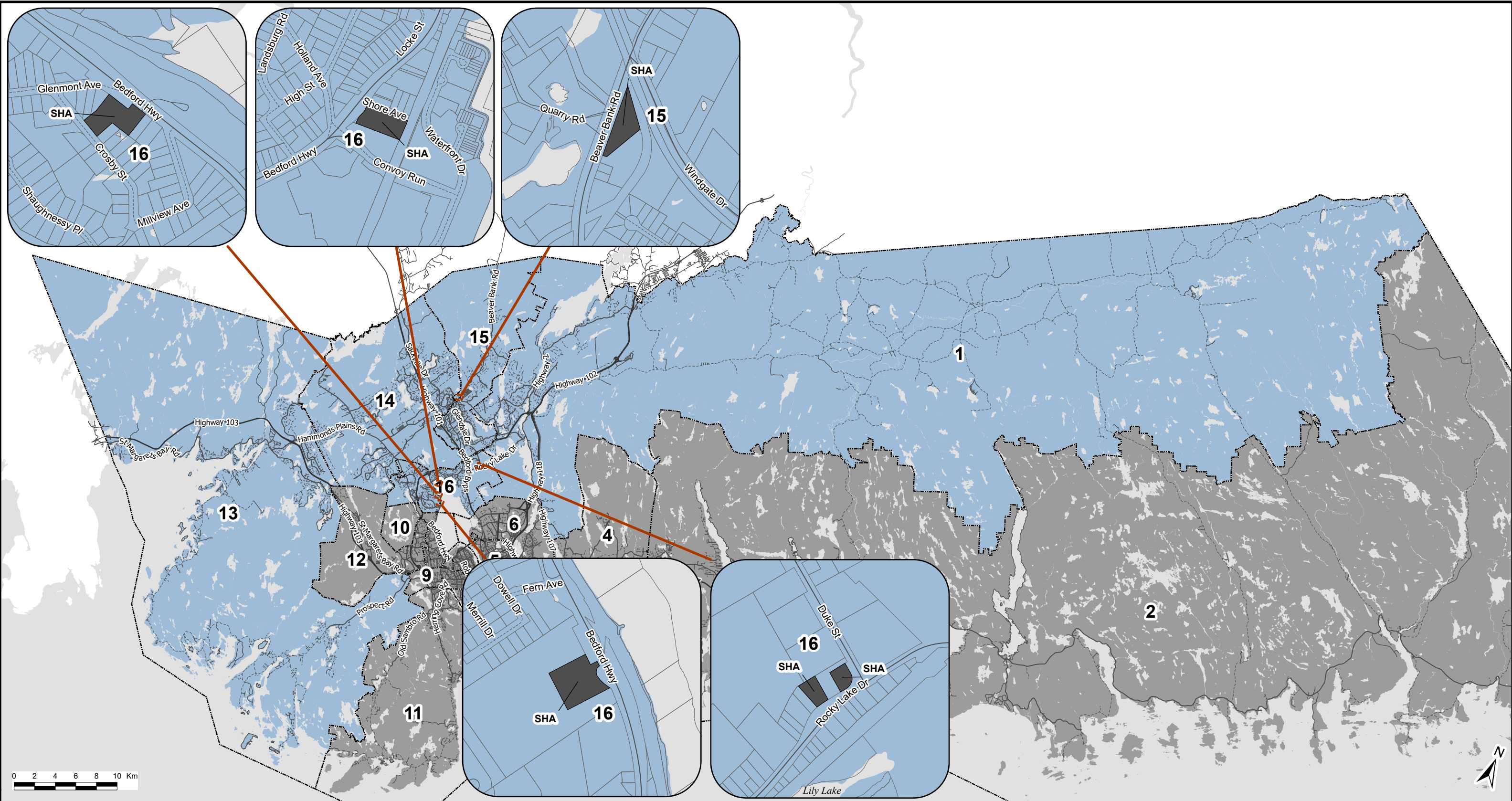
HALIFAX



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Effective:

SCHEDULE 5



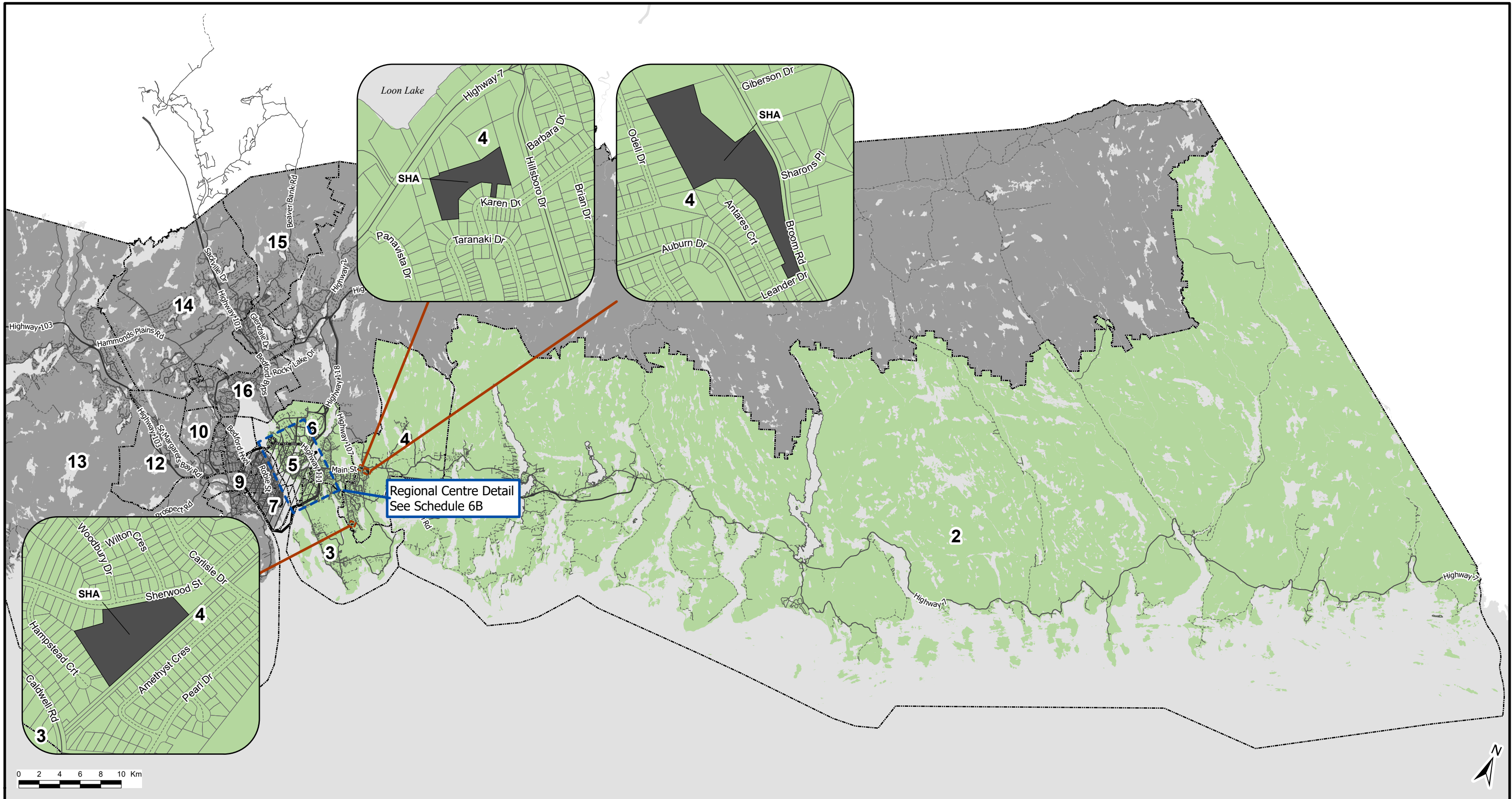
**Schedule 5
North West Community Council Area**

- North West Community Council Area
- Polling Districts
- Suburban Housing Accelerator Planning Area (SHA)

HALIFAX

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

SCHEDULE 6A



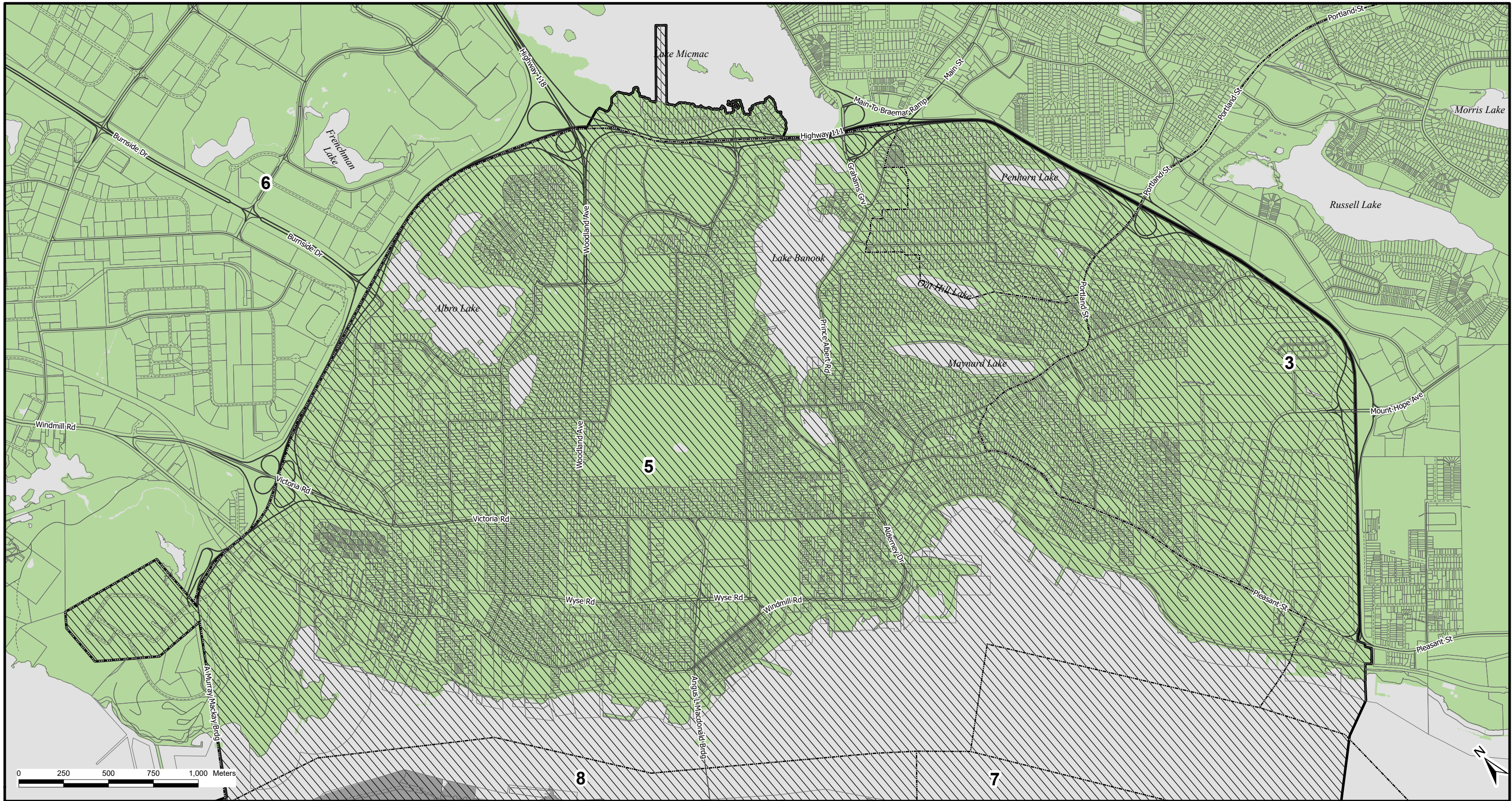
**Schedule 6A
Harbour East-Marine Drive
Community Council Area**

- Harbour East-Marine Drive Community Council Area
- Polling Districts
- Suburban Housing Accelerator Planning Area (SHA)
- Regional Centre Community Council Area

HALIFAX

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

SCHEDULE 6B



**Schedule 6B
Harbour East-Marine Drive
Community Council Area
(Regional Centre Detail)**

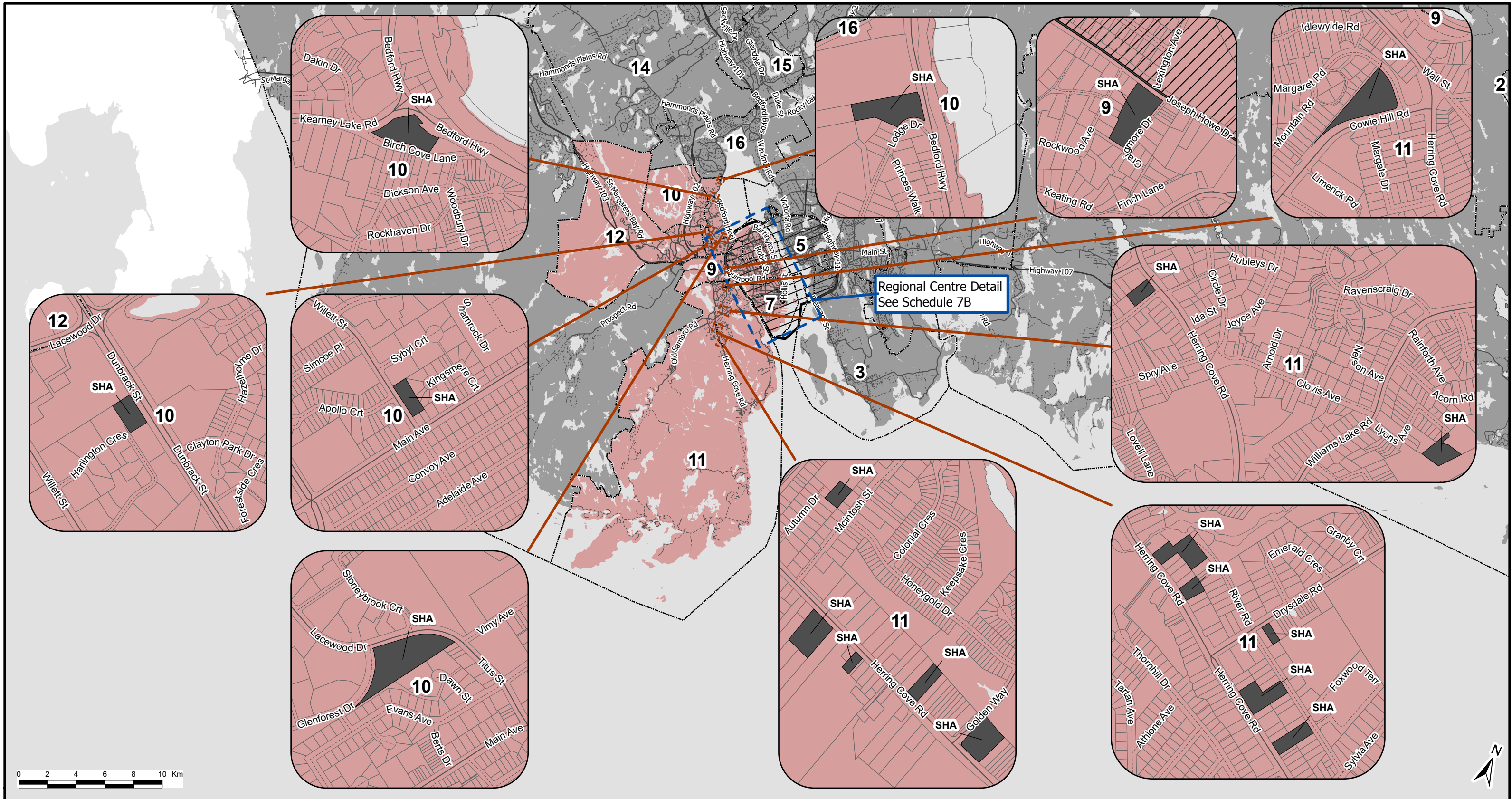
- Harbour East-Marine Drive Community Council Area
- Polling Districts
- Suburban Housing Accelerator Planning Area (SHA)

Regional Centre Community Council Area

HALIFAX

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SCHEDULE 7A



Schedule 7A
Halifax & West Community Council Area

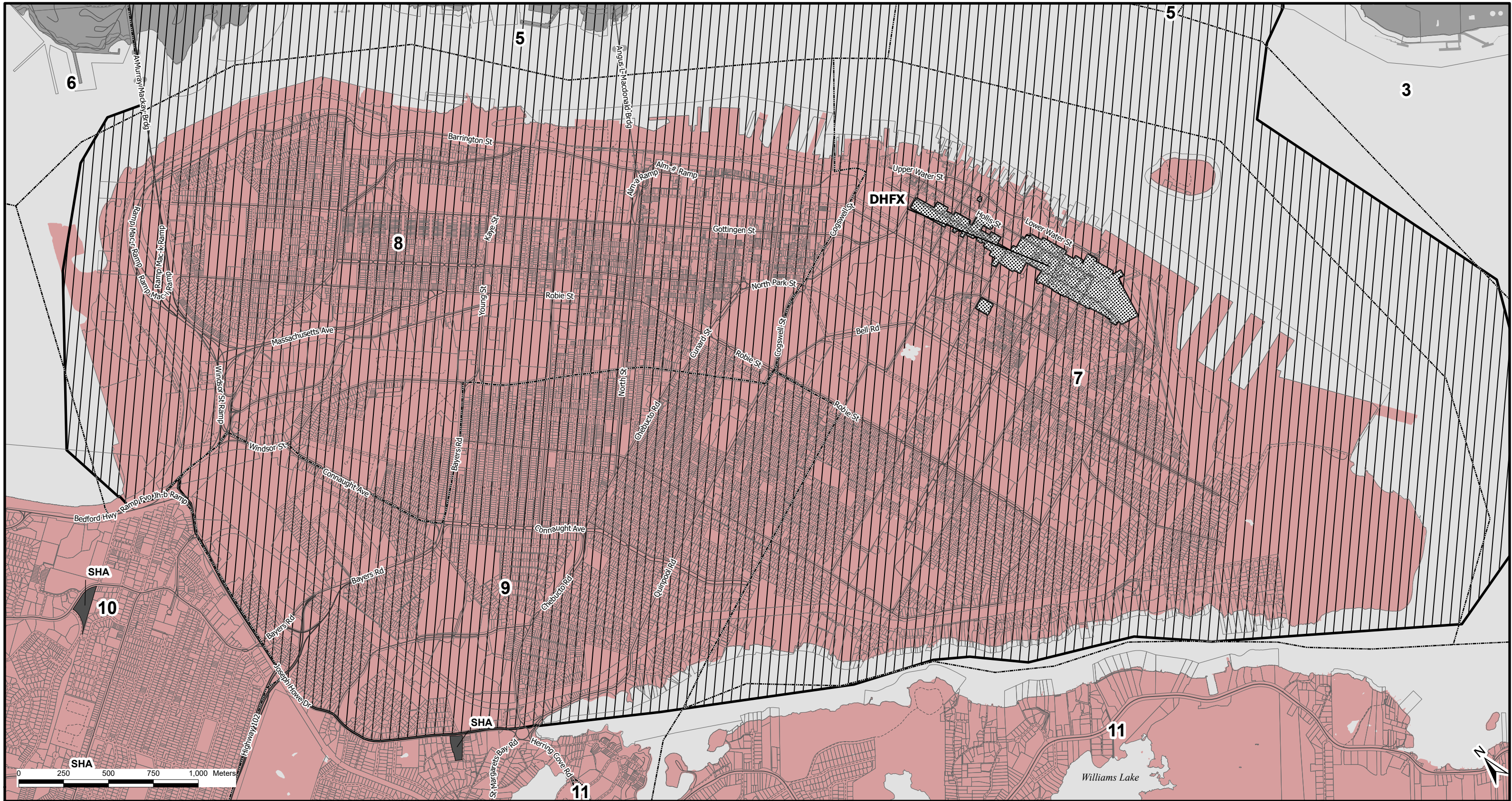
- Halifax & West Community Council Area
- Polling Districts
- Suburban Housing Accelerator Planning Area (SHA)

- Regional Centre Community Council Area
- Downtown Halifax Planning Area (DHFX)
Area excluded from Halifax & West Community Council

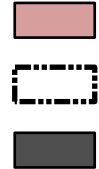
HALIFAX

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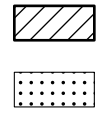
SCHEDULE 7B



**Schedule 7B
Halifax & West Community Council Area
(Regional Centre Detail)**



Halifax & West Community Council Area
Polling Districts
Suburban Housing Accelerator Planning Area (SHA)



Regional Centre Community Council Area
Downtown Halifax Planning Area (DHFX)
Area excluded from Halifax & West Community Council

HALIFAX

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

Notice of Motion:	November 13, 2012
Approval:	November 27, 2012
Effective Date:	December 3, 2012
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Amendment # 1 Name Change	
Notice of Motion:	December 11, 2012
Approval:	January 15, 2013
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Amendment # 2 Planning Advisory Committees	
Notice of Motion:	February 12, 2013
Approval:	February 19, 2013
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Amendment # 3 Name Change for Districts 7, 8 & 9	
Notice of Motion:	May 13, 2014
Approval:	May 20, 2014
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Amendment # 4 Repeal Schedule 2	
Notice of Motion:	June 2, 2015
Approval:	November 10, 2015
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Amendment # 5 Renaming District 12	
Notice of Motion:	April 26, 2016
Approval:	May 10, 2016
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Amendment # 6 Amendments to section 3 to create Regional Centre Community Council Adding subsections 3(1A), (1B), (1C), (1D), (1E), (1F), (1G)	
Notice of Motion:	November 12, 2019
Approval:	December 3, 2019
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Amendment #7 Amended clause 2(c), subclauses 2d(i),(ii),(iii),(iv), and (v) Repealed 3(1), (1A), (1B), (1C), (1D), (1E), (1F), and (1G), Schedules 1, and 4 Added sections 3A, 3B, 3C, 3D, Schedules A1, and 4A	
Notice of Motion:	December 14, 2021, March 22, 2022
Approval:	January 11, 2022, April 5, 2022
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Amendment # 8 Addition of section 3 (6)	
Notice of Motion:	April 4, 2023
Approval:	June 20, 2023
Effective:	October 13, 2023
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Amendment # 9 Amended subclauses 2(a)(ii), 2(a)(iii), 2(a)(iv), 2(b)(i), 2(b)(ii), 2(b)(iii), 2(b)(v), 2(c)(v) and 2(d)(ii) to rename districts.	
Notice of Motion:	July 9, 2024
Approval:	August 6, 2024
Effective:	August 6, 2024
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Attachment 2 – Amending Administrative Order

HALIFAX REGIONAL MUNICIPALITY ADMINISTRATIVE ORDER NUMBER FORTY EIGHT RESPECTING THE CREATION OF COMMUNITY COUNCILS

BE IT ENACTED by the Council of the Halifax Regional Municipality that Administrative Order Number Forty-Eight the *Community Council Administrative Order* is amended as follows:

1. Section 2 is amended by:

(a) striking the number “6” after the word “the” and before the letters and word “th day” in subsection (a);

(b) adding the number “5” after the word “the” and the newly struck number “6” and before the letters and word “th day” in subsection (a);

(c) striking the number “1” after the numbers “20” and before the number “2” in subsection (a);

(d) adding the number “4” after the newly struck number “1” and the number “2” and before the words “is included” in subsection (a);

(e) striking the number “6” after the word “the” and before the letters and word “th day” in subsection (b);

(f) adding the number “5” after the word “the” and the newly struck number “6” and before the letters and word “th day” in subsection (b);

(g) striking the number “1” after the numbers “20” and before the number “2” in subsection (b);

(h) adding the number “4” after the newly struck number “1” and the number “2” and before the words “is included” in subsection (b)

;

(i) striking the number “6” after the word “the” and before the letters and word “th day” in subsection (c);

(j) adding the number “5” after the word “the” and the newly struck number “6” and before the letters and word “th day” in subsection (c);

(k) striking the number “1” after the numbers “20” and before the number “2” in subsection (c);

(l) adding the number “4” after the newly struck number “1” and the number “2” and before the words “is included” in subsection (c);

(m) striking the number “6” after the word “the” and before the letters and word “th day” in subsection (d);

(n) adding the number “5” after the word “the” and the newly struck number “6” and before the letters and word “th day” in subsection (d);

(o) striking the number “1” after the numbers “20” and before the number “2” in subsection (d); and

(p) adding the number “4” after the newly struck number “1” and the number “2” and before the words “is included” in subsection (d).

2. Subsection 3A(1) is amended by:

(a) adding the punctuation and words “, except for those shaded areas shown on Schedule 5 as being within the Suburban Housing Accelerator Planning Area” after the word “community” and before the punctuation “;” in clause (a);

(b) adding the punctuation and words “, except for those shaded areas shown on Schedule 5 as being within the Suburban Housing Accelerator Planning Area” after the word “community” and before the punctuation “;” in clause (b);

(c) Deleting the punctuation “.” after the word “variance” in subclause (ii); and

(d) adding the words and punctuation “applicable to property within their community, except for properties within those shaded areas shown on Schedule 5 as being within the Suburban Housing Accelerator Planning Area.” in clause (c), after subclause (ii) and before subsection 3A(2).

3. Subsection 3B(1) is amended by:

(a) striking the words “including for those shaded areas of districts 5 and 6 shown on Schedule 4A as being within the Regional Centre Community Council Area” after the word and punctuation “community,” and before the punctuation “;” in clause (a);

(b) adding the words “except for those shaded areas shown on Schedule 6A as being within the Suburban Housing Accelerator Planning Area” after the word and punctuation “community,” and the newly struck words and before the punctuation “;” in clause (a);

(c) striking the words and punctuation “those shaded areas within the Regional Centre Community Council Area shown on Schedule 4A.” after the words “except for” in clause (b);

(d) Adding the punctuation “:” after the words “except for” and before the newly struck words in clause (b);

(e) Adding subclauses (i) and (ii) after clause (b) and before subsection 3C, as follows:

(i) those shaded areas shown on Schedule 6B as being within the Regional Centre Community Council Area; and

(ii) those shaded areas shown on Schedule 6A as being within the Suburban Housing Accelerator Planning Area.

4. Section 3B is amended by adding subsection (1A) after the newly added subclause (ii) and before subsection (2), as follows:

(1A) For greater certainty, the Harbour East-Marine Drive Community Council may approve a development agreement, or an amendment to a development agreement, applicable to their community for those shaded areas shown on Schedule 6B as being within the Regional Centre Community Council Area.

5. Subsection 3B(2) is amended by:

(a) striking out the words and punctuation “except for those shaded areas within the Regional Centre Community Council Area shown on Schedule 4A.” after clause (b) and before subsection 3B(3); and

(b) adding the words and punctuation “applicable to property within their community, except for properties within those shaded areas shown on Schedule 6B as being within the Regional Centre Community Council Area or shown on Schedule 6A as being within the Suburban Housing Accelerator Planning Area.” after clause (b) and before subsection 3B(3).

6. Subsection 3C(1) is amended by:

(a) striking out the words and punctuation “including those shaded areas located within districts 7, 8, and 9 shown on Schedule 4A as being within the Regional Centre Community Council Area, but excluding those shaded areas of district 7 shown on Schedule A1; and” after the words and punctuation “community,” in clause (a); and

(b) adding the words and punctuation “except for:” after the words and punctuation “community,” and the newly struck words in clause (a); and

(c) Adding subclauses (i) and (ii) after clause (a) and before clause (b), as follows:

(i) those shaded shown on Schedule 7B as the Downtown Halifax Planning Area; and

(ii) those shaded areas shown on Schedule 7A as being within the Suburban Housing Accelerator Planning Area.

(d) striking the words and punctuation “those shaded areas within the Regional Centre Community Council Area shown on Schedule 4A.” after the words “except for” in clause (b);

(e) Adding the punctuation “:” after the words “except for” and before the newly struck words in clause (b);

(f) Adding subclauses (i) and (ii) after clause (b) and before subsection 3C(2), as follows:

(i) those shaded shown on Schedule 7B as the Downtown Halifax Planning Area;

(ii) those shaded areas shown on Schedule 7B as being within the Regional Centre Community Council Area; and

(ii) those shaded areas shown on Schedule 7A as being within the Suburban Housing Accelerator Planning Area.

7. Section 3C is amended by adding subsection (1A) after subsection (1) and before subsection (2), as follows:

(1A) For greater certainty, the Halifax and West Community Council may approve a development agreement, or an amendment to a development agreement, applicable to their community for those shaded areas shown on Schedule 7B as being within the Regional Centre Community Council Area.

8. Subsection 3C(2) is amended as follows:

(a) striking the words and punctuation “except for those shaded areas within the Regional Centre Community Council Area shown on Schedule 4A.” after clause (b) and before subsection (3).

(b) adding the words and punctuation “applicable to property within their community, except for properties within those shaded areas shown on Schedule 6B as being within the Downtown Halifax Planning area, shown on Schedule 6B as being within the Regional Centre Community Council Area, or shown on Schedule 6A as being within the Suburban Housing Accelerator Planning Area.” after clause (b) and before subsection (3).

9. Subsection 3D(1) is amended by adding the text and punctuation “applicable to property within their community.” after subclause (ii) and before subsection 3D(2).

10. Adding section 3E after section 3D and before section 4, as follows:

Suburban Housing Accelerator Planning Area

3E. For greater certainty, the Council shall retain the authority to

- (a) approve a development agreement, or an amendment to a development agreement, applicable to those shaded areas shown as the Suburban Housing Accelerator Planning Area on Schedules 5, 6A, and 7A;
- (b) amend a land use bylaw applicable to those shaded areas shown as the Suburban Housing Accelerator Planning Area on Schedules 5, 6A, and 7A.
- (c) hear an appeal from the approval or refusal to approve a site-plan applicable to property within those shaded areas shown as the Suburban Housing Accelerator Planning Area on Schedules 5, 6A, and 7A; and
- (d) hear an appeal from the approval or refusal to approve a variance applicable to property within those shaded areas shown as the Suburban Housing Accelerator Planning Area on Schedules 5, 6A, and 7A.

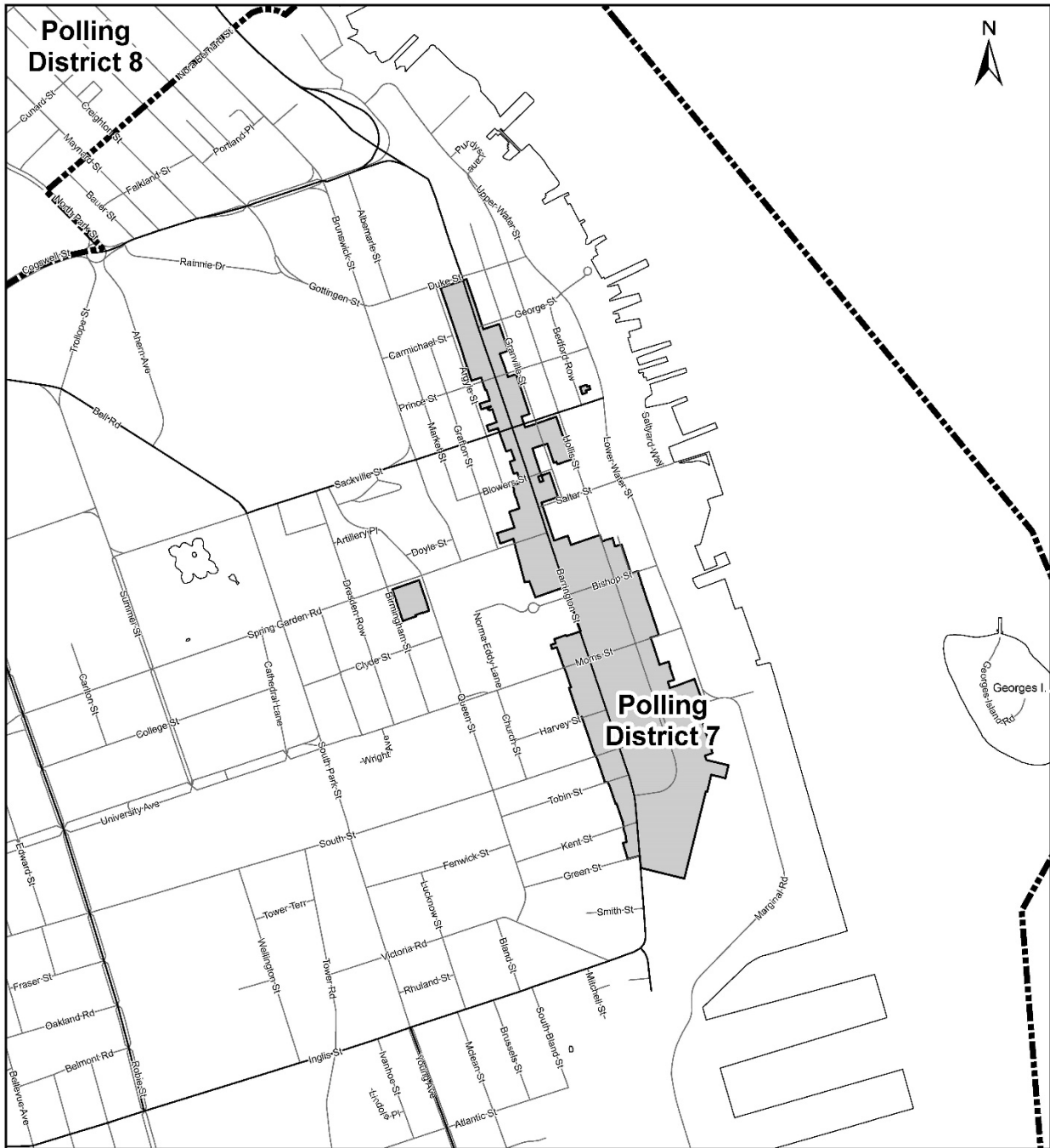
- 11. Replacing Schedule A1 with the Schedule attached to this amending Administrative Order as Attachment A.
- 12. Replacing Schedule 4A with the Schedule attached to this Administrative Order as Attachment B.
- 13. Adding Schedules 5, 6A, 6B, 7A and 7B as attached to this amending Administrative Order as Attachments C, D, E, F and G.
- 14. This amending Administrative Order shall come into effect November 5, 2024.

Done and passed in Council this day of 2024.

Mayor

Municipal Clerk

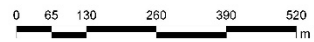
ATTACHMENT A – SCHEDULE A1



Schedule A1: Downtown Halifax Plan Area to be Excluded from the Halifax and West Community Council

- Downtown Halifax Plan Area
- Polling Districts

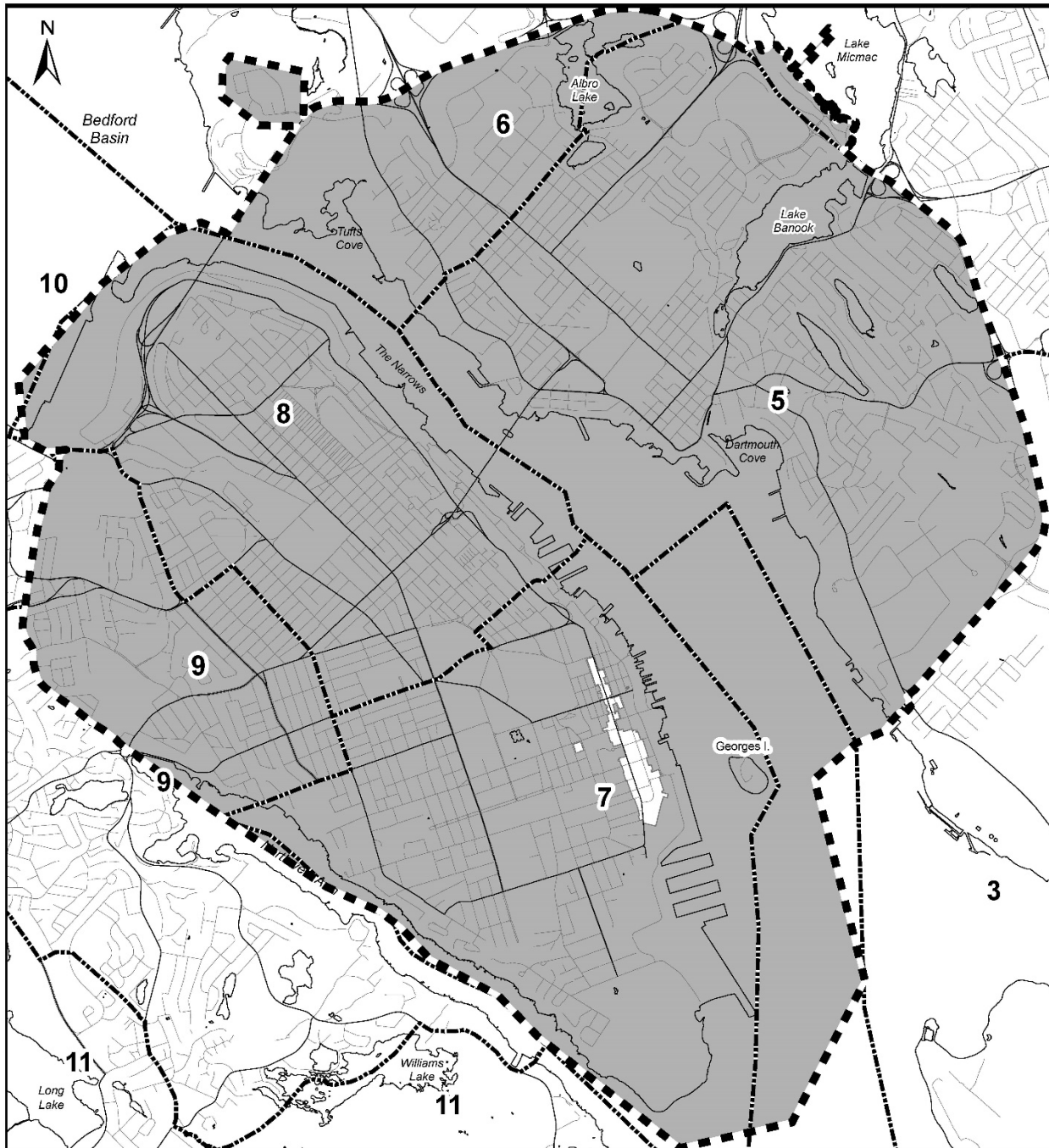
HALIFAX



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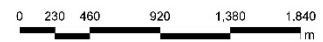
ATTACHMENT B – SCHEDULE 4A



Schedule 4A
Regional Centre Community Council Area

-  Regional Centre Community Council Area
-  Regional Centre Plan Area
-  Polling Districts

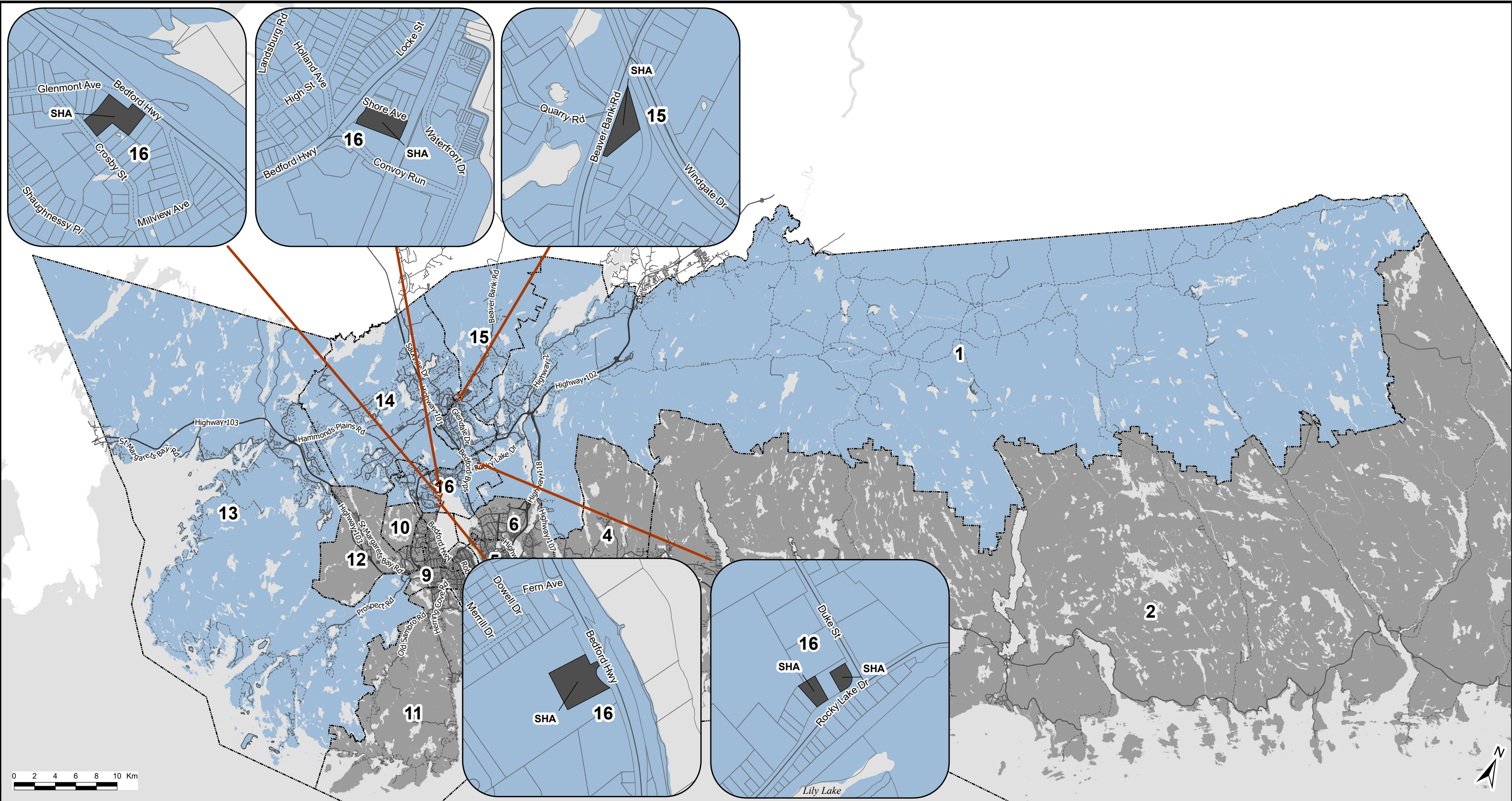
HALIFAX



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Effective:

ATTACHMENT C – SCHEDULE 5



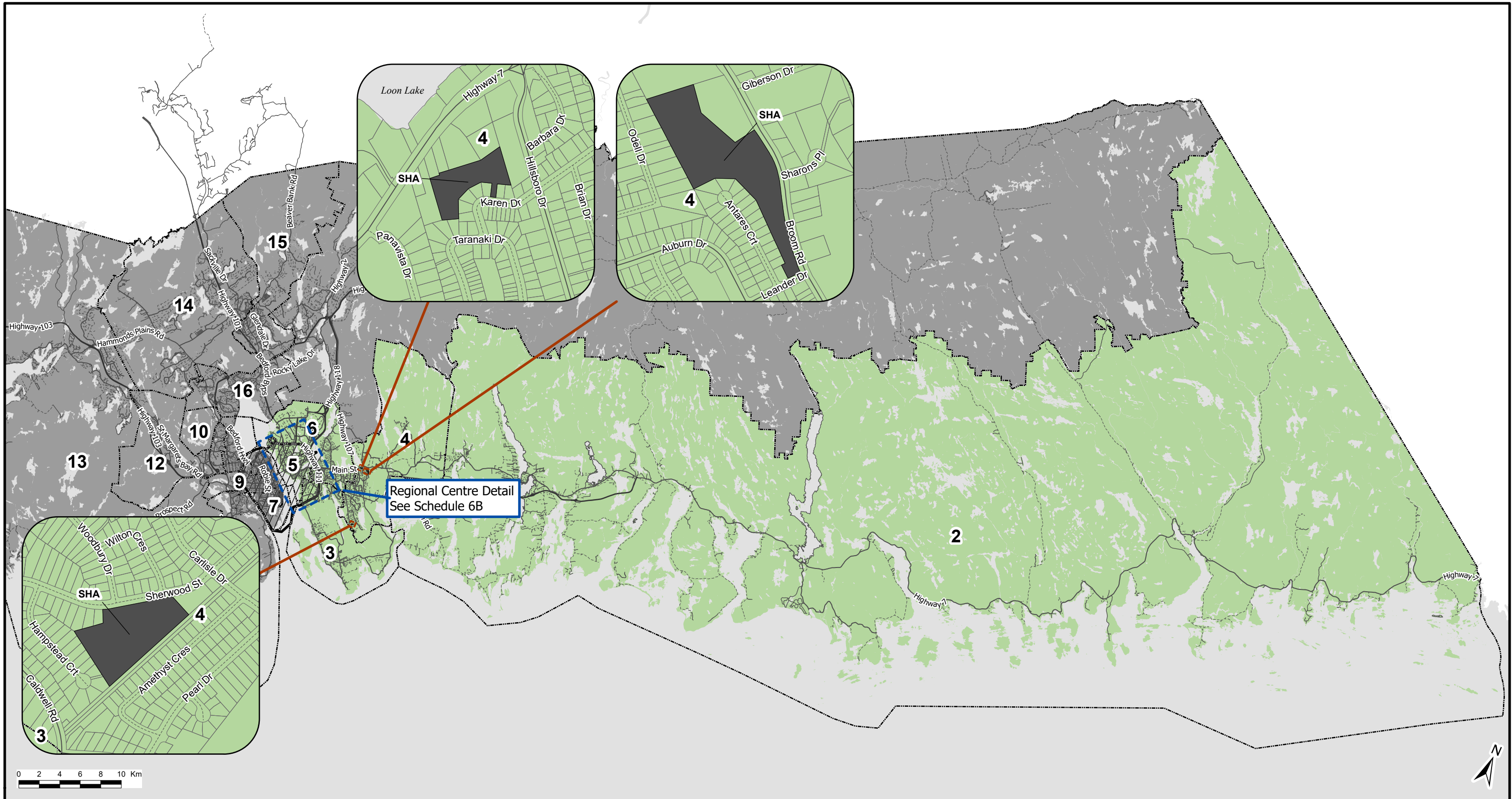
**Schedule 5
North West Community Council Area**

- North West Community Council Area
- Polling Districts
- Suburban Housing Accelerator Planning Area (SHA)

HALIFAX

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ATTACHMENT D – SCHEDULE 6A



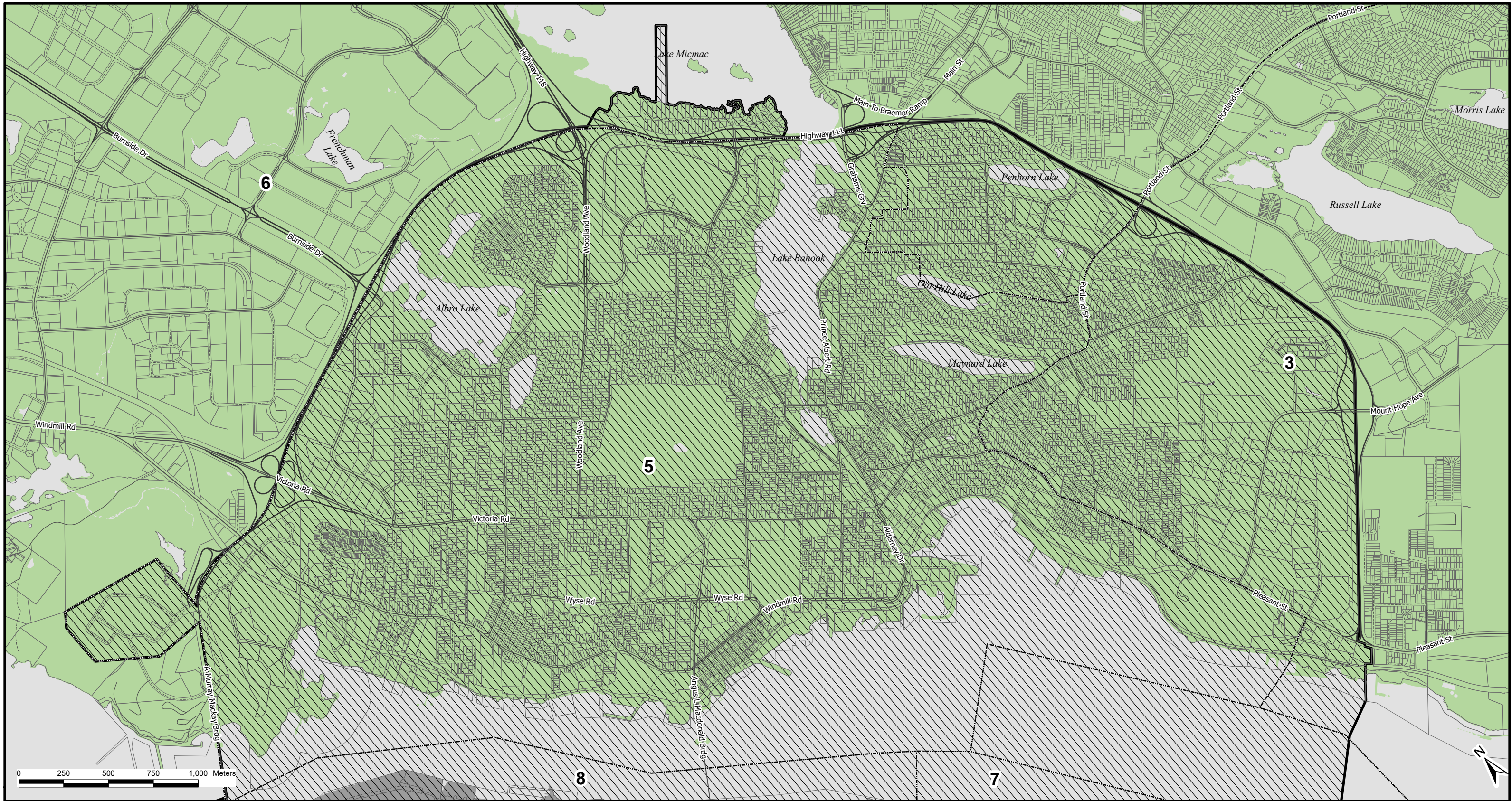
**Schedule 6A
Harbour East-Marine Drive
Community Council Area**

- Harbour East-Marine Drive Community Council Area
- Polling Districts
- Suburban Housing Accelerator Planning Area (SHA)
- Regional Centre Community Council Area

HALIFAX

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ATTACHMENT E – SCHEDULE 6B



**Schedule 6B
Harbour East-Marine Drive
Community Council Area
(Regional Centre Detail)**

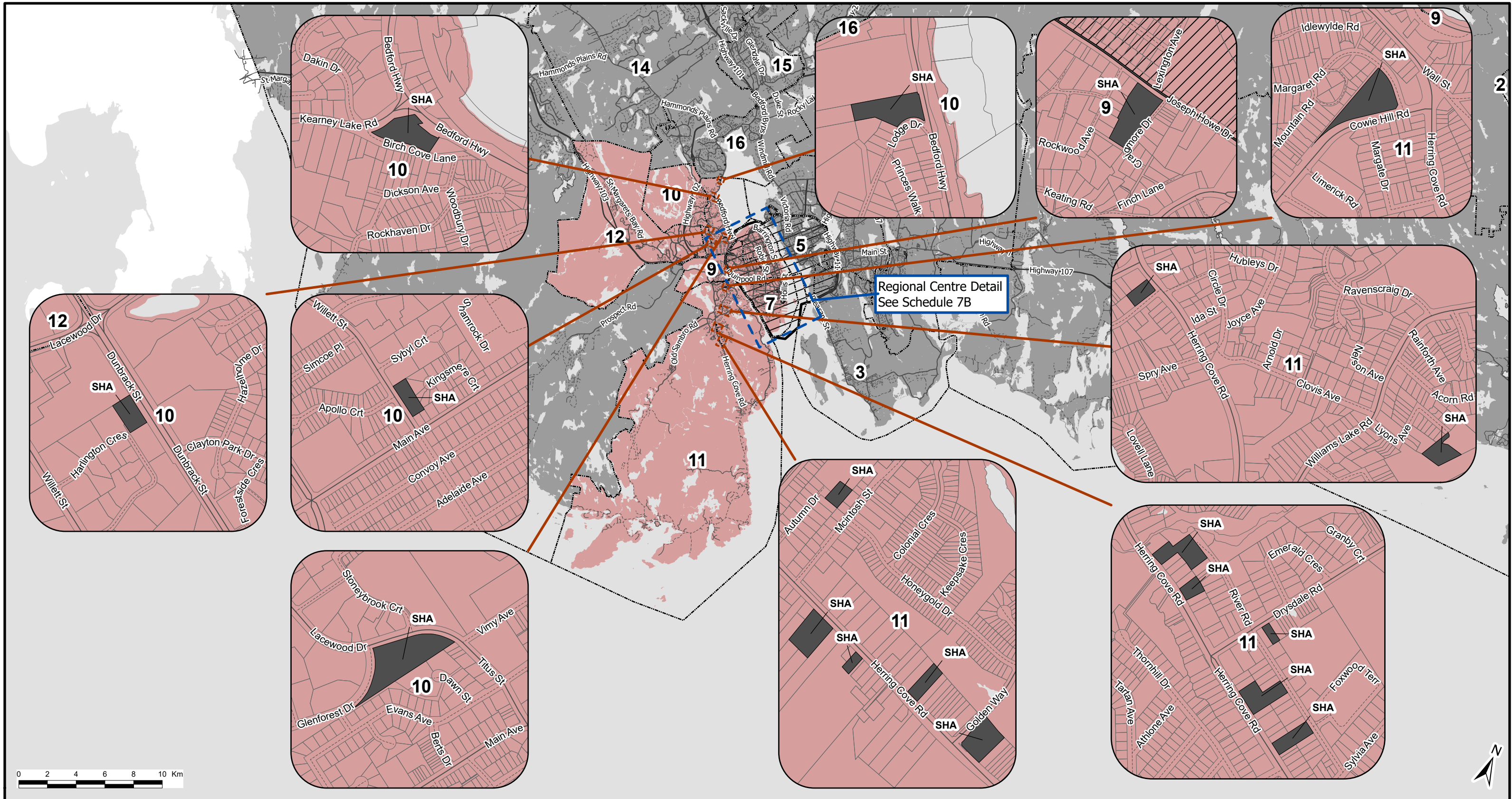
- Harbour East-Marine Drive Community Council Area
- Polling Districts
- Suburban Housing Accelerator Planning Area (SHA)

Regional Centre Community Council Area

HALIFAX

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ATTACHMENT F – SCHEDULE 7A



**Schedule 7A
Halifax & West Community Council Area**

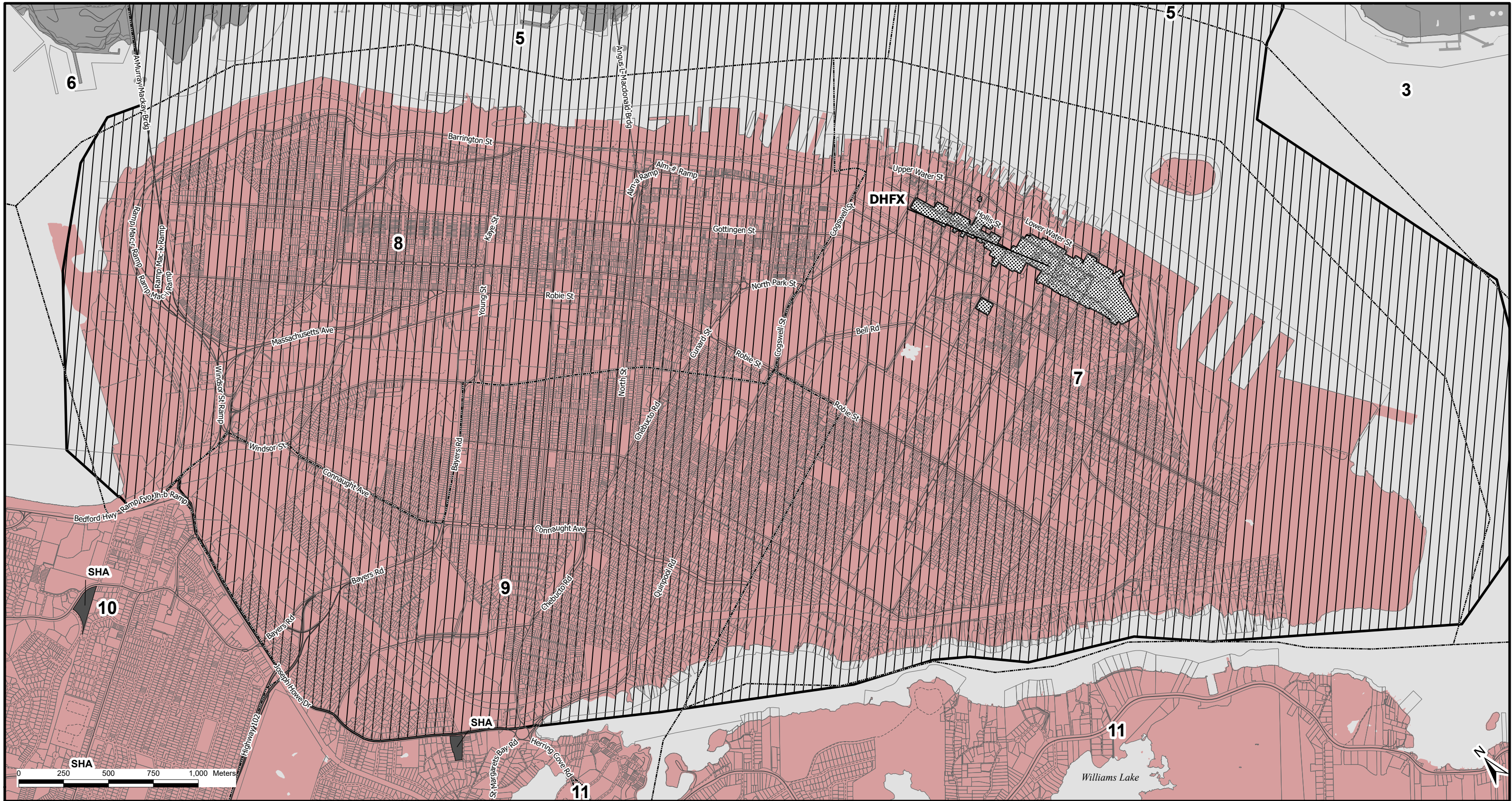
- Halifax & West Community Council Area
- Polling Districts
- Suburban Housing Accelerator Planning Area (SHA)

- Regional Centre Community Council Area
- Downtown Halifax Planning Area (DHFX)
Area excluded from Halifax & West Community Council

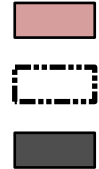
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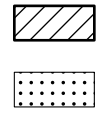
ATTACHMENT G – SCHEDULE 7B



**Schedule 7B
Halifax & West Community Council Area
(Regional Centre Detail)**



Halifax & West Community Council Area
Polling Districts
Suburban Housing Accelerator Planning Area (SHA)



Regional Centre Community Council Area
Downtown Halifax Planning Area (DHFX)
Area excluded from Halifax & West Community Council

HALIFAX

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