

**ATTACHMENT E**  
**PROPOSED AMENDMENTS TO LAND USE BY-LAWS**

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## ATTACHMENT E-1

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR BEDFORD

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Bedford Land Use By-law be amended as follows:

1. In Table of Contents, Schedules/Appendices, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

Schedule A:	Bedford Zoning Map (RC-Jun 27/06;E-Aug 26/06)	
Schedule B:	Northgate Retail Complex (NWCC-Nov 25/10;E-Dec 11/10)	
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2. In Part 2 Definitions, after the definition of “Cabaret” and before the definition of “Cemetery”, insert text shown as **bold** as follows:

**Canadian Geodetic Vertical Datum (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

3. In Part 2 Definitions, after the definition of “Warehouse” and before the definition of “Watercourse” insert text shown as **bold** as follows:

**Water Control Structure - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality**

**control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

4. In Part 4 Uses Permitted by Development Agreement, section 4, after the words “by development agreement”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
4. Notwithstanding anything in this by-law, in areas designated Rural Commuter under the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement:
- (a) ~~a mix of residential, associated community facilities, home-based offices, day-cares, small-scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~
- (b) ~~a mix of residential, associated community facilities, home-based offices, day-cares, small-scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy.~~
- (a) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**
5. In Part 5 General Provisions for All Zones, after section 12 and before section 13, inserting the text shown as **bold**, as follows:

#### **12A Public Transit Facilities**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

6. In Part 5 General Provisions for All Zones, section 21 Watercourse Setbacks and Buffers, clause (1)(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure-, **and water control structures.**



7. In Part 5 General Provisions for All Zones, section 21 Watercourse Setbacks and Buffers, clause (1)(i), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (i) Activity within the required buffer pursuant to clauses (g) and (h), shall be limited to the placement of board walks, walkways and trails, conservation uses, parks on public lands, historic sites and monuments, public road crossings and wastewater, storm and water infrastructure-, **and water control structures.**
8. In Part 5 General Provisions for All Zones, section 21 Watercourse Setbacks and Buffers, clause (3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
9. In Part 5 General Provisions for All Zones, section 21A Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**
10. In Part 5 General Provisions for All Zones, section 39 General Provisions for Wind Energy Facilities, subsection II Zones, and before the words “(UW-1) Urban Wind Zone”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- For the purpose of this section the following zones apply as shown on the attached ~~Schedule A-1~~ **Appendix E** - Wind Energy Zoning Map. Such zones are:
11. In Part 5 General Provisions for All Zones, section 39 General Provisions for Wind Energy Facilities, after section VIII Miscellaneous ending in the words “under this bylaw” and before Part 6, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

## IX SCHEDULES/APPENDICES

- a) ~~Schedule Map A-1~~ **Appendix E** – Wind Energy Zoning Map.

12. In Part 24 Floodway (FW) Zone, clause 1. h), after the words “conservation related uses”, deleting punctuation shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

No development permit shall be issued in any Floodway (FW) Zone except for one or more of the following uses:

1. a) public and private parks and playgrounds
- b) playing fields
- c) outdoor tennis courts
- d) roadways which permit access to the foregoing uses
- e) parking areas, provided the land is not filled or altered or the capacity of the floodway is not reduced
- f) uses of a similar nature to the foregoing
- g) uses accessory to any of the foregoing uses including, but not limited to, benches, bleachers, lighting structures, playground, equipment
- h) conservation related uses:
- i) **water control structures**
- j) **wastewater, stormwater and water infrastructure**

## MAP AMENDMENTS

13. After Appendix B Hierarchy of Zones, deleting the maps entitled “Appendix C - Areas of Elevated Archaeological Potential”, “Appendix D - Wetlands” and “Appendix E - Wind Energy Map” and replacing them with the maps entitled “Appendix C - Areas of Elevated Archaeological Potential”, “Appendix D - Wetlands” and “Appendix E - Wind Energy Zoning” as shown on the following Attachments E-1.1, E-1.2 and E-1.3.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the \_\_\_\_ day of

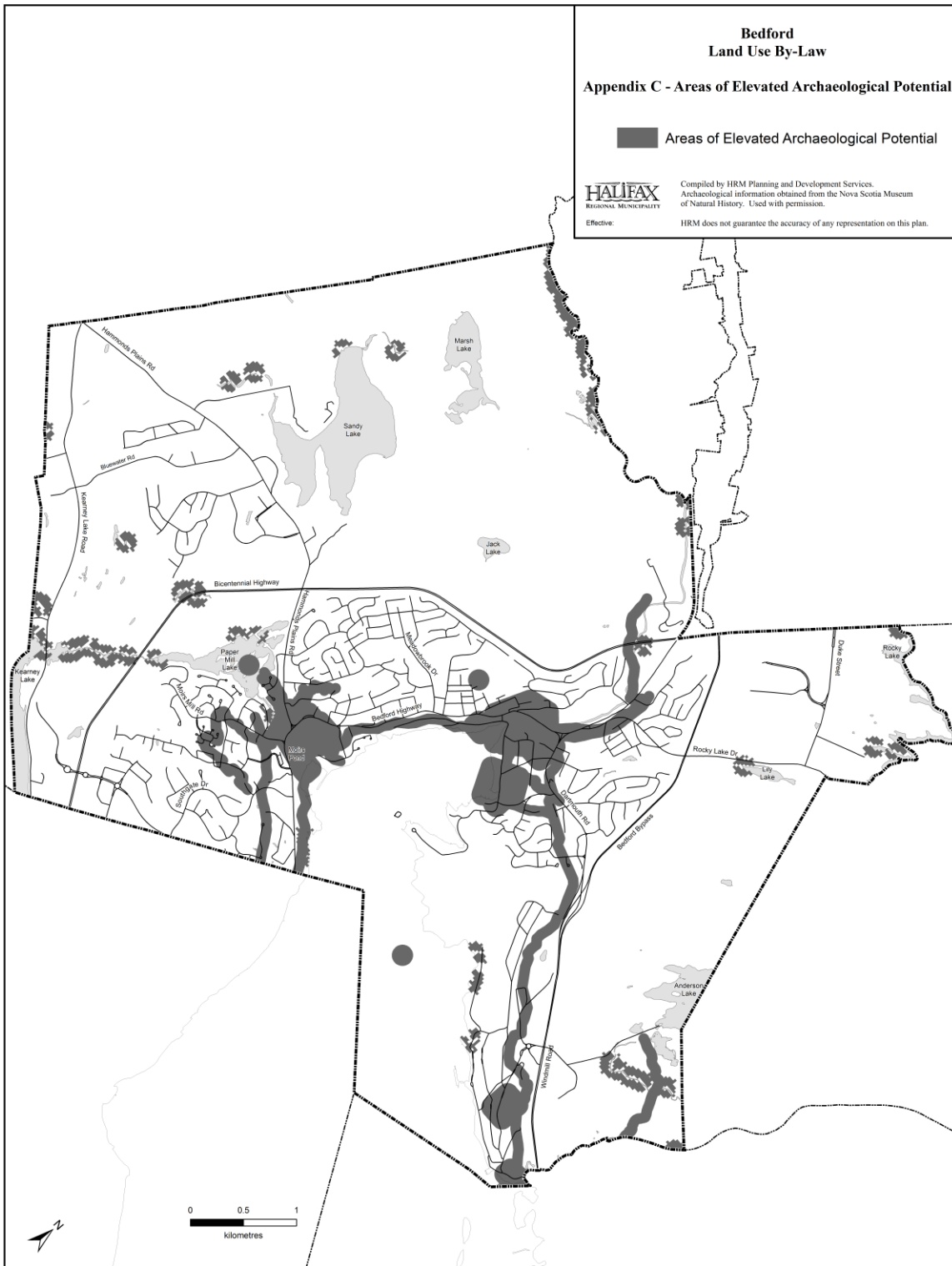
\_\_\_\_\_, A.D., 20 \_\_\_\_.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this \_\_\_\_ day of

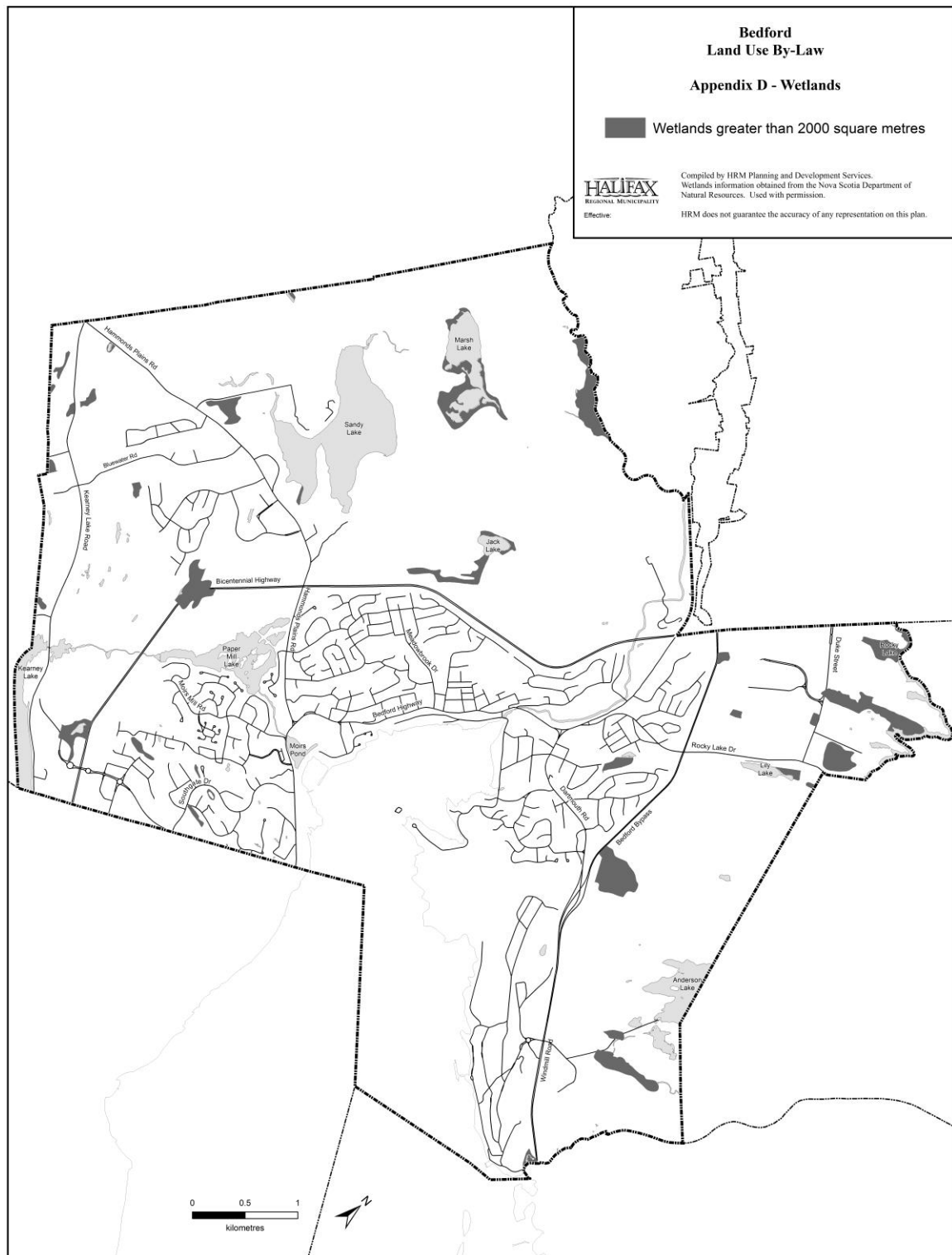
\_\_\_\_\_, A.D., 20 \_\_\_\_.

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

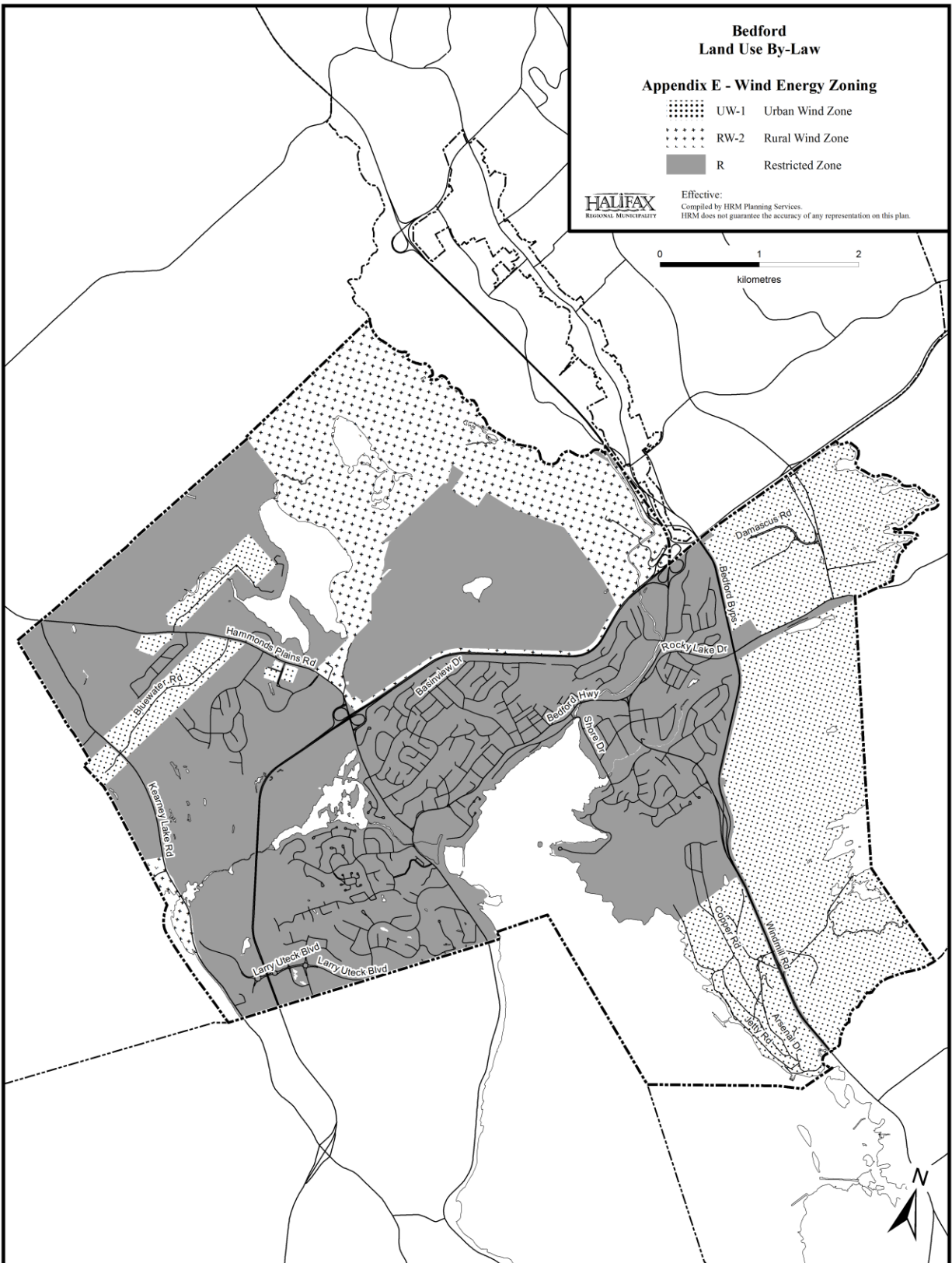
## ATTACHMENT E-1.1



## ATTACHMENT E-1.2



## ATTACHMENT E-1.3



## ATTACHMENT E-2

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR COLE HARBOUR/WESTPHAL

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Cole Harbour/Westphal Land Use By-law be amended as follows:

1. In the Table of Contents, Part 23, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

PART 23 PWS (~~Public~~ **Protected** Water Supply) Zone (~~RC Jun 26/06; E-Aug 27/06~~)

2. In Part 2 Definitions, after definition “2.10 Building” and before definition “2.11 Commercial Vehicle” insert text shown as **bold** as follows:

**2.10A CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

3. In Part 2 Definitions, after definition “2.70AA Watercourse” and before definition “2.71 Yard”, insert text shown as **bold** as follows:

**2.70AB WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

4. In Part 3 Zones and Zoning Maps, section 3.1 Zones, after the words “ RPK Regional Park Zone (RC-Jun 27/06; E-Aug 26/06)”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

PWS      ~~Public~~ **Protected** Water Supply Zone

5. In Part 3, section 3.6 Other Uses Considered by Development Agreement, after clause (x) and the subsequent paragraph ending in the words “Planning Act” and before subsection (y), deleting text shown as ~~strikeout~~, as follows:

~~As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter:~~

- ~~(i) a mix of residential, associated community facilities, home based offices, day cares, small scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~
- ~~(ii) a mix of residential, associated community facilities, home based offices, day cares, small scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy.~~

6. In Part 3, section 3.6 Other Uses Considered by Development Agreement, after clause (y) inserting text shown in bold, as follows:

- (z) **As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, Conservation Design Developments may be considered by development agreement on lands designated Rural Commuter, in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**

7. In Part 4 General Provisions for All Zones, section 4.11 Accessory Buildings, clause (a), sub-clause (iii)(a), inserting text shown as **bold**, as follows:

- (iii)(a) no accessory building in any residential zone **or a residential accessory building in the RPK (Regional Park) zone** located outside the Urban Service Area shall exceed the height of the main dwelling, nor have a footprint that exceeds 80% of the footprint of the main dwelling up to a maximum of 1,250 square feet (116.13 square metres) or 750 square feet (69.68 square metres), whichever is the greater. (HECC-Jul 7/11;E-Jul 30/11)

8. In Part 4 General Provisions for All Zones, section 4.17 Watercourse Setbacks and Buffers, clause (1)(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses,

fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure- , **and water control structures.**

9. In Part 4 General Provisions for All Zones, section 4.17 Watercourse Setbacks and Buffers, clause (1)(h), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(h) Activity within the required buffer pursuant to clause (e), shall be limited to the placement of board walks, walkways and trails, conservation uses, parks on public lands, historic sites and monuments, public road crossings and wastewater, storm and water infrastructure- , **and water control structures.**

10. In Part 4 General Provisions for All Zones, section 4.17 Watercourse Setbacks and Buffers, clause (3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.

11. In Part 4 General Provisions for All Zones, section 4.17A Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**

12. In Part 4 General Provisions for All Zones, after section 4.32 subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.33 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**



## MAP AMENDMENTS

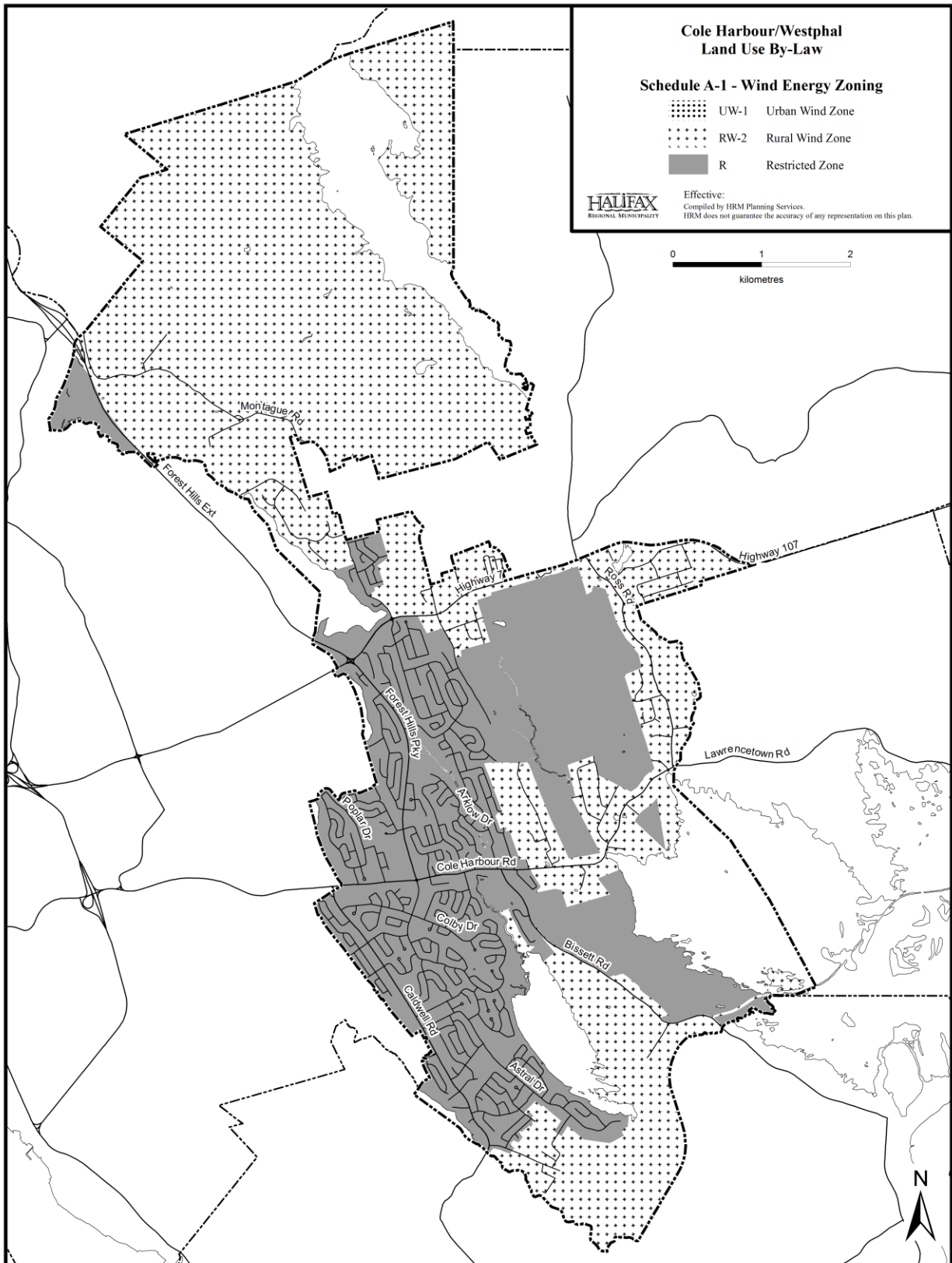
13. In Schedule “A-1” Wind Energy Zoning Map, deleting the map entitled “Schedule A-1 - Wind Energy Map” and replacing it with the map entitled “Schedule A-1 - Wind Energy Zoning” as shown on the following Attachment E-2.1.
14. In Schedule B: Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule B - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule B - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-2.2.
15. In Schedule C – Wetlands, deleting the map entitled “Schedule C - Wetlands” and replacing it with the map entitled “Schedule C - Wetlands” as shown on the following Attachment E-2.3.

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

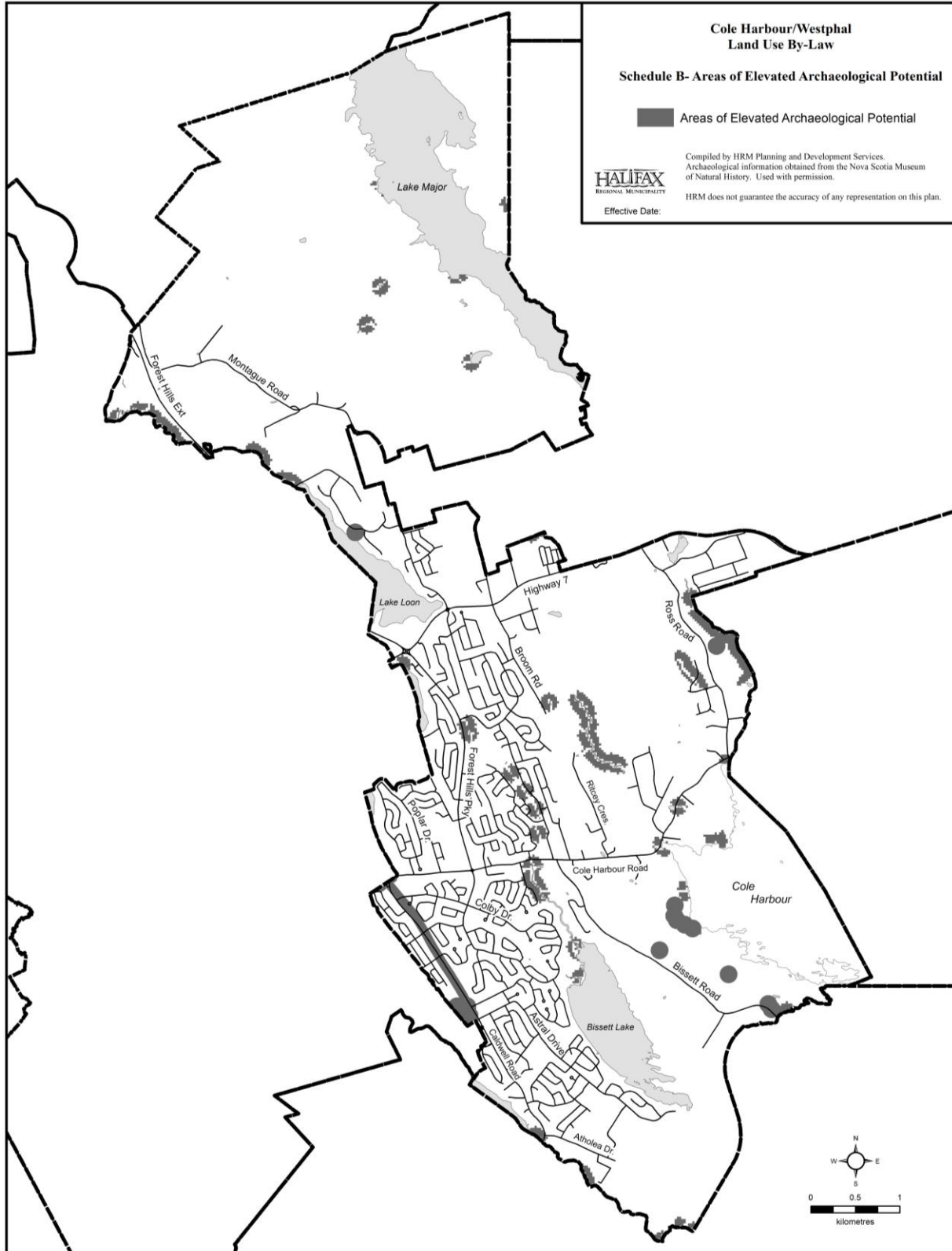
GIVEN under the hand of the Municipal Clerk and under the Corporate  
Seal of the said Municipality this \_\_\_\_ day of  
\_\_\_\_\_, A.D., 20 \_\_\_\_.

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

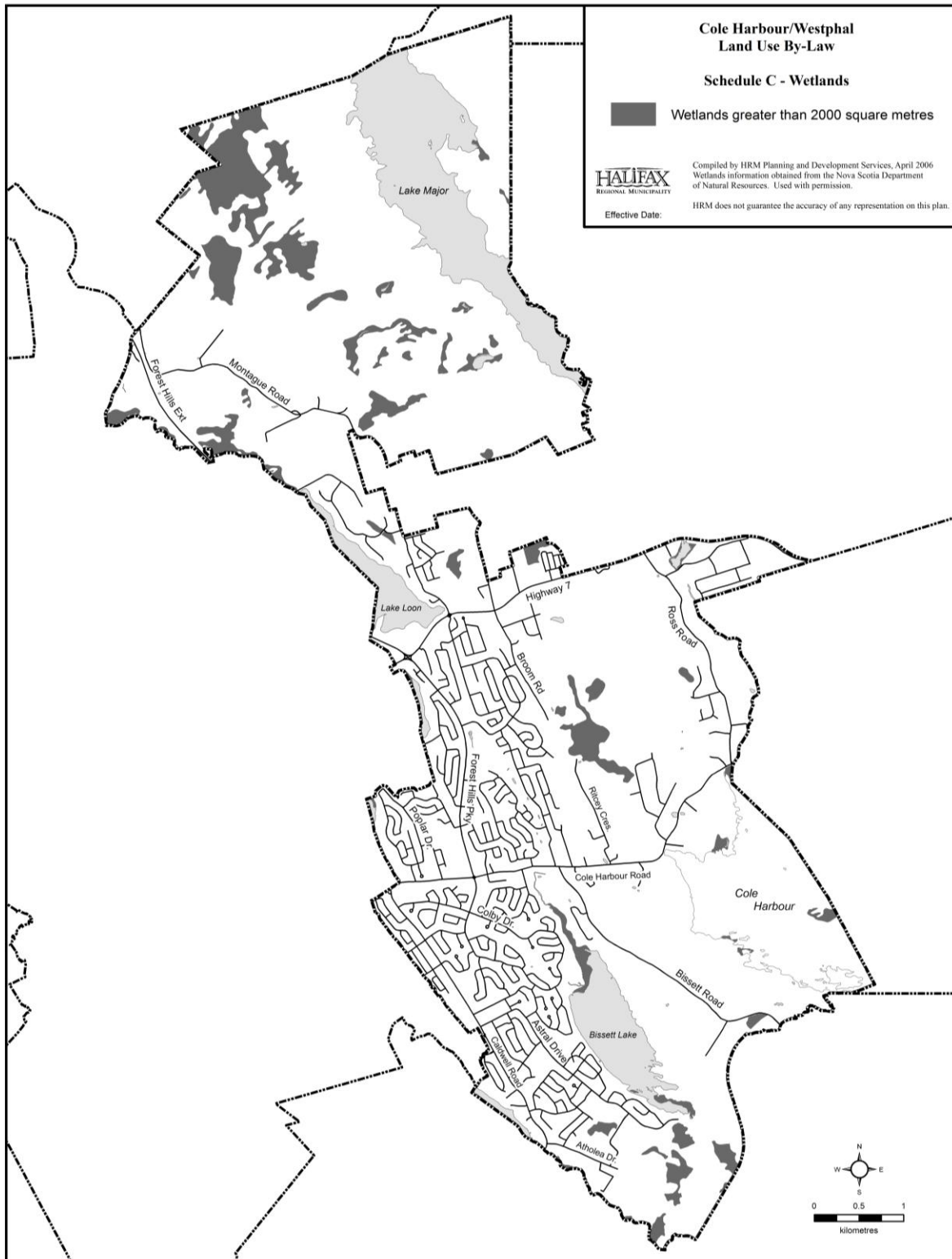
# ATTACHMENT E-2.1



## ATTACHMENT E-2.2



## ATTACHMENT E-2.3



### ATTACHMENT E-3

#### PROPOSED AMENDMENTS TO THE DARTMOUTH LAND USE BY-LAW

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

1. In Section 1 Definitions, after definition “(ha) Cabaret” and before definition “(i) Commercial Vehicle”, insert text shown as **bold** as follows:

(haa) **CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Section 1 Definitions, after definition “(alc) Veterinary Clinic” and before definition “(am) Zone”, insert text shown as **bold** as follows:

(ald) **WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Section 2 General Provisions, subsection 18R, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

18R Notwithstanding any other provisions of the By-law, on lands designated Rural Commuter pursuant to the Regional Municipal Planning Strategy, the following uses may be considered by development agreement:

- ~~(i) a mix of residential, associated community facilities, home-based offices, day-cares, small-scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~
- ~~(ii) a mix of residential, associated community facilities, home-based offices, day-cares, small-scale bed and breakfasts, forestry and agricultural uses~~

~~on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy.~~

**(i) Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**

4. In Section 2 General Provisions, after subsection 18V and before subsection 19(a), inserting text as shown in **bold** as follows:

**18W Notwithstanding any other provision of this By-law, a mix of multiple unit dwellings, townhouses, commercial, office, institutional and recreation uses may be considered in the Burnside Comprehensive Development District (BCDD) Zone subject to the provisions of a development agreement in accordance with policies BC-15 and BC-16.**

5. In Section 2 General Provisions, subsection 32A(1) Watercourse Setbacks and Buffers, clause (d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure, **and water control structures.**

6. In Section 2 General Provisions, subsection 32A(3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

32A(3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy,~~ **August 26, 2006**, is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.

7. In Section 2 General Provisions, subsection 32B(1), after the word “harbours” deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

32B(1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours,

~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**

8. In Section 2 General Provisions, after subsection 3H.7 (a)(ii) ending in the words “encroach into the Stepback” and before Section 3: Zones, inserting the text shown as **bold**, as follows:

### **32I PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

9. In Section 3 Zones, Part 13 I-2 (General Industrial) Zone, after subsection 42(1) and before subsection 42(2), inserting the text shown as **bold**, as follows:

- 42(1A) Notwithstanding the requirements of subsection 42(1), within the area shown on Map 10 in the Regional Municipal Planning Strategy as Burnside Park Expansion Area, the only permitted business are:**
- (a) industrial enterprises except obnoxious uses and uses creating a hazard to the public;**
  - (b) warehousing and distribution uses; and**
  - (c) office and retail uses ancillary to the above.**

### **MAP AMENDMENTS**

10. In Schedule A-1: Wind Energy Zoning Map, deleting the map entitled “Schedule A-1 - Wind Energy Map” and replacing it with the map entitled “Schedule A-1 - Wind Energy Zoning” as shown on the following Attachment E-3.1.
11. In Schedule “Y(1)”, deleting the map entitled “Schedule Y(1) - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule Y(1) - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-3.2.
12. In Schedule “Z” Wetlands, deleting the map entitled “Schedule Z - Wetlands” and replacing it with the map entitled “Schedule Z - Wetlands” as shown on the following Attachment E-3.3.

THIS IS TO CERTIFY that the by-law of which this is a true copy was  
duly passed at a duly called meeting of the Council of Halifax Regional  
Municipality held on the \_\_\_\_ day of

\_\_\_\_\_, A.D., 20 \_\_\_\_.

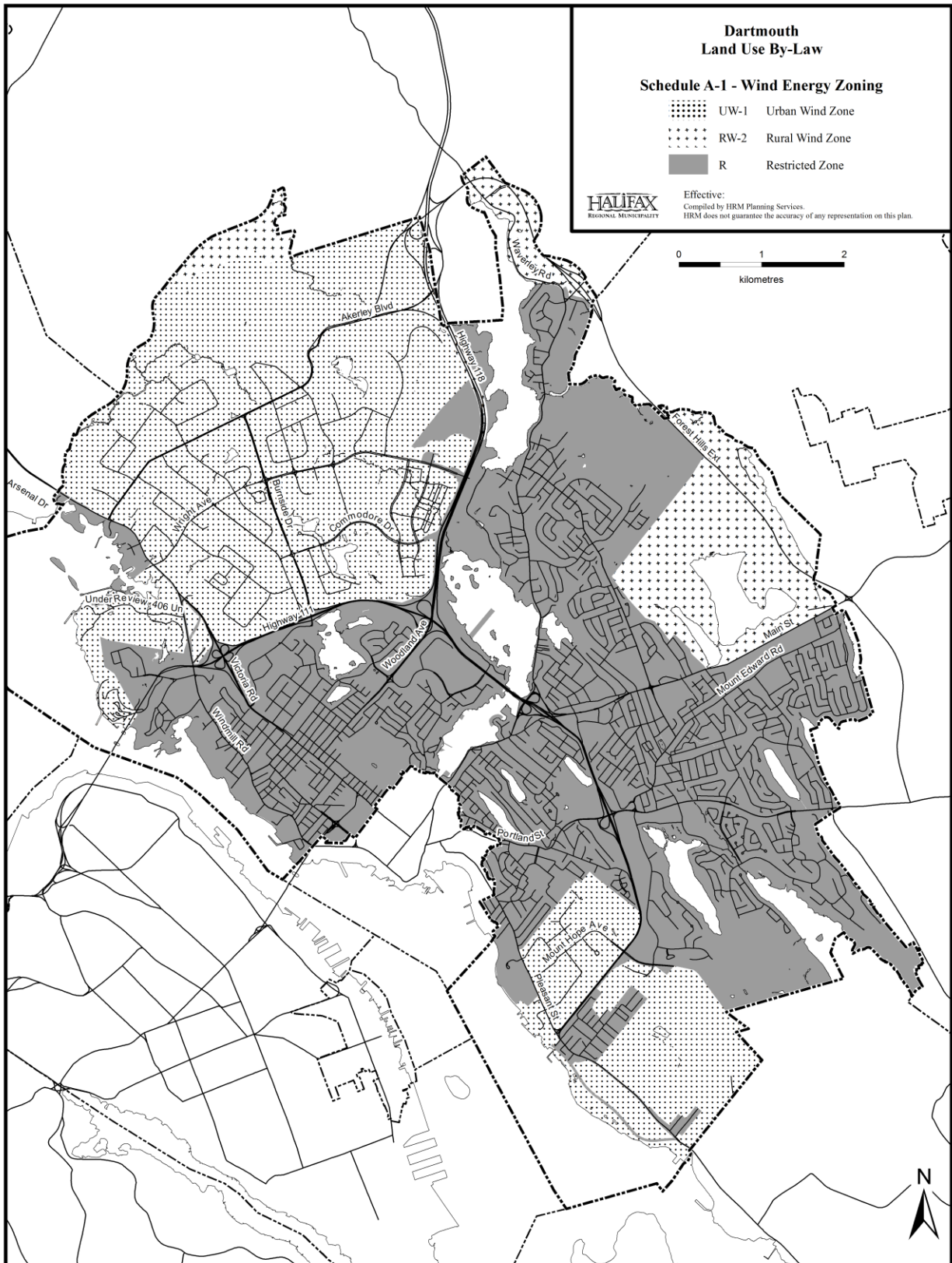
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Seal of the said Municipality this \_\_\_\_ day of

\_\_\_\_\_, A.D., 20 \_\_\_\_.

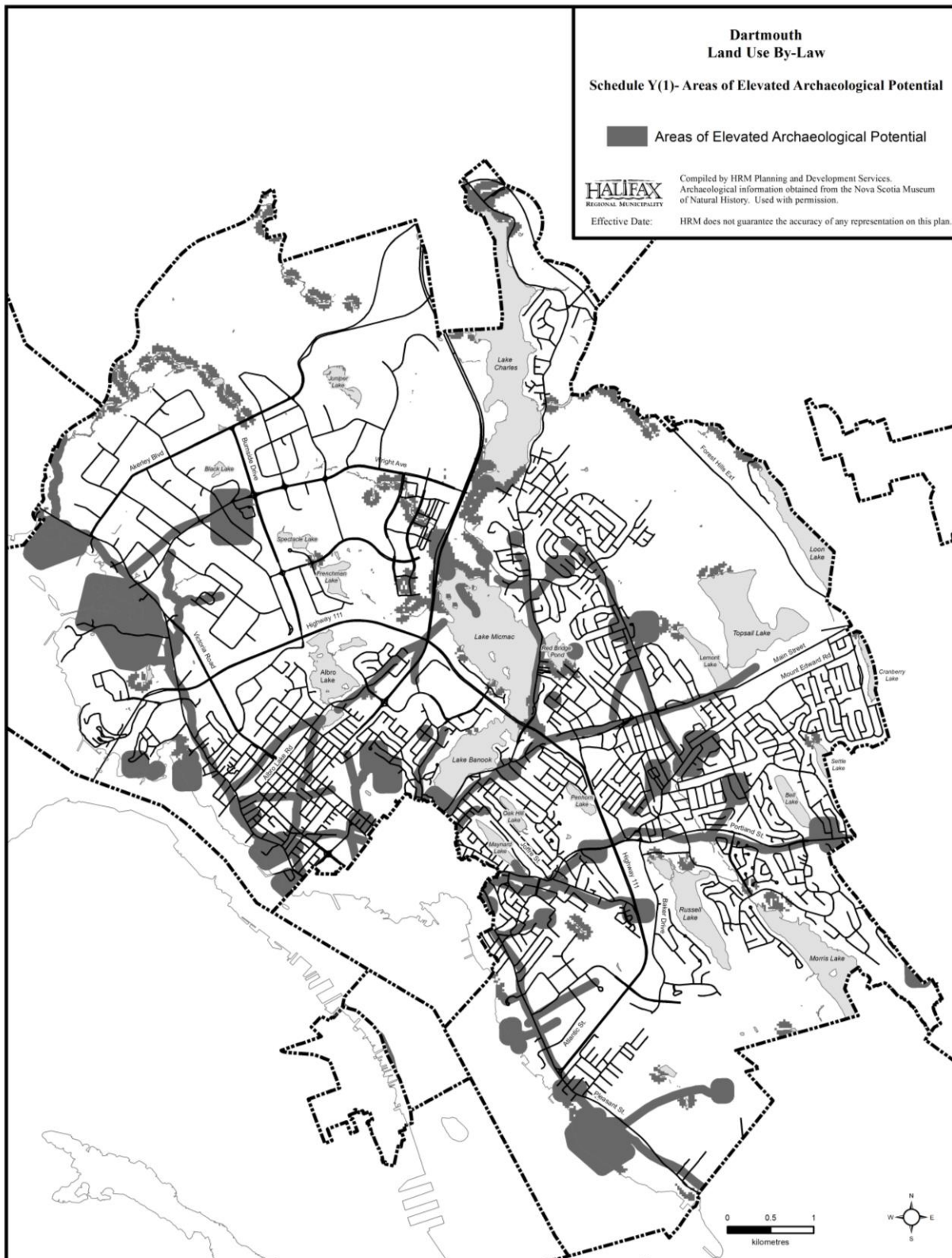
\_\_\_\_\_  
Municipal Clerk



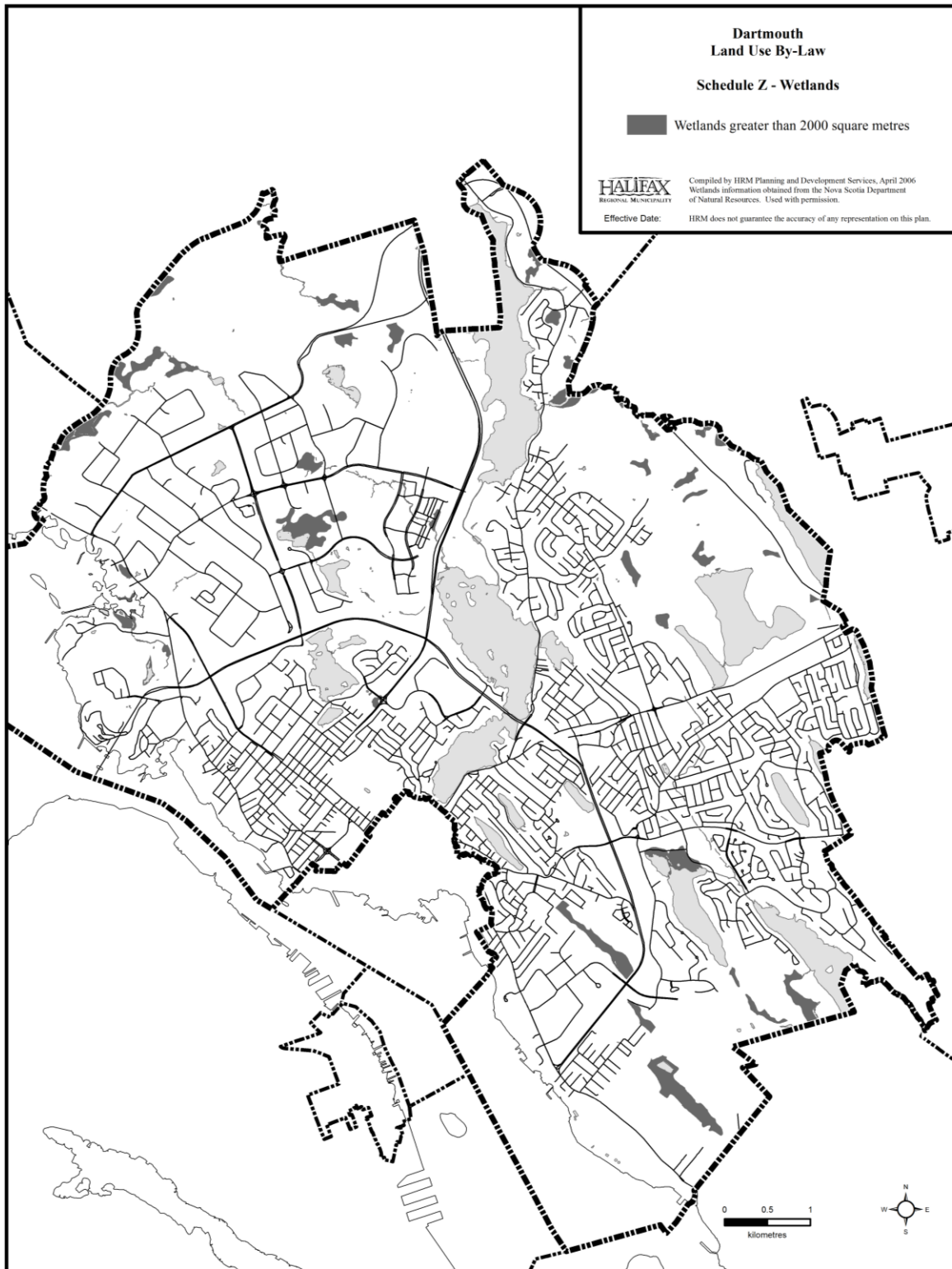
# ATTACHMENT E-3.1



## ATTACHMENT E-3.2



## ATTACHMENT E-3.3



## ATTACHMENT E-4

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR DOWNTOWN DARTMOUTH

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

1. In Section 4 Definitions, after definition “(f) building line” and before definition “(ha) car oriented uses”, insert text shown as **bold** as follows:

(faa) **“Canadian Geodetic Vertical Datum (CGVD28)” - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Section 4 Definitions, after definition “(ara) watercourse” and before definition “(as) yard”, insert text shown as **bold** as follows:

(arb) **“water control structure” - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Section 5(19) Watercourse Setbacks and Buffers, clause (d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure, **and water control structures.**



4. In Section 5(21), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (21) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
5. In Section 5(26) Coastal Areas, clause (a), after the word “harbours” deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (a) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**
6. After Section 5(27) Schedule D Areas of Elevated Archaeological Potential which ends with the words “in accordance with provincial requirements”, and before the words “Parking Requirements”, inserting the text shown as **bold**, as follows:

**(28) PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

**MAP AMENDMENTS**

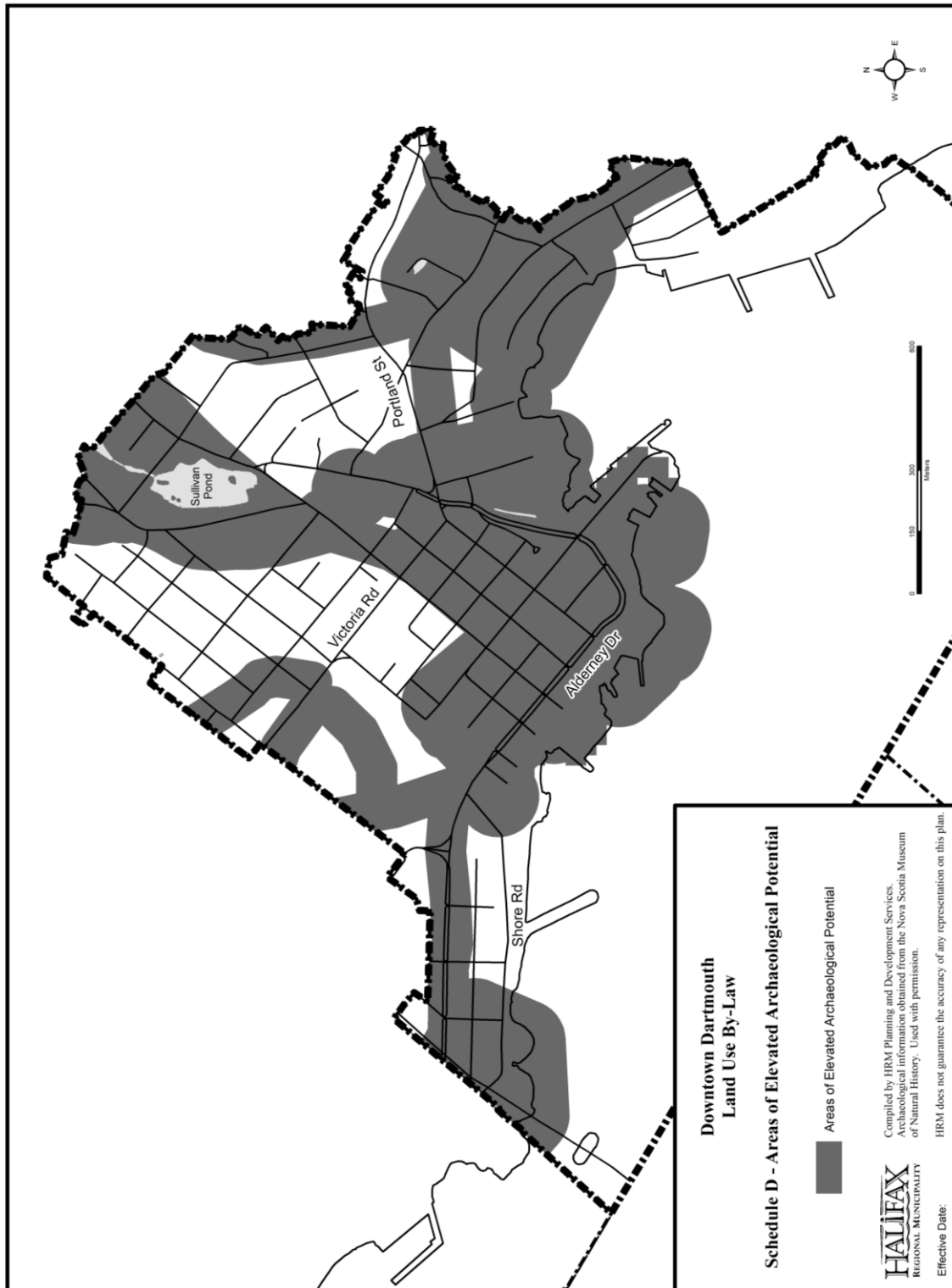
7. In Schedule D - Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule D - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule D - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-4.1.

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

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

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

# ATTACHMENT E-4.1



## ATTACHMENT E-5

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR EASTERN PASSAGE/COW BAY

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Eastern Passage/Cow Bay is hereby amended as follows:

1. In Part 2 Definitions, after definition “2.9 Building” and before definition 2.10 Commercial Vehicle”, insert text shown as **bold** as follows:

**2.9A CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after definition “2.66B Watercourse” and before definition “2.67 Yard”, insert text shown as **bold** as follows:

**2.66C WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 3, section 3.6 Other Used Considered by Development Agreement, after clause (j) and before Part 4, inserting text shown as **bold**, as follows:

**(k) Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**

4. In Part 4 General Provisions for All Zones, section 4.18 Watercourse Setbacks and Buffers, clause (1)(d), after the word “width” and before the word “within”, inserting text shown as **bold**, as follows:

(d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of board walks, walkways and trails not exceeding 3 metres in



width, conservation uses, parks on public lands, historic sites and monuments, public road crossings and wastewater, storm and water infrastructure, and water control structures, within the required buffer of the Cow Bay River or Smelt Brook.

5. In Part 4 General Provisions for All Zones, section 4.18 Watercourse Setbacks and Buffers, clause (3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006~~, is such that no main building could be located on the lot, the buffer distance shall be reduced to 30m of the ordinary high water mark of the Atlantic Ocean, Cow Bay Lake or Barrier Pond; or 15m of the ordinary highwater mark of any other watercourse.
6. In Part 4 General Provisions for All Zones, section 4.18A Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**
7. In Part 4 General Provisions for All Zones, after section 4.32 Wind Energy Facilities subsection IX a) ending in the words “Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.33 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

8. In Part 24 RPK (Regional Park) Zone, after section 24.2 RPK Zone Requirements ending in the words “Maximum Height of Main Building 10.7m”, inserting the text shown as **bold**, as follows:

**24.3 Notwithstanding Section 4.8 an existing dwelling may be reconstructed, repaired or renovated provided there is no increase in volume of the building and all other applicable provisions of this by-law are satisfied.**
9. In Part 24B Floodplain (FP) Zone, after the words “Conservation Uses”, inserting text shown as **bold**, as follows:

24B.1 FP USES PERMITTED

Forestry uses, involving no buildings  
Agricultural uses, involving no buildings  
Passive recreation uses  
Historic sites and monuments  
Public parks and playgrounds  
Conservation uses

**Water control structures**

**Wastewater, stormwater and water infrastructure**

**MAP AMENDMENTS**

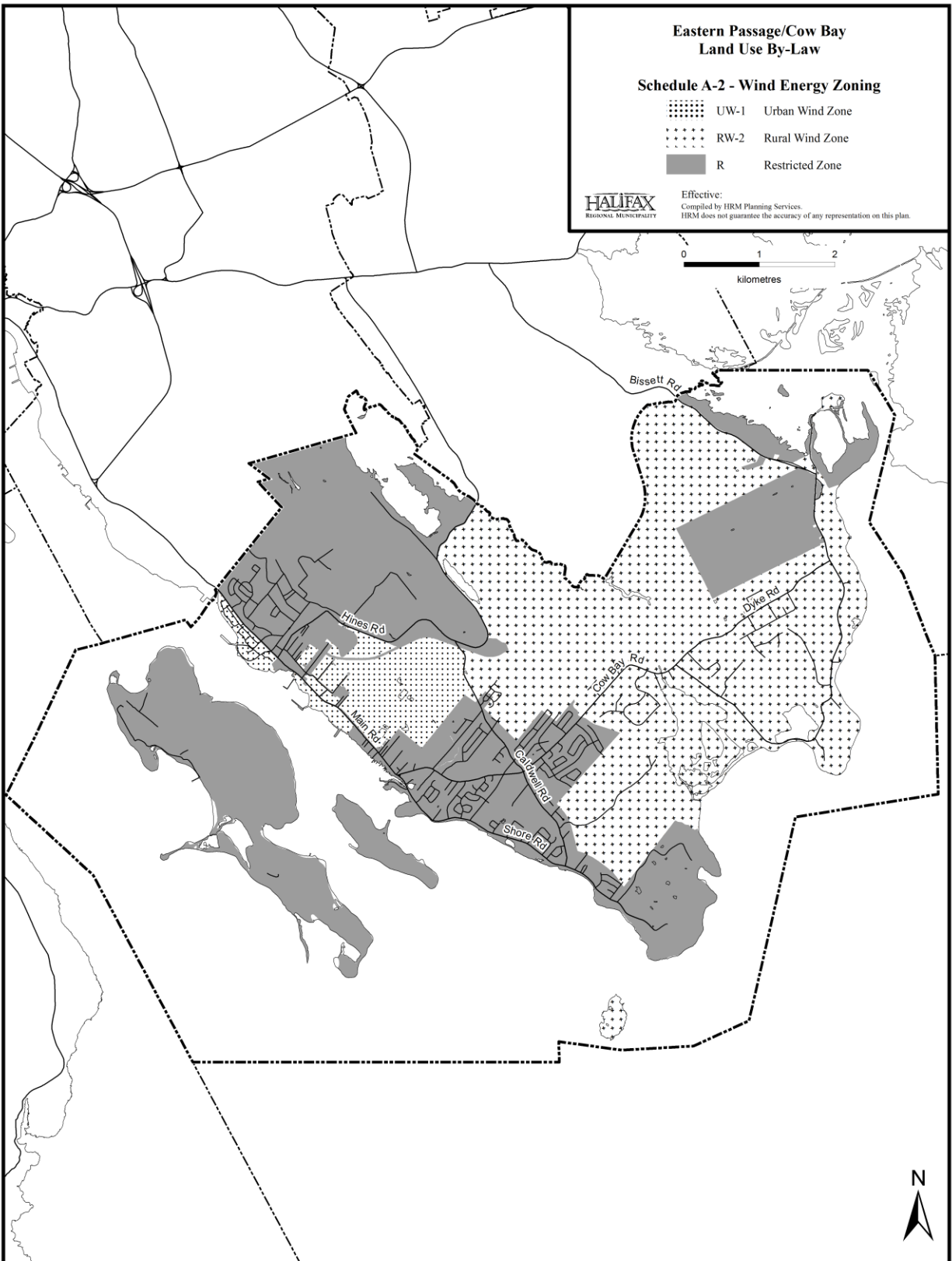
10. In Schedule A-2: Wind Energy Zoning Map, deleting the map entitled “Schedule A-2 - Wind Energy Map” and replacing it with the map entitled “Schedule A-2 - Wind Energy Zoning” as shown on the following Attachment E-5.1.
11. In Schedule B: Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule B - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule B - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-5.2.
12. In Schedule C: Wetlands, deleting the map entitled “Schedule C - Wetlands” and replacing it with the map entitled “Schedule C - Wetlands” as shown on the following Attachment E-5.3.

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

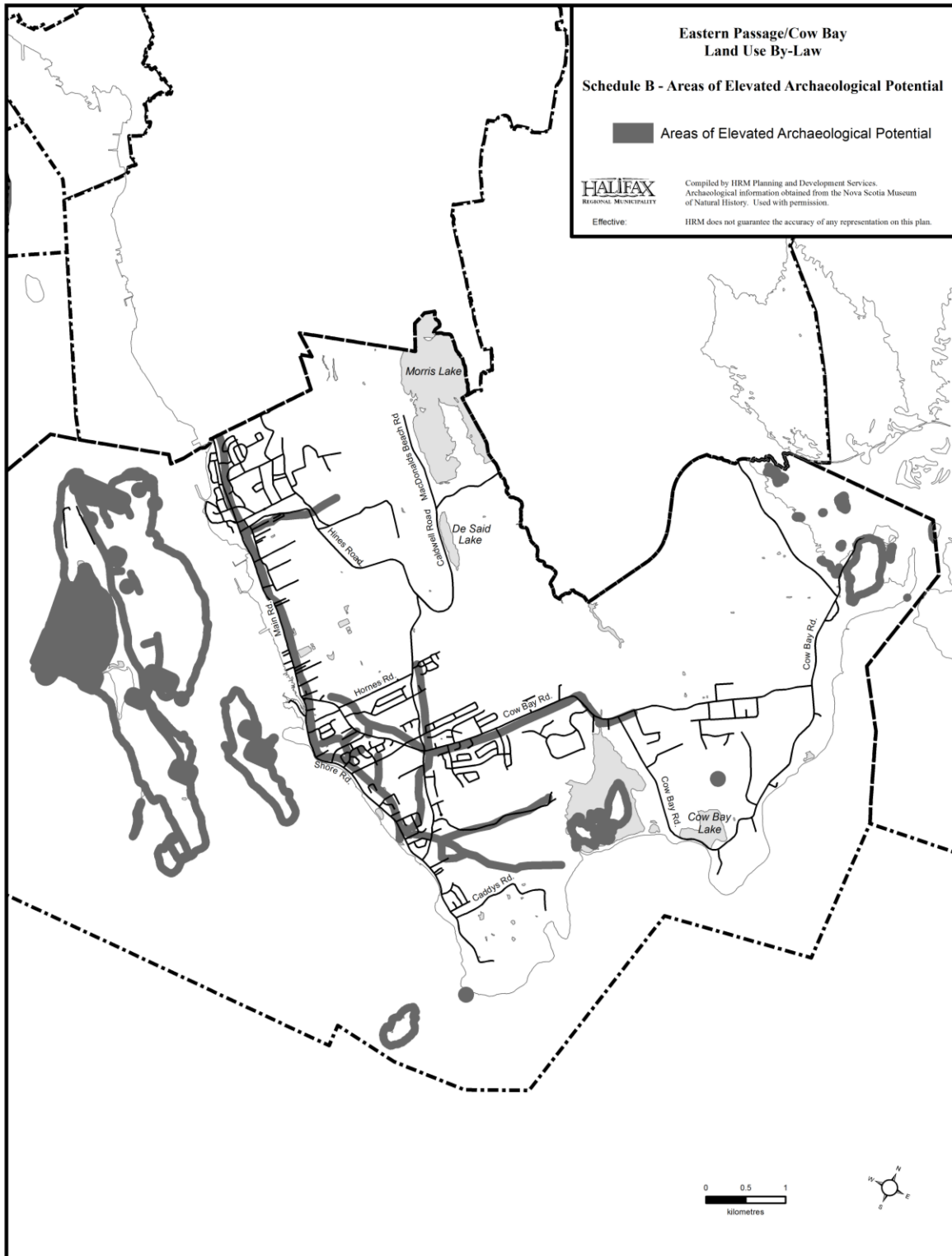
GIVEN under the hand of the Municipal Clerk and under the Corporate  
Seal of the said Municipality this \_\_\_\_ day of  
\_\_\_\_\_, A.D., 20 \_\_\_\_.

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

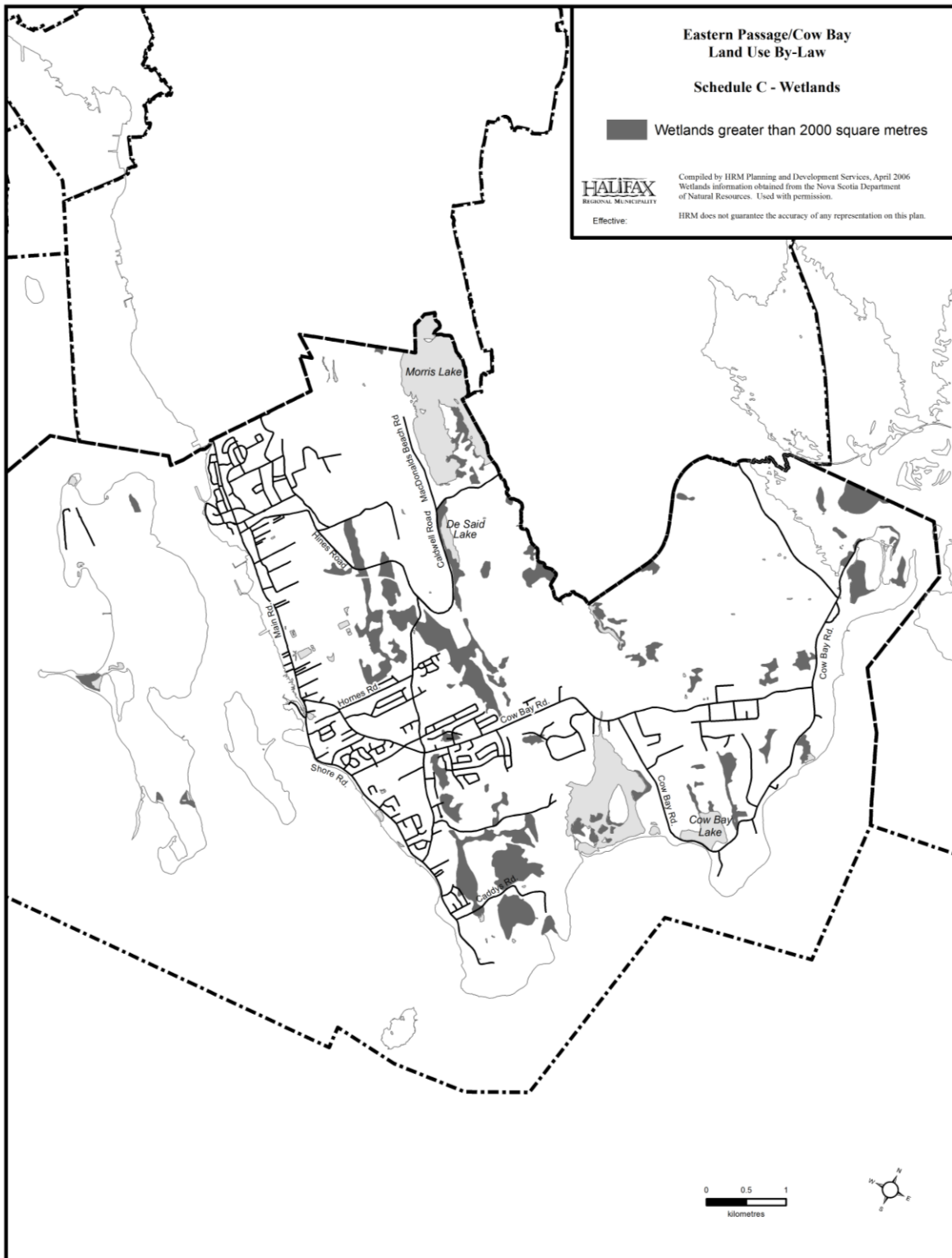
# ATTACHMENT E-5.1



## ATTACHMENT E-5.2



## ATTACHMENT E-5.3



## ATTACHMENT E-6

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR EASTERN SHORE EAST

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Eastern Shore East is hereby amended as follows:

1. In Part 2 Definitions, after definition “2.11 Campground” and before definition 2.12 Cemetery”, insert text shown as **bold** as follows:

**2.11A CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after definition “2.94 Video Arcade” and before definition “2.95 Watercourse”, insert text shown as **bold** as follows:

**2.94A WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 3, section 3.6 Other Uses by Development Agreement, after clause (e) and before Part 4, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Resource:

- ~~(i) — a mix of residential, associated community facilities, home-based offices, day cares, small-scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~

- ~~(ii) a mix of residential, associated community facilities, home-based offices, daycares, small-scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy; and~~
  - ~~(iii) residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy.~~
  - (i) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable; and**
  - (ii) **residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy.**
- 4. In Part 4 General Provisions for All Zones, section 4.18 Watercourse Setbacks and Buffers, clause (1)(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure-, **and water control structures.**
- 5. In Part 4 General Provisions for All Zones, section 4.18 Watercourse Setbacks and Buffers, clause (3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
- 6. In Part 4 General Provisions for All Zones, section 4.18A Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**

7. In Part 4 General Provisions for All Zones, after section 4.33 Wind Energy Facilities subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.34 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

8. In Schedule C: Area of Elevated Archaeological Potential, in the header above the map entitled “Schedule C – Areas of Elevated Archaeological Potential, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

Schedule C: ~~Area~~ **Areas** of Elevated Archaeological Potential

#### **MAP AMENDMENTS**

9. In Schedule “B” Eastern Shore East Zoning Map, amending the Eastern Shore East Zoning Map as shown on the following Attachment E-6.1.
10. In Schedule B-1: Wind Energy Zoning Map, deleting the map entitled “Schedule B-1 - Wind Energy Map” and replacing it with the map entitled “Schedule B-1 - Wind Energy Zoning” as shown on the following Attachment E-6.2.
11. In Schedule C: Area of Elevated Archaeological Potential, deleting the map entitled “Schedule C - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule C - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-6.3.
12. In Schedule D: Wetlands, deleting the map entitled “Schedule D - Wetlands” and replacing it with the map entitled “Schedule D - Wetlands” as shown on the following Attachment E-6.4.

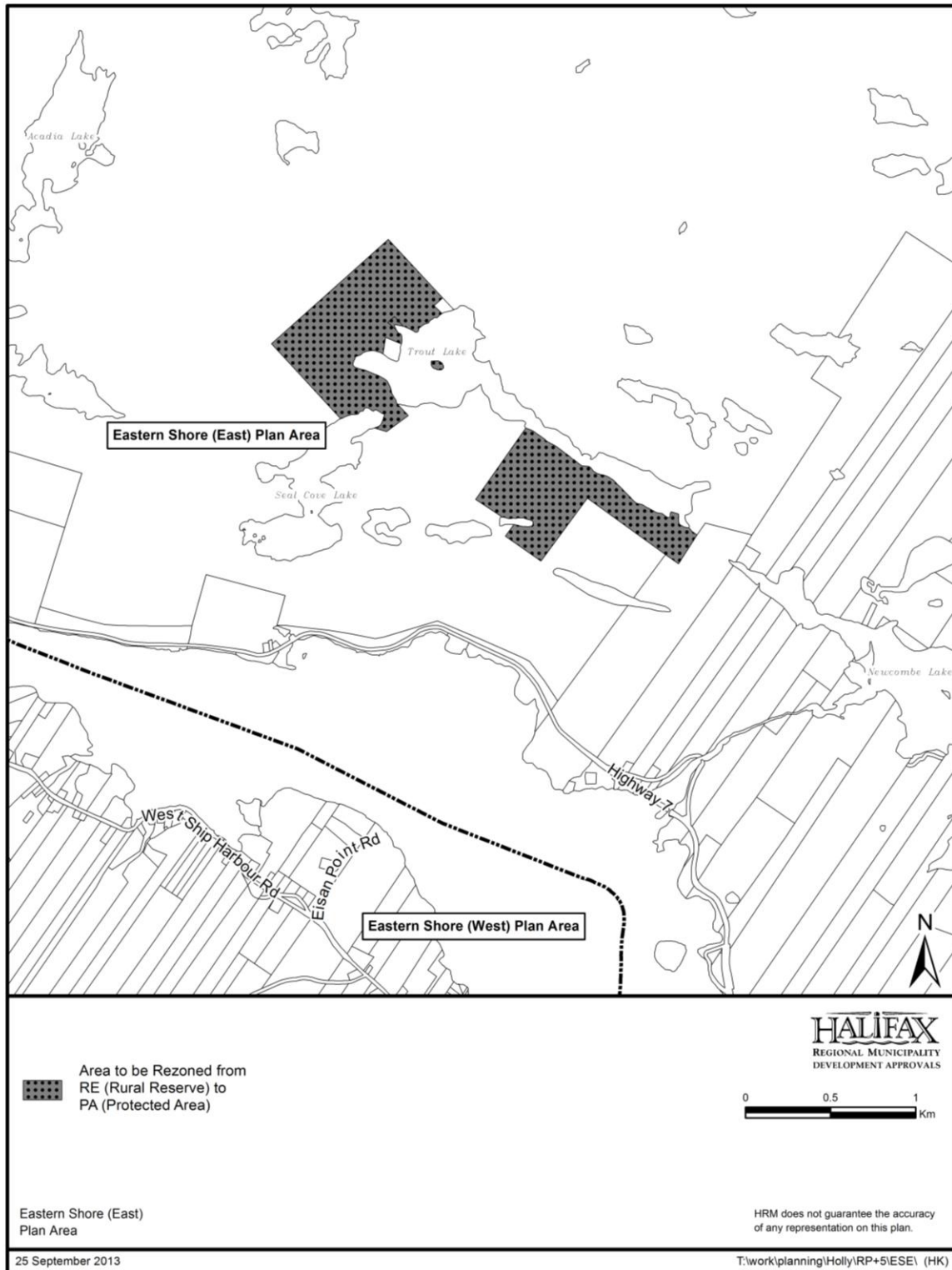
THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the \_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_.

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

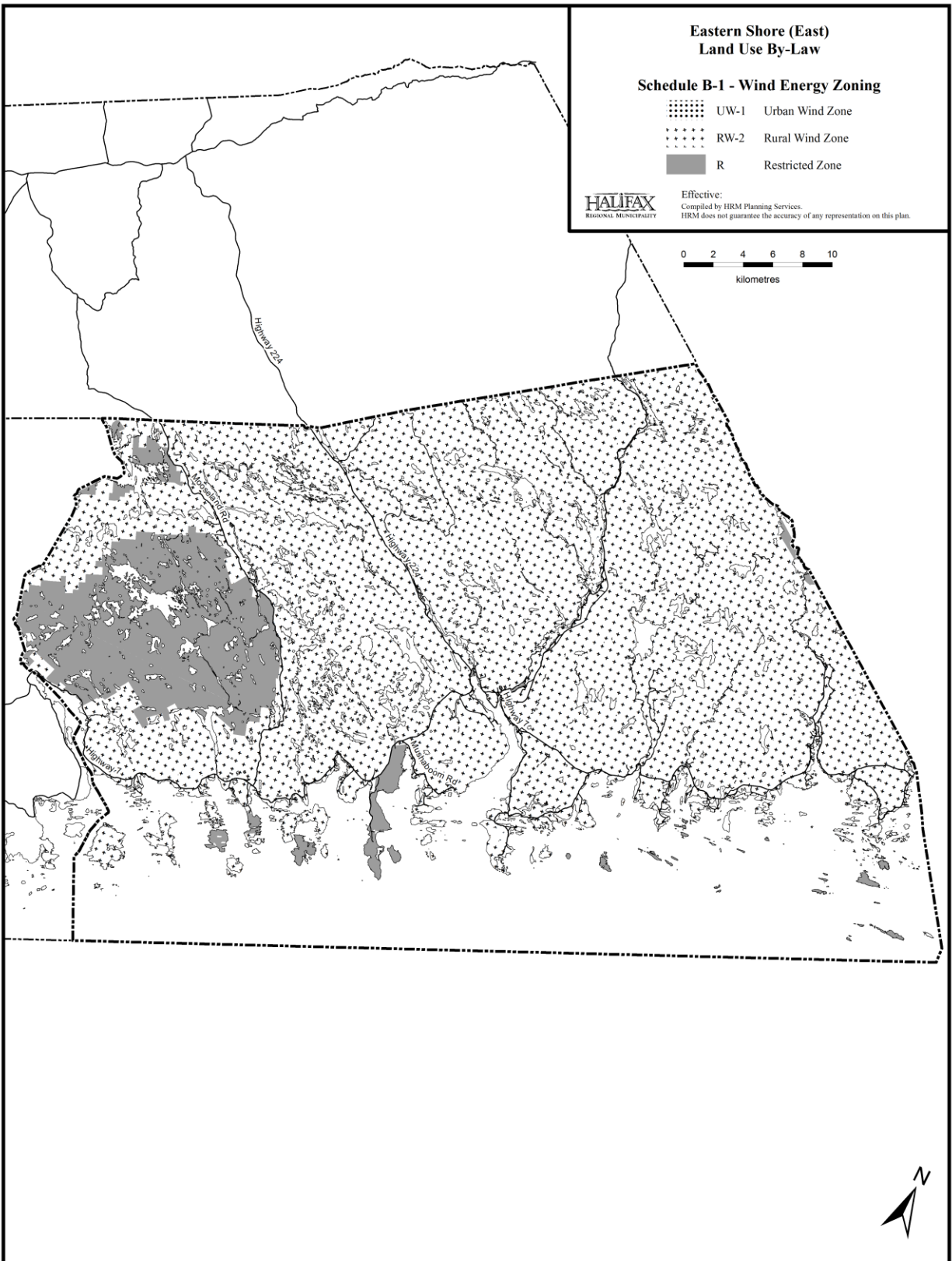
\_\_\_\_\_  
Municipal Clerk

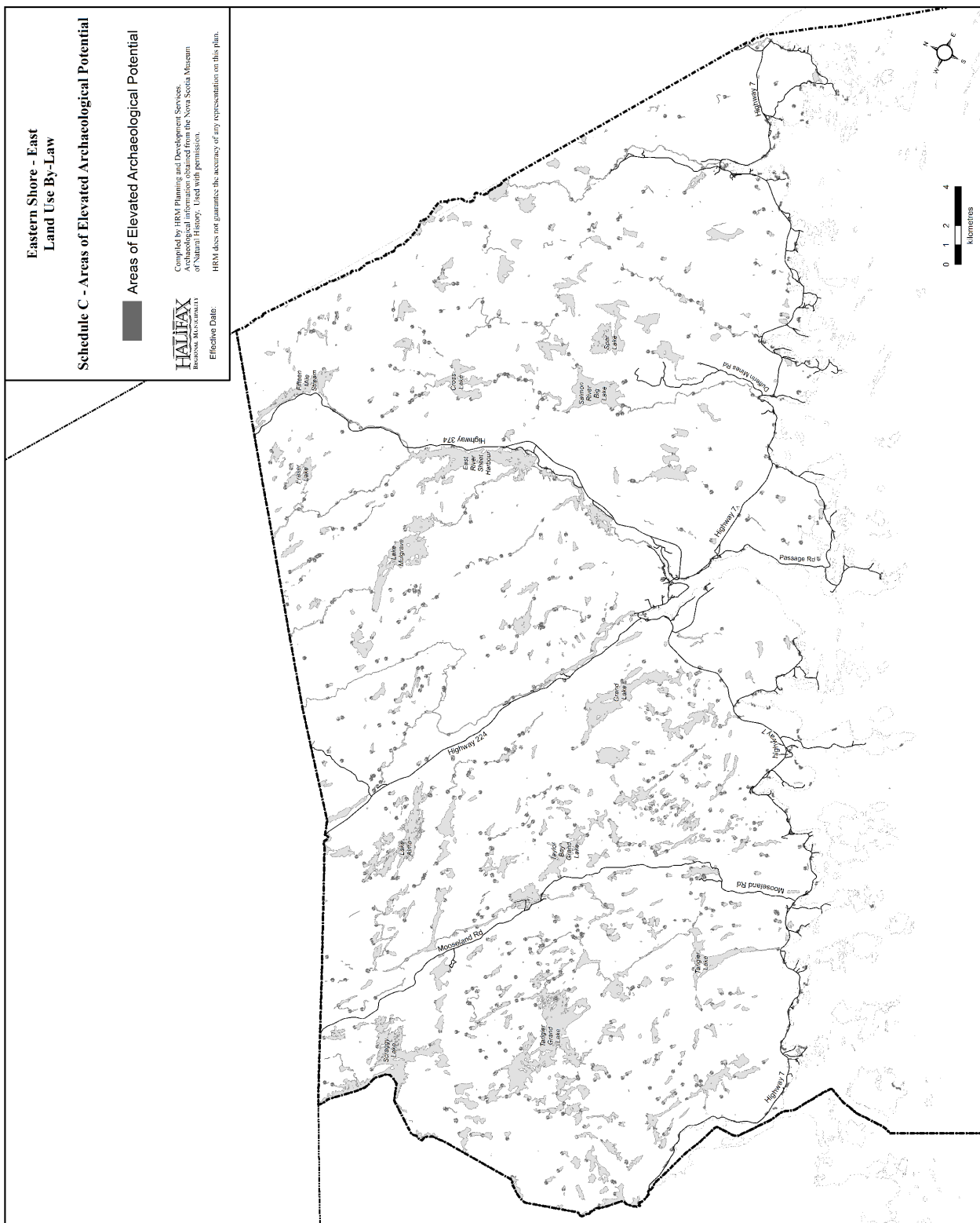


## ATTACHMENT E-6.1

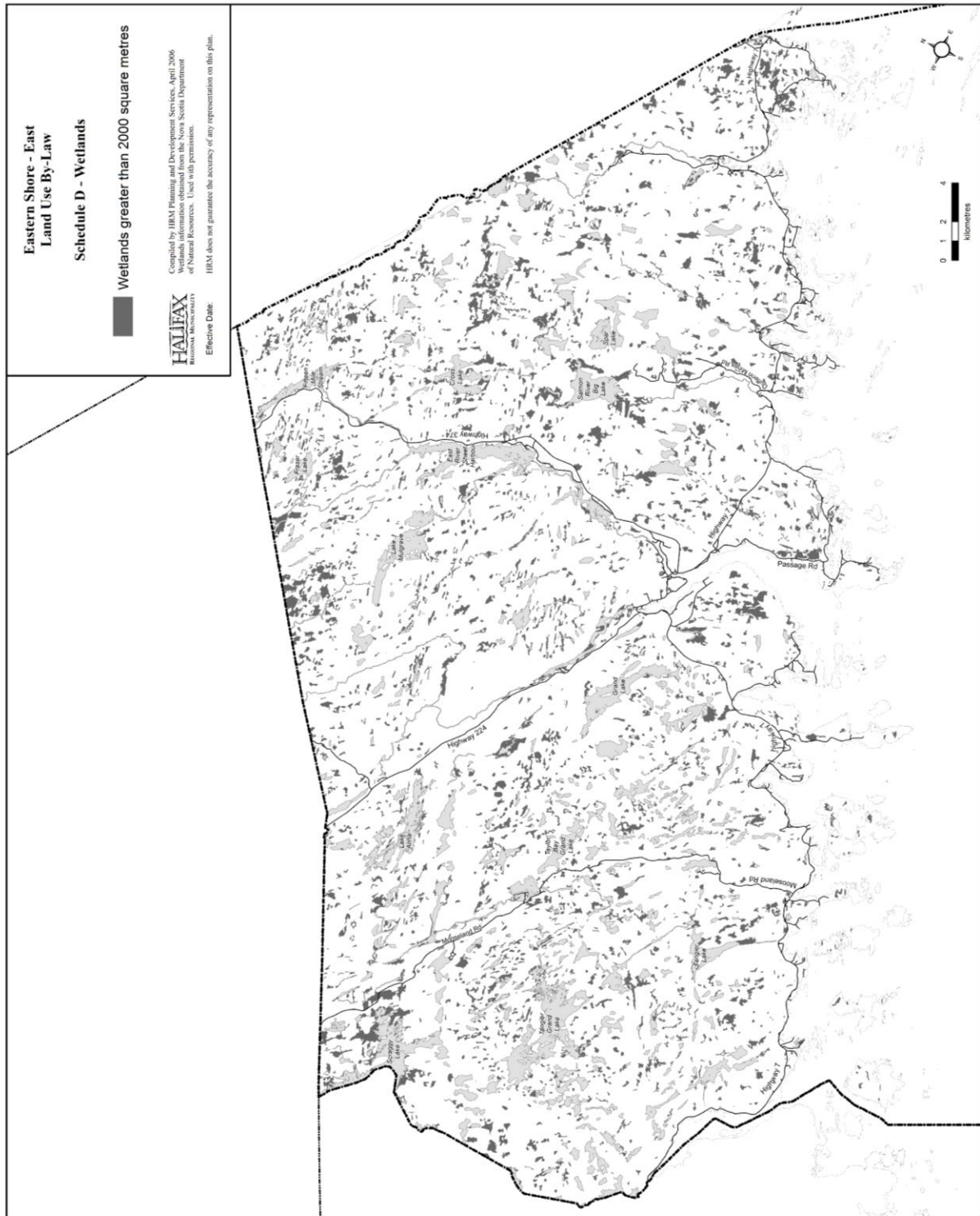


## ATTACHMENT E-6.2





# ATTACHMENT E-6.4



## ATTACHMENT E-7

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR EASTERN SHORE WEST

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Eastern Shore West is hereby amended as follows:

1. In Part 2 Definitions, after definition “2.13 Campground” and before definition 2.14 Cemetery”, insert text shown as **bold** as follows:

**2.13A CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after definition “2.102 Video Arcade” and before definition “2.103 Watercourse”, insert text shown as **bold** as follows:

**2.103A WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 3, section 3.6 Other Uses by Development Agreement, after clause (t) and before Part 4, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter and Rural Resource:

- ~~(i) — a mix of residential, associated community facilities, home-based offices, day cares, small-scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~

~~(ii) a mix of residential, associated community facilities, home-based offices, daycares, small-scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy; and~~

~~(iii) residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy.~~

(i) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable; and**

(ii) **residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy.**

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter:

(i) a mix of residential, commercial and institutional uses under the CDD (Comprehensive Development District) Zone, as per policy ~~S-10~~ **S-11** of the Regional Municipal Planning Strategy.

4. In Part 4 General Provisions for All Zones, section 4.18 Watercourse Setbacks and Buffers, clause (1)(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure-, **and water control structures.**

5. In Part 4 General Provisions for All Zones, section 4.18 Watercourse Setbacks and Buffers, clause (3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.



6. In Part 4 General Provisions for All Zones, section 4.18A Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**

7. In Part 4 General Provisions for All Zones, after section 4.30 Wind Energy Facilities subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.31 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

### **MAP AMENDMENTS**

8. In Schedule A Eastern Shore (West) Zoning Map, amending the Eastern Shore (West) Zoning Map as shown on the following Attachments E-7.1, E-7.2, E-7.3, and E-7.4.
9. In Schedule A-1: Wind Energy Zoning Map, deleting the map entitled “Schedule A-1 - Wind Energy Map” and replacing it with the map entitled “Schedule A-1 - Wind Energy Zoning” as shown on the following Attachment E-7.5.
10. In Schedule B: Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule B - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule B - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-7.6.
11. In Schedule C: Wetlands, deleting the map entitled “Schedule C - Wetlands” and replacing it with the map entitled “Schedule C - Wetlands” as shown on the following Attachment E-7.7.

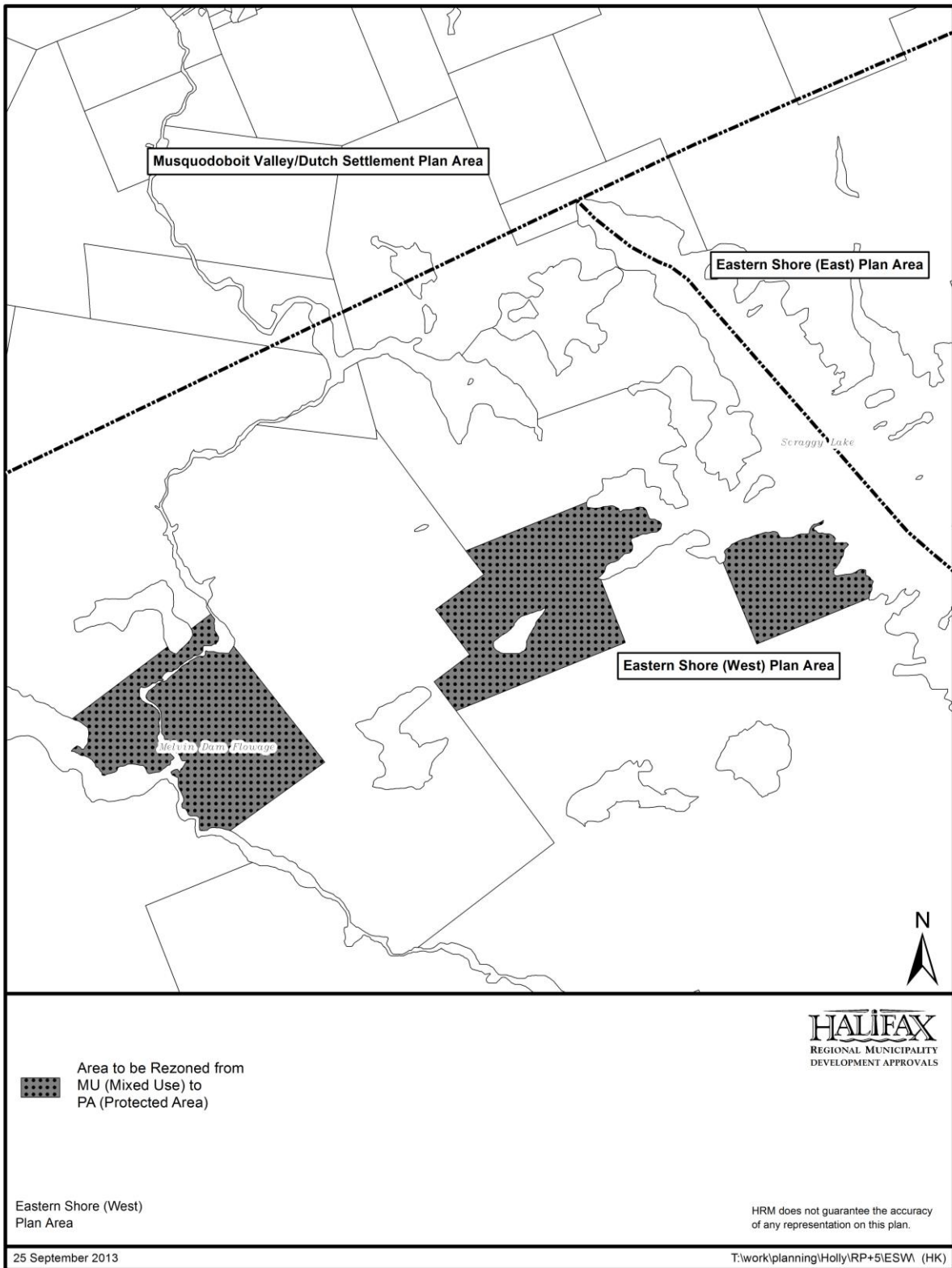
THIS IS TO CERTIFY that the by-law of which this is a true copy was  
duly passed at a duly called meeting of the Council of Halifax Regional  
Municipality held on the \_\_\_\_ day of  
\_\_\_\_\_, A.D., 20 \_\_\_\_.

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

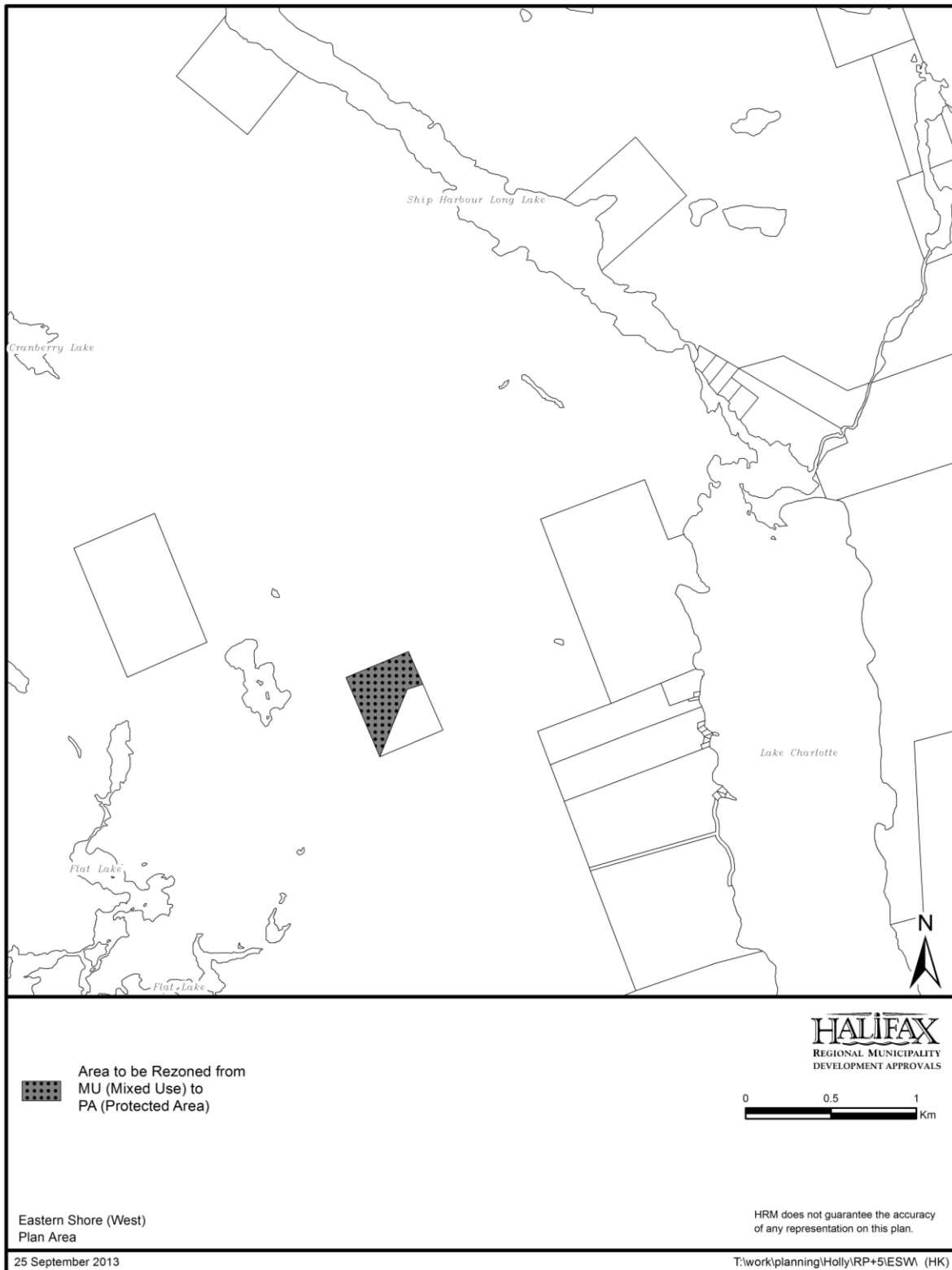
\_\_\_\_\_  
Municipal Clerk



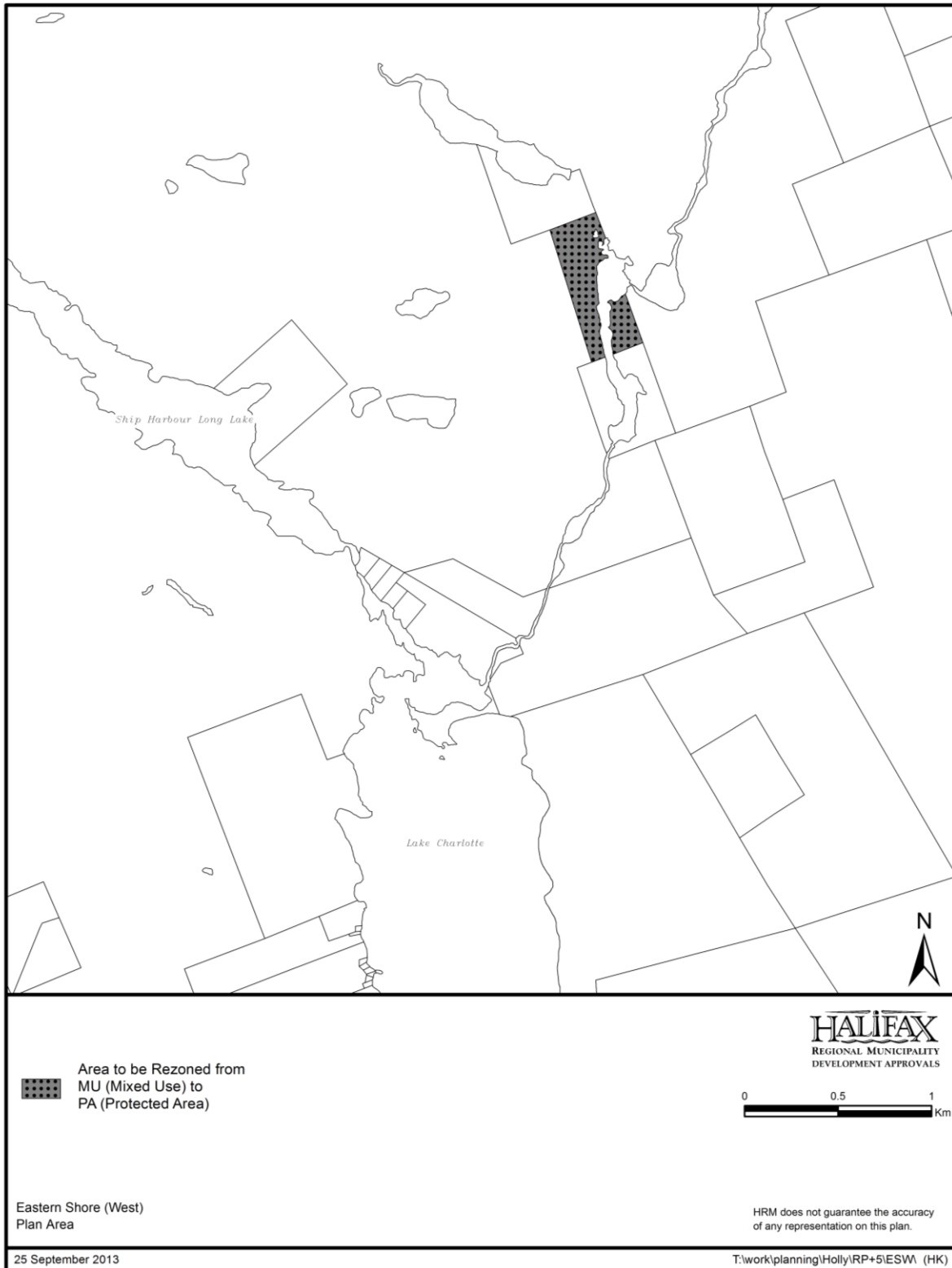
## ATTACHMENT E-7.1



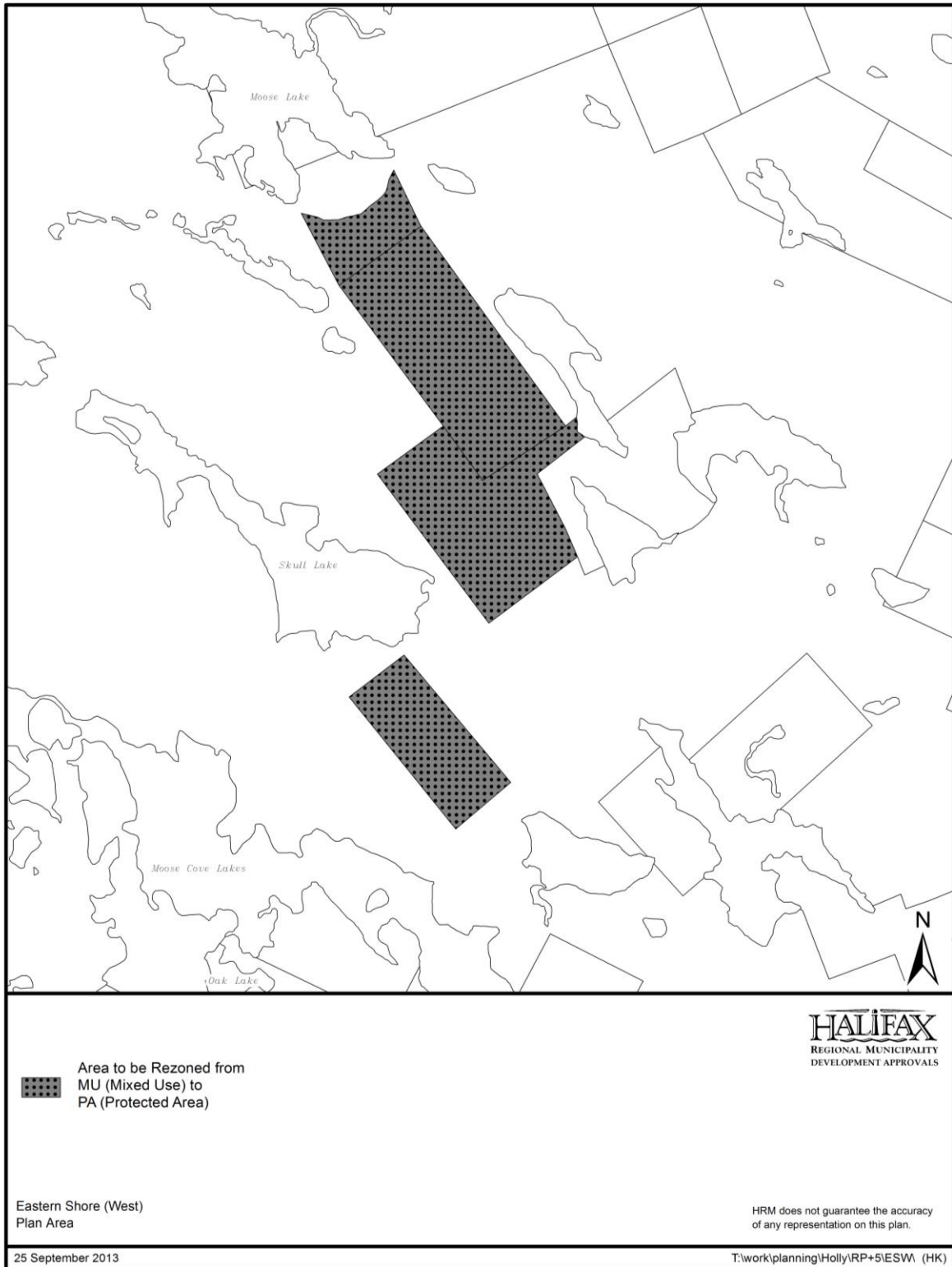
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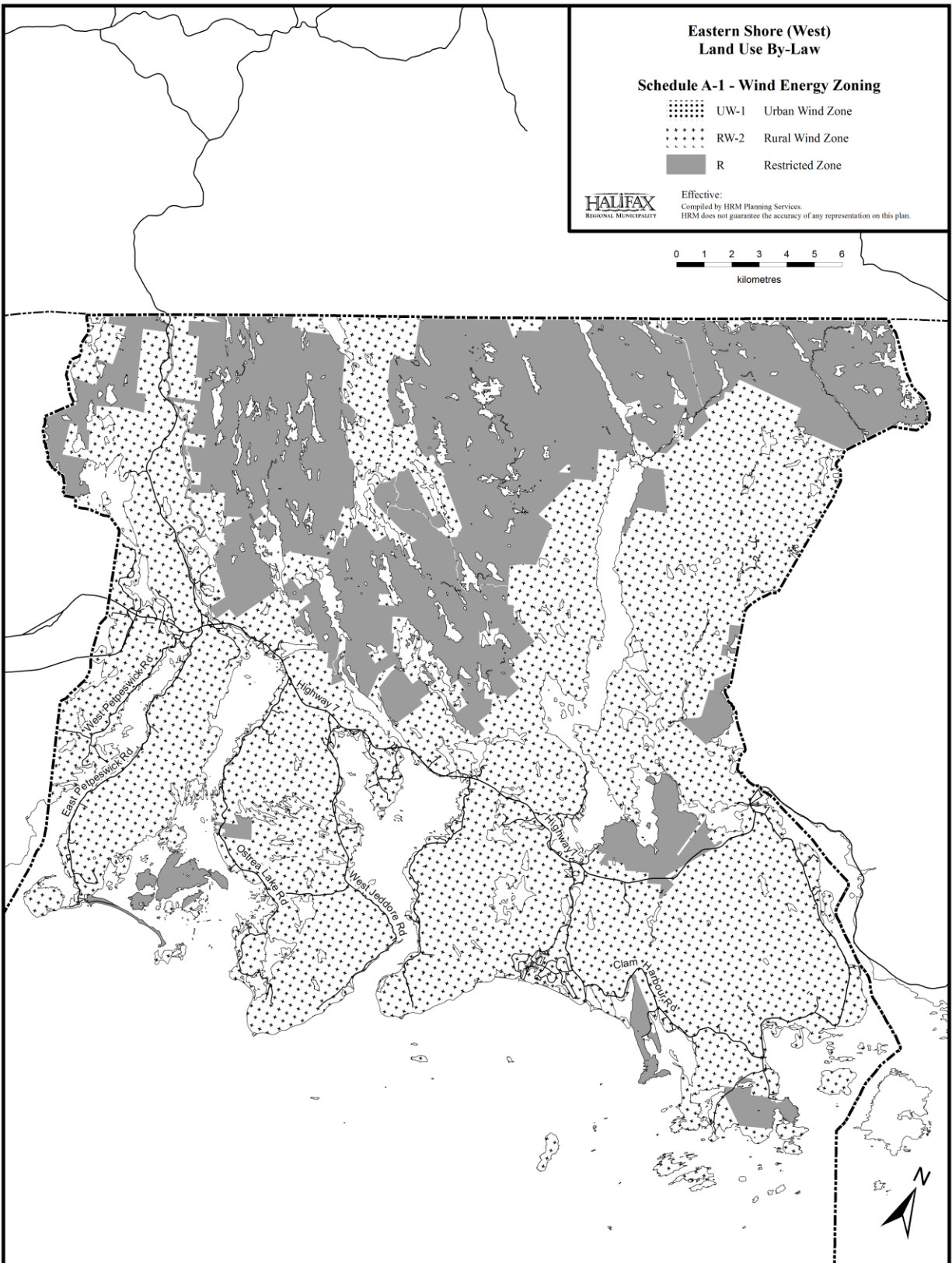
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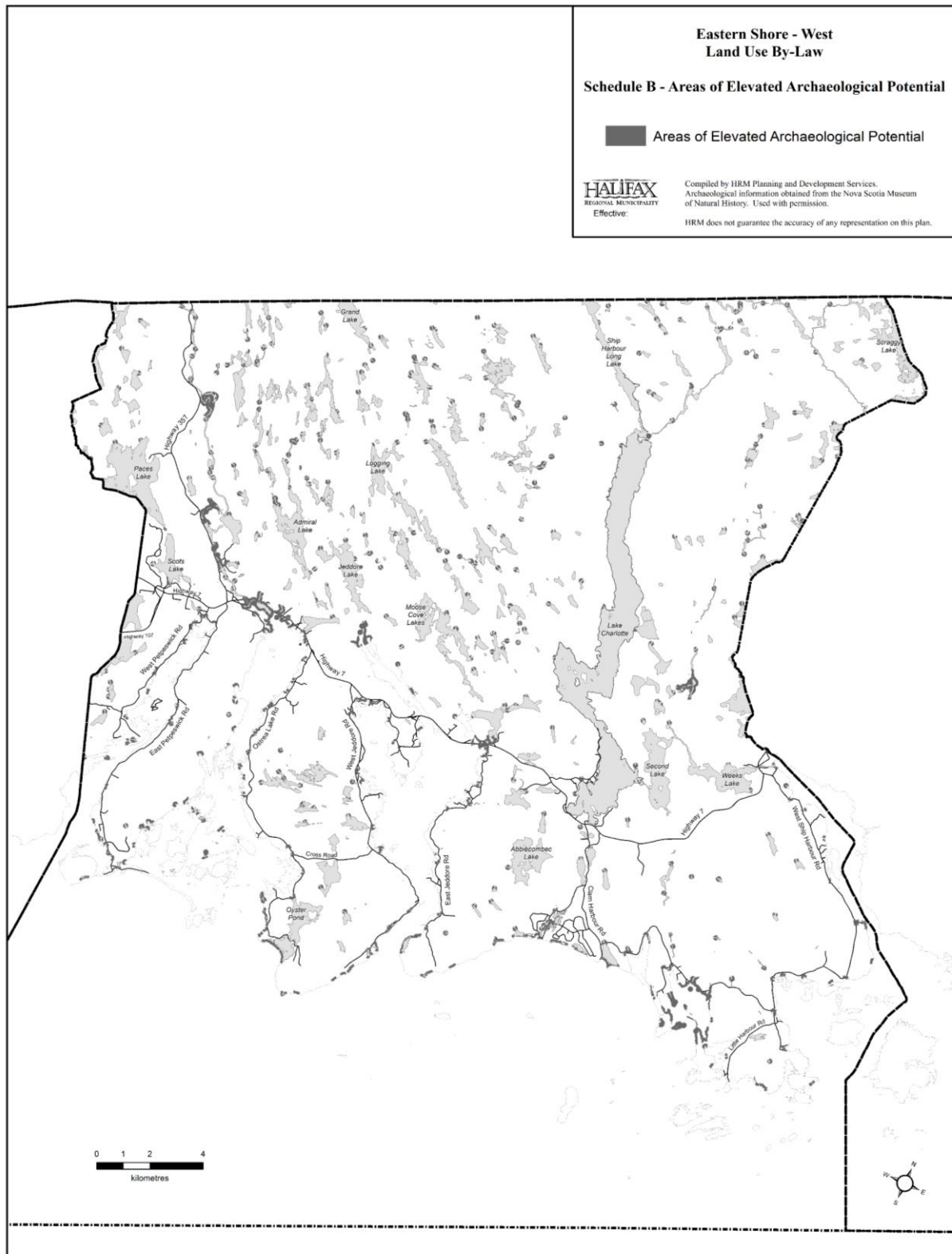
## ATTACHMENT E-7.4



## ATTACHMENT E-7.5

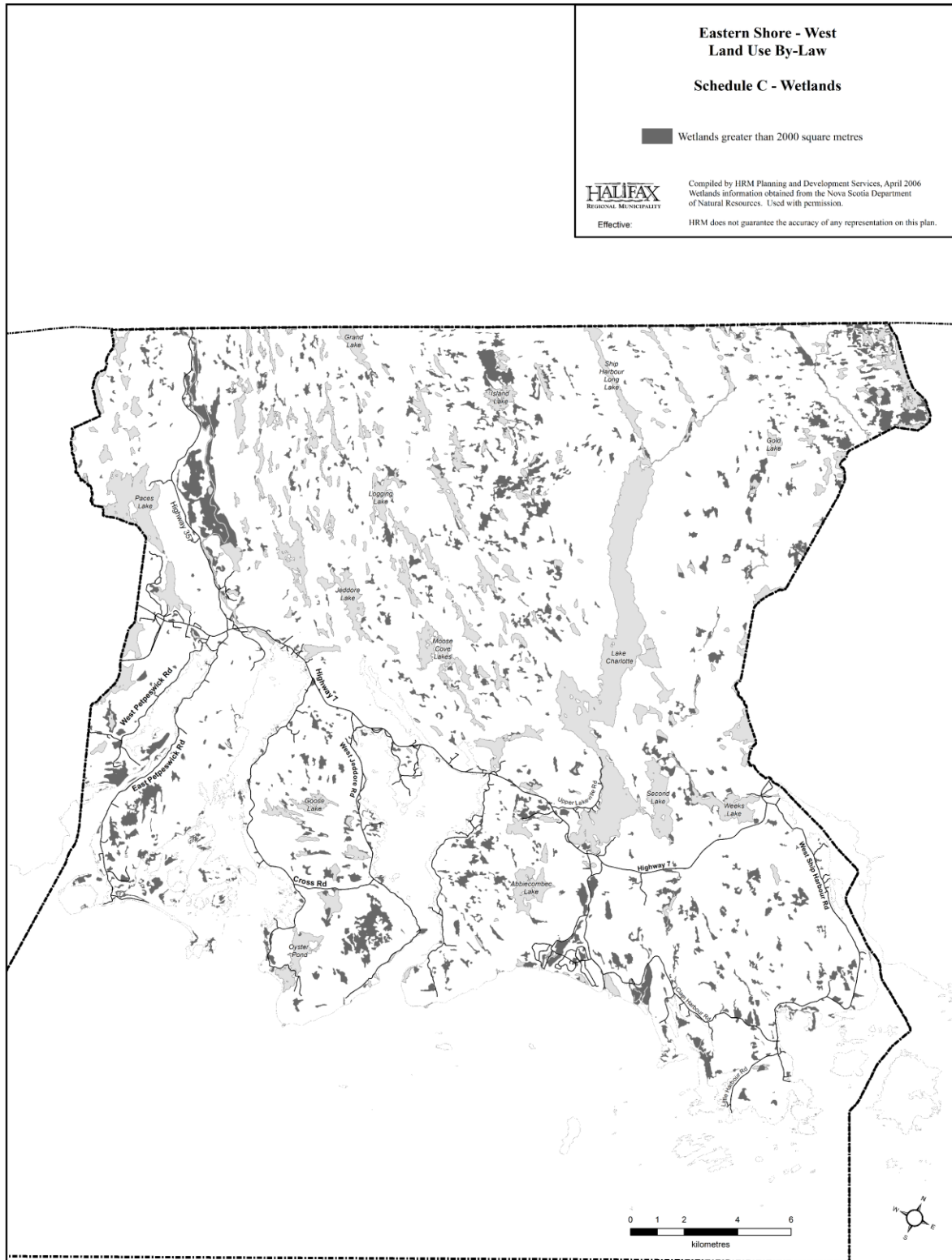


## ATTACHMENT E-7.6





## ATTACHMENT E-7.7



## ATTACHMENT E-8

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR HALIFAX MAINLAND

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

1. In Section 2 Definitions, after the definition of “Building Line” and before the definition of “Commercial Building”, insert text shown as **bold** as follows:

**“Canadian Geodetic Vertical Datum (CGVD28)” - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Section 2 Definitions, after the definition of “Used building material retail outlet” and before the definition of “Watercourse” insert text shown as **bold** as follows:

**“Water Control Structure” - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Section 73 deleting text shown as ~~strike out~~ and inserting text shown as **bold**, as follows:

#### **OPEN SPACE CONSERVATION DESIGN DEVELOPMENT – DEVELOPMENT AGREEMENTS**

Notwithstanding anything in this by-law, in areas designated Rural Commuter under the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement:

- ~~(a) a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~



- (b) ~~a mix of residential, associated community facilities, home-based offices, daycares, small-scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy.~~
- (a) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**
4. In Section 14QA(1) Watercourse Setbacks and Buffers, clause (d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure, **and water control structures.**
5. In Section 14QA(3) Watercourse Setbacks and Buffers, after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
6. In Section 14QB Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**
7. After Section 14W Wind Energy Facilities subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Section 15, inserting the text shown as **bold**, as follows:

## **14X PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

8. In Section 62 PWS (Protected Water Supply) Zone, after section 62(4) Requirements, inserting the text shown as **bold**, as follows:

**62(5) OTHER REQUIREMENTS: SETBACKS FROM WATER SUPPLY SOURCES**

- (a) **No development permit shall be issued for any development within 30.5 metres of any lake or other watercourse within the PWS (Protected Water Supply) Zone, except for the uses permitted under Section 62(1).**
- (b) **Notwithstanding Section 14QA(1), water distribution or purification uses may be built to the lot line where the line corresponds to the shore line.**

**MAP AMENDMENTS**

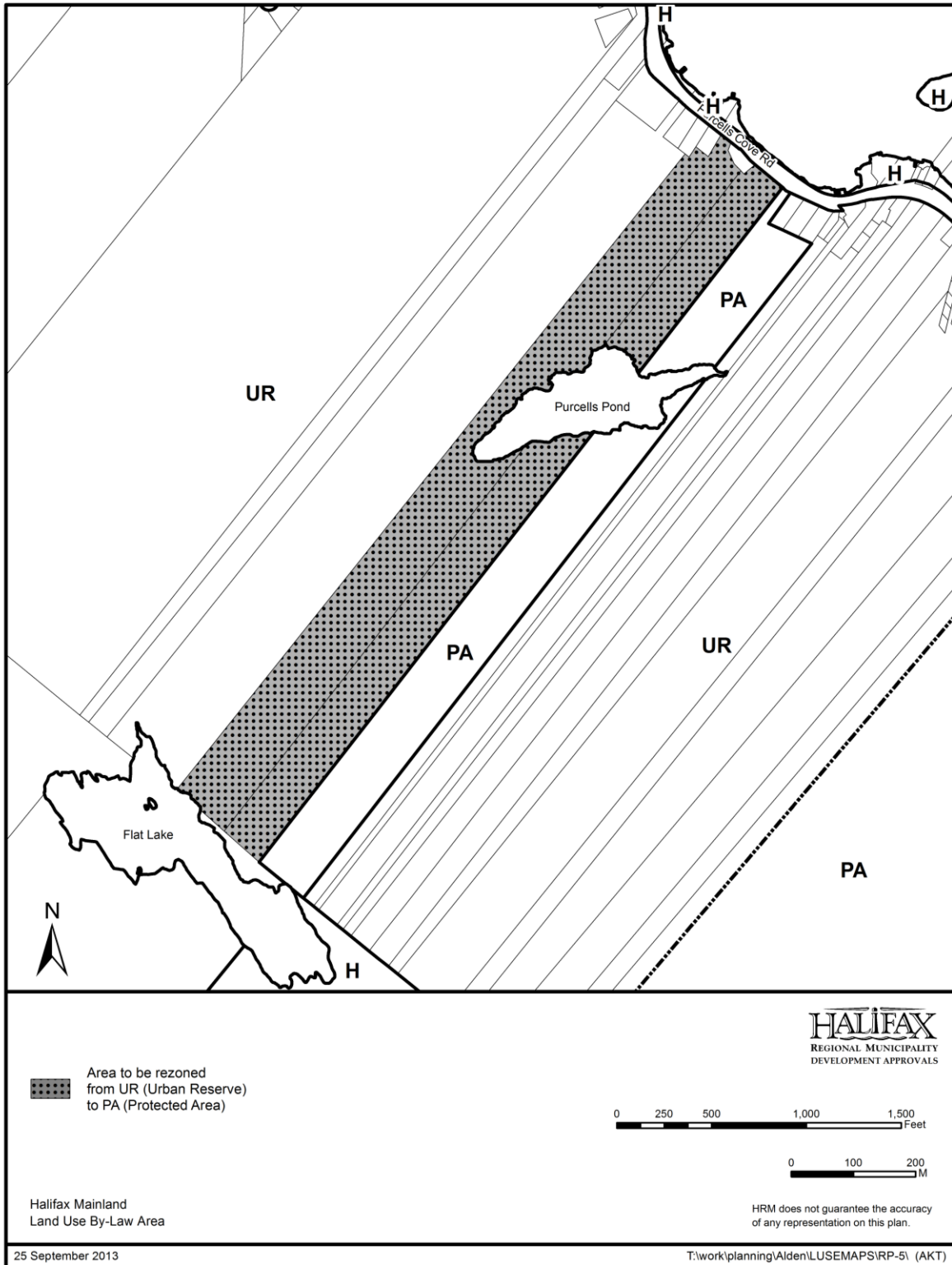
9. Amending Zoning Map ZM-1 as shown on the following Attachment E-8.1.
10. Deleting Map ZM-22 - Areas of Elevated Archaeological Potential, and replacing it with the map entitled “ZM-22 - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-8.2.
11. Deleting Map ZM-23 - Wetlands, and replacing it with the map entitled “ZM-23 - Wetlands” as shown on the following Attachment E-8.3.
12. Deleting Map ZM-25- Wind Energy Map and replacing it with the map entitled “ZM-25- Wind Energy Zoning” as shown on the following Attachment E-8.4.

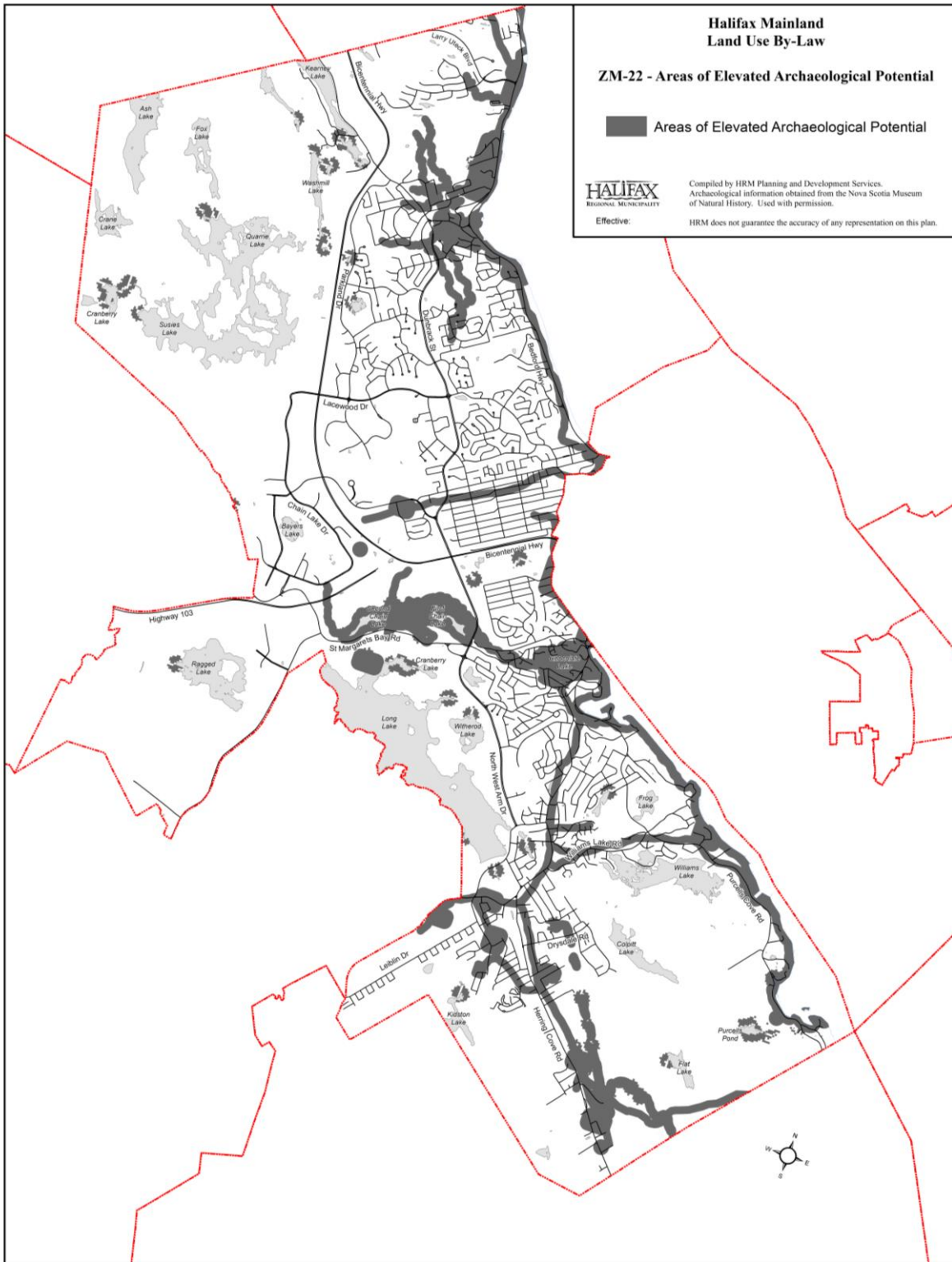
THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the \_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_.

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

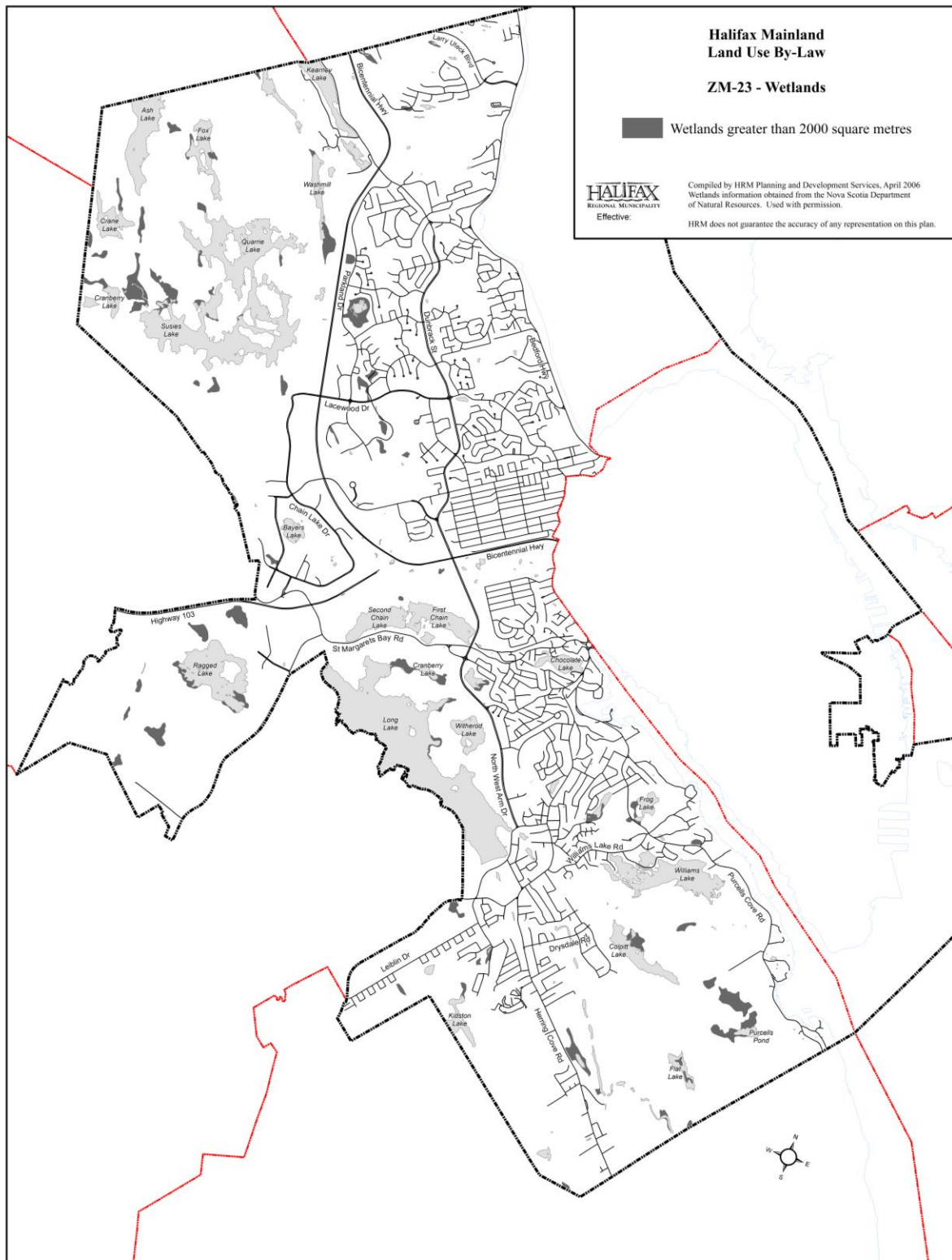
\_\_\_\_\_  
Municipal Clerk

# ATTACHMENT E-8.1



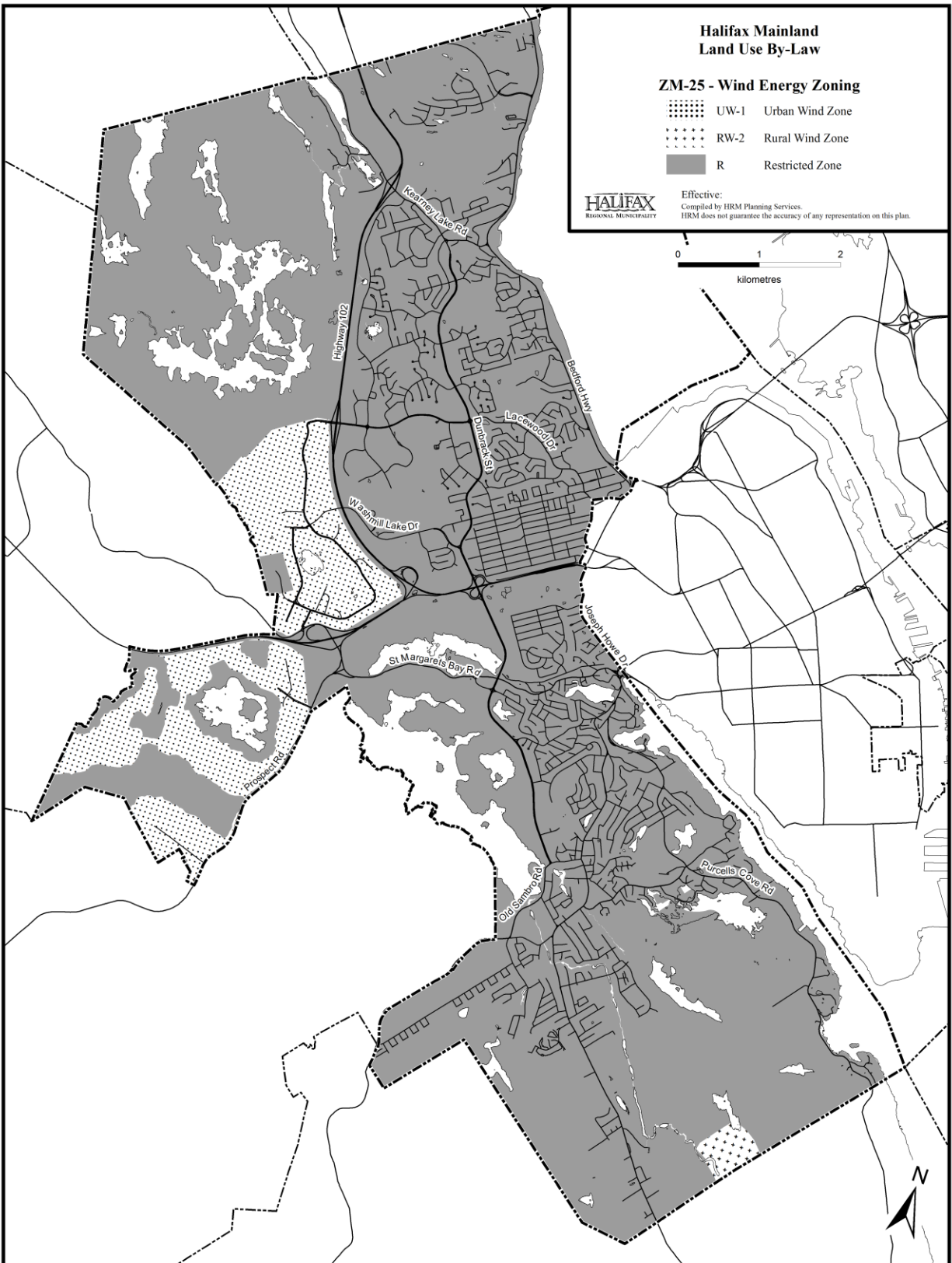
**ATTACHMENT E-8.2**

## ATTACHMENT E-8.3





## ATTACHMENT E-8.4



## ATTACHMENT E-9

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR HALIFAX PENINSULA

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

1. In Section 1 Definitions, after the definition of “Building Line” and before the definition of “~~Central Business District~~” (Deleted ....), insert text shown as **bold** as follows:

**“Canadian Geodetic Vertical Datum (CGVD28)” - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Section 1 Definitions, after the definition of “Volume” and before the definition of “Watercourse” insert text shown as **bold** as follows:

**“Water Control Structure” - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Section 16J(1) Watercourse Setbacks and Buffers, clause (d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure-, **and water control structures.**

4. In Section 16J(3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
5. In Section 16K Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**
6. In Section 16N Wind Energy Facilities, subsection II Zones, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
 

For the purpose of this section the following zones apply as shown on the attached Schedule ~~ZM-22~~ **ZM-23** - Wind Energy Zoning Map. Such zones are:
7. In Section 16N Wind Energy Facilities, subsection IX Schedules, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - a) Schedule ~~ZM-22~~ **ZM-23** – Wind Energy Zoning.
8. After Section 16N Wind Energy Facilities subsection IX a) ending in the words “”Wind Energy Zoning” and before Section 16AA, inserting the text shown as **bold**, as follows:

## **14X PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

## **MAP AMENDMENTS**

9. Amending Zoning Map ZM-1 as shown on the following Attachment E-9.1.
10. Deleting Map ZM-20 - Areas of Elevated Archaeological Potential, and replacing it with the map entitled “ZM-20 - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-9.2.
11. Deleting Map ZM-22- Wind Energy Map and replacing it with the map entitled “ZM-23-



Wind Energy Zoning” as shown on the following Attachment E-9.3.

THIS IS TO CERTIFY that the by-law of which this is a true copy was  
duly passed at a duly called meeting of the Council of Halifax Regional  
Municipality held on the \_\_\_\_ day of

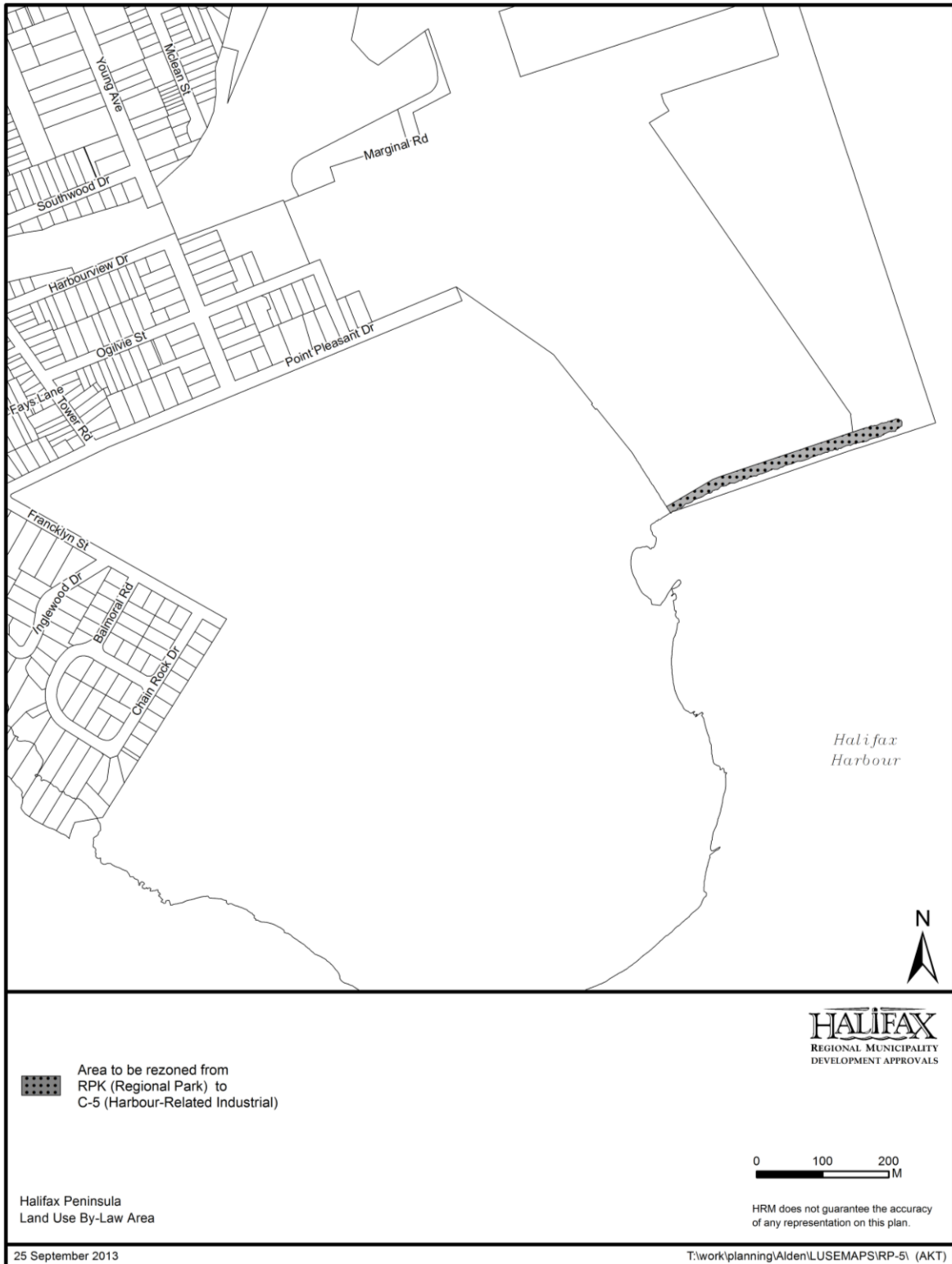
\_\_\_\_\_, A.D., 20 \_\_\_\_.

GIVEN under the hand of the Municipal Clerk and under the Corporate  
Seal of the said Municipality this \_\_\_\_ day of

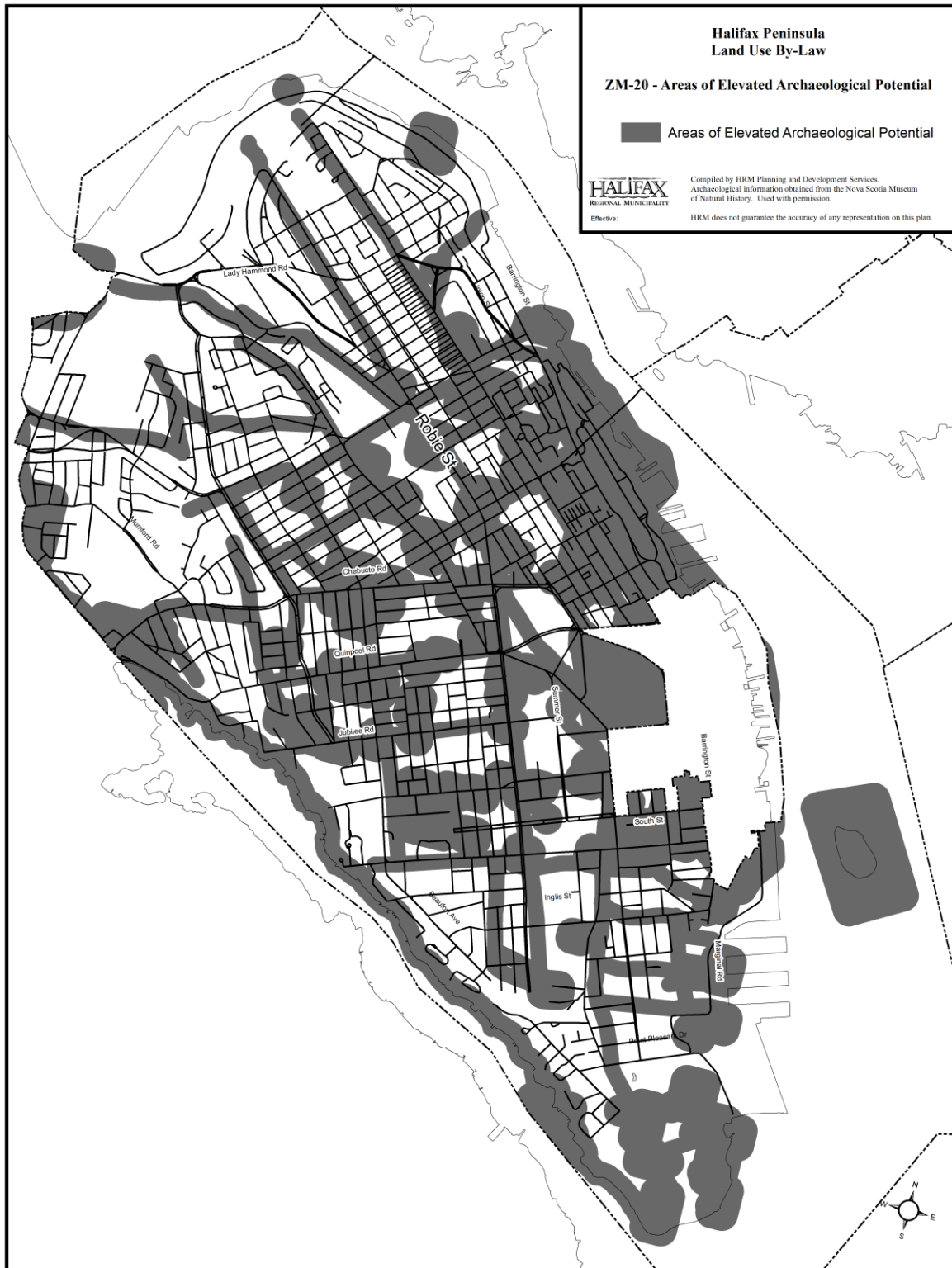
\_\_\_\_\_, A.D., 20 \_\_\_\_.

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

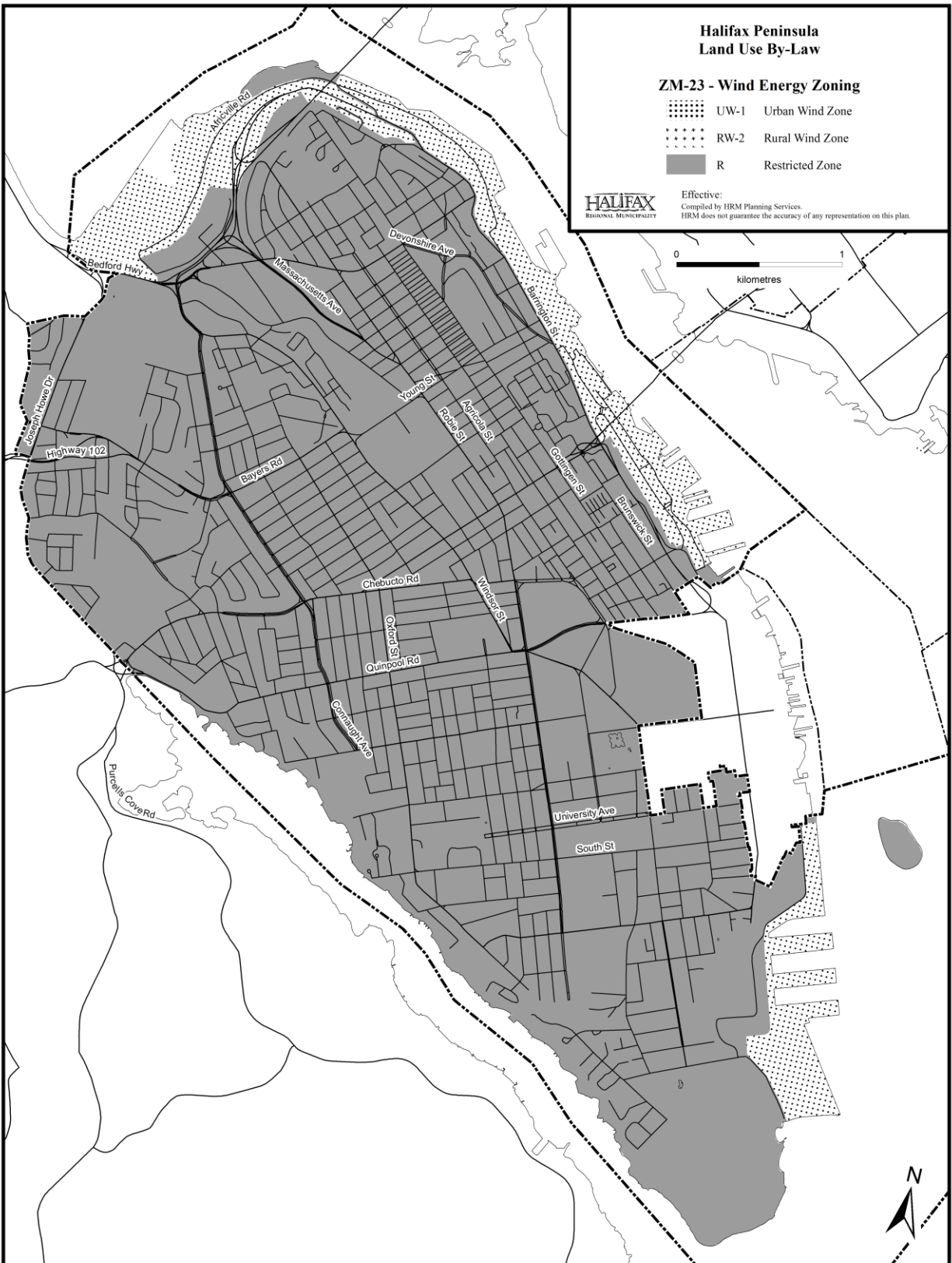
## ATTACHMENT E-9.1



## ATTACHMENT E-9.2



## ATTACHMENT E-9.3



## ATTACHMENT E-10

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR LAWRENCETOWN

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

1. In Part 2 Definitions, after definition “2.10 Building” and before definition “2.11 Communication and Utility Uses”, insert text shown as **bold** as follows:

**2.10A CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after definition “2.71A Used Building Material Retail Outlet” and before definition “2.72 Watercourse”, insert text shown as **bold** as follows:

**2.71B WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 3, section 3.6 Other Uses by Development Agreement, after clause (e) and the subsequent paragraph ending in the words “Planning Act” and before Part 4, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter:

- ~~(i) a mix of residential, associated community facilities, home-based offices, daycares, small-scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~

- ~~(ii) a mix of residential, associated community facilities, home-based offices, daycares, small-scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy; and~~
  - ~~(iii) residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy. (RC Jun 27/06;E Aug 26/06)~~
  - (i) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable; and**
  - (ii) **residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy.**
- 4. In Section 4.19 Watercourse Setbacks and Buffers, clause 1(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure, **and water control structures.**
- 5. In Section 4.19(3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
- 6. In Section 4.19A Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**

7. In Part 4 General Provisions for All Zones, after section 4.31 subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.32 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

#### **MAP AMENDMENTS**

8. In Schedule A-1: Wind Energy Zoning Map, deleting the map entitled “Schedule A-1 - Wind Energy Map” and replacing it with the map entitled “Schedule A-1 - Wind Energy Zoning” as shown on the following Attachment E-10.1.
9. In Schedule B: Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule B - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule B - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-10.2.
10. In Schedule C: Wetlands, deleting the map entitled “Schedule C – Wetlands over 2000 Sq Metres” and replacing it with the map entitled “Schedule C – Wetlands over 2000 Sq Metres” as shown on the following Attachment E-10.3.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the \_\_\_\_ day of

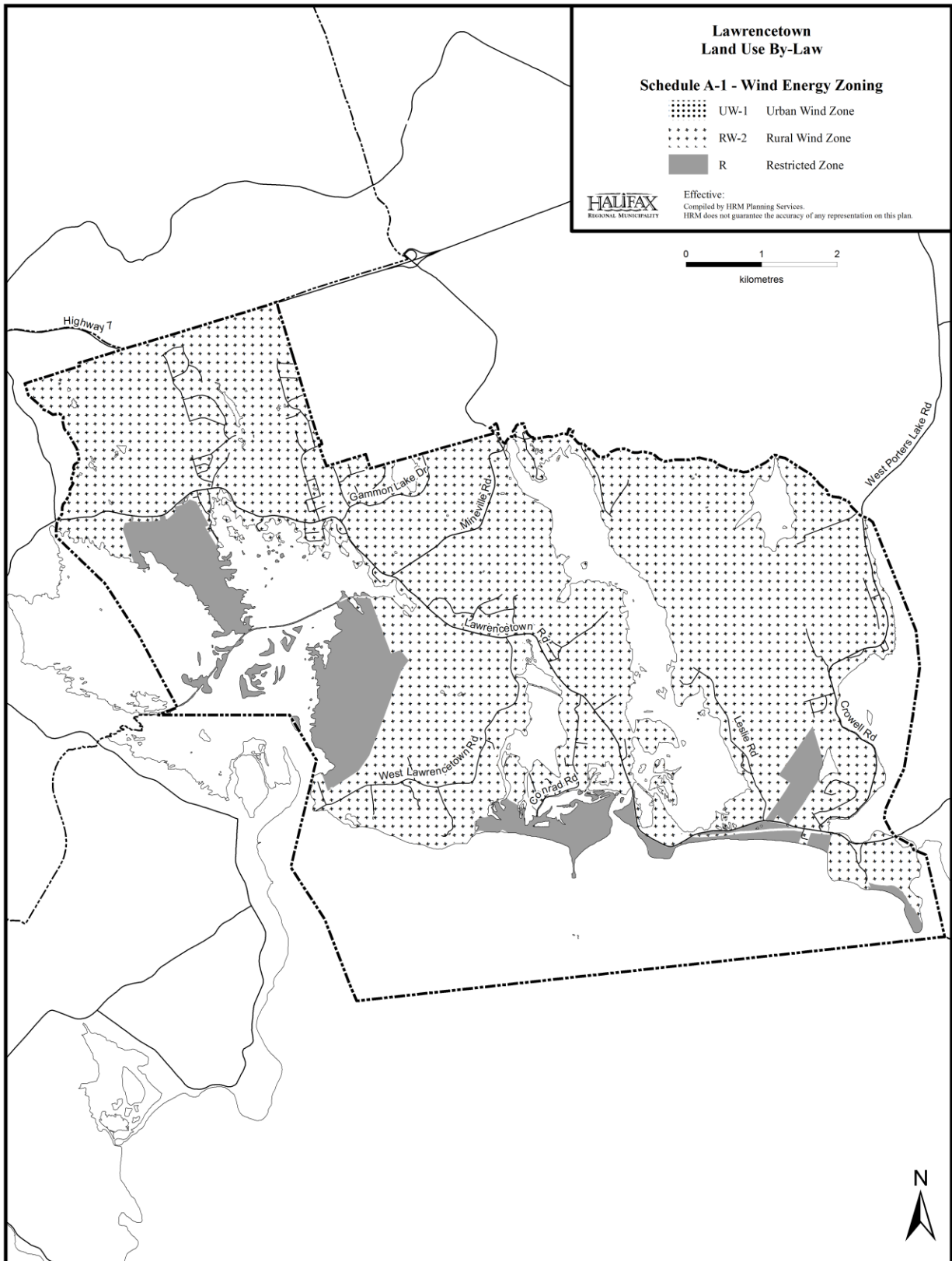
\_\_\_\_\_, A.D., 20 \_\_\_\_.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this \_\_\_\_ day of

\_\_\_\_\_, A.D., 20 \_\_\_\_.

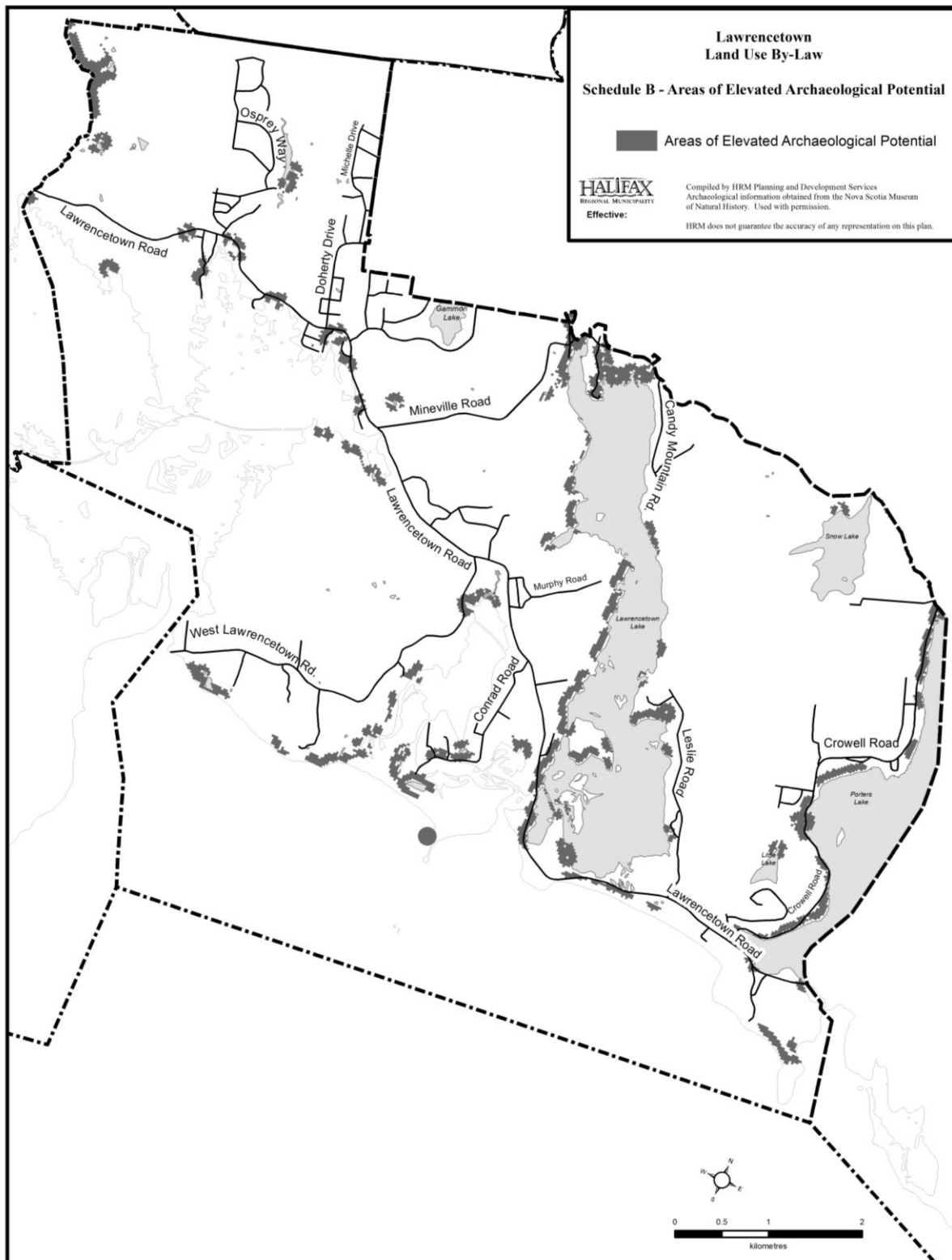
\_\_\_\_\_  
Municipal Clerk

# ATTACHMENT E-10.1

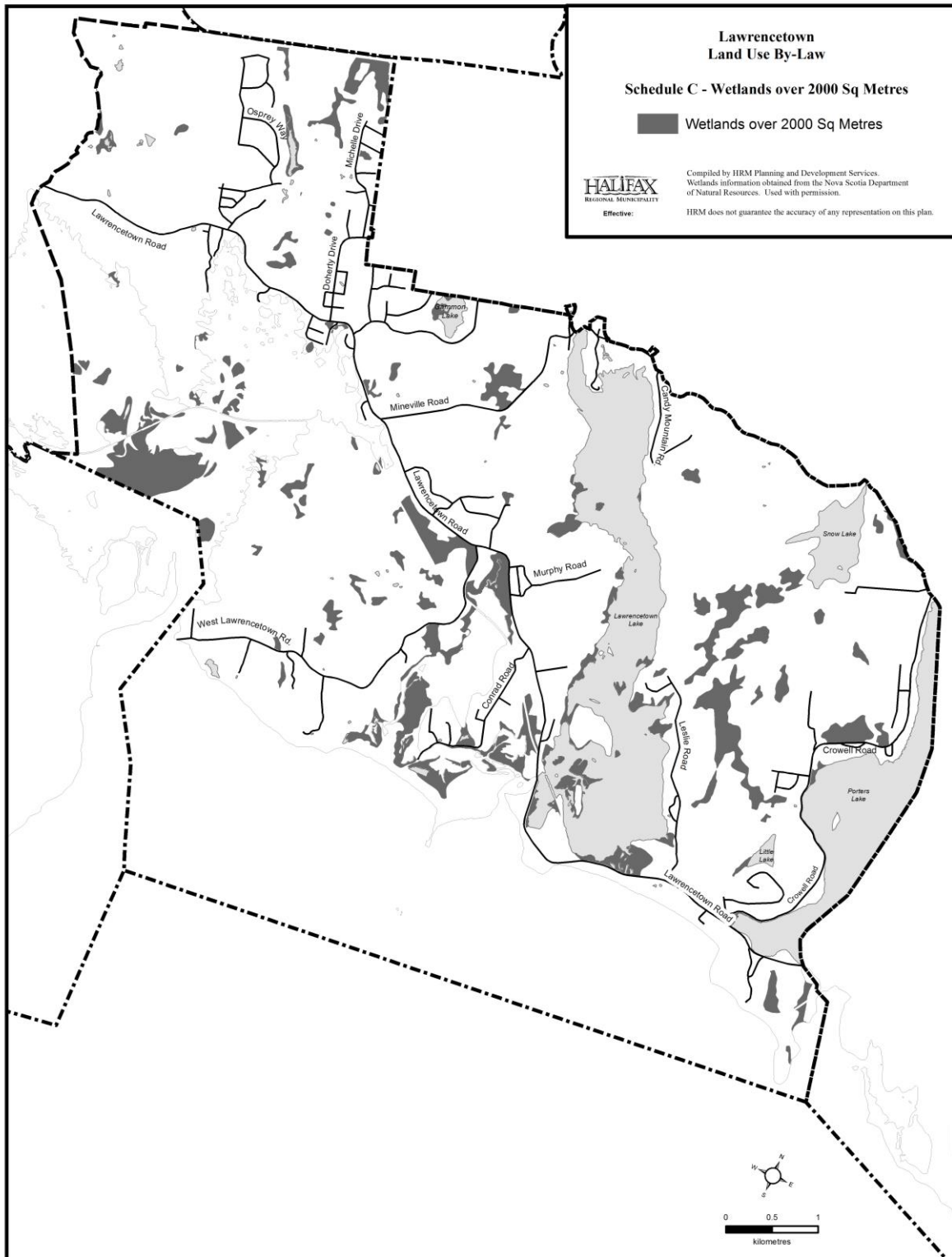




# ATTACHMENT E-10.2



## ATTACHMENT E-10.3



## ATTACHMENT E-11

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR MUSQUODOBOIT VALLEY – DUTCH SETTLEMENT

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Musquodoboit Valley – Dutch Settlement is hereby further amended as follows:

1. In Part 2 Definitions, after definition “2.13 Campground” and before definition “2.13A Commercial Accommodation Uses”, insert text shown as **bold** as follows:

**2.13a CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after definition “2.88 Warehouse” and before definition “2.89 Watercourse”, insert text shown as **bold** as follows:

**2.88A WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 3, section 3.16 Other Uses by Development Agreement, after clause (xi) and before Part 4, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Agricultural:

- ~~(i) a mix of residential, associated community facilities, home-based offices, daycares, small-scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy; and~~

- (i) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**
4. In Section 4.19 Watercourse Setbacks and Buffers, clause 1(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure- , **and water control structures.**
5. In Section 4.19(3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
6. In Part 4 General Provisions for All Zones, after section 4.31 subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.32 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

#### **MAP AMENDMENTS**

7. Amending Schedule “A” Zoning Map, as shown on the following Attachment E-11.1.
8. In Schedule A-1: Wind Energy Zoning Map, deleting the map entitled “Schedule A-1 - Wind Energy Map” and replacing it with the map entitled “Schedule A-1 - Wind Energy Zoning” as shown on the following Attachment E-11.2.
9. In Schedule F: Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule F - Areas of Elevated Archaeological Potential” and replacing it with the map

entitled “Schedule F - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-11.3.

10. In Schedule G: Wetland Map, deleting the map entitled “Schedule G - Wetlands” and replacing it with the map entitled “Schedule G - Wetlands” as shown on the following Attachment E-11.4.

THIS IS TO CERTIFY that the by-law of which this is a true copy was  
duly passed at a duly called meeting of the Council of Halifax Regional  
Municipality held on the \_\_\_\_ day of

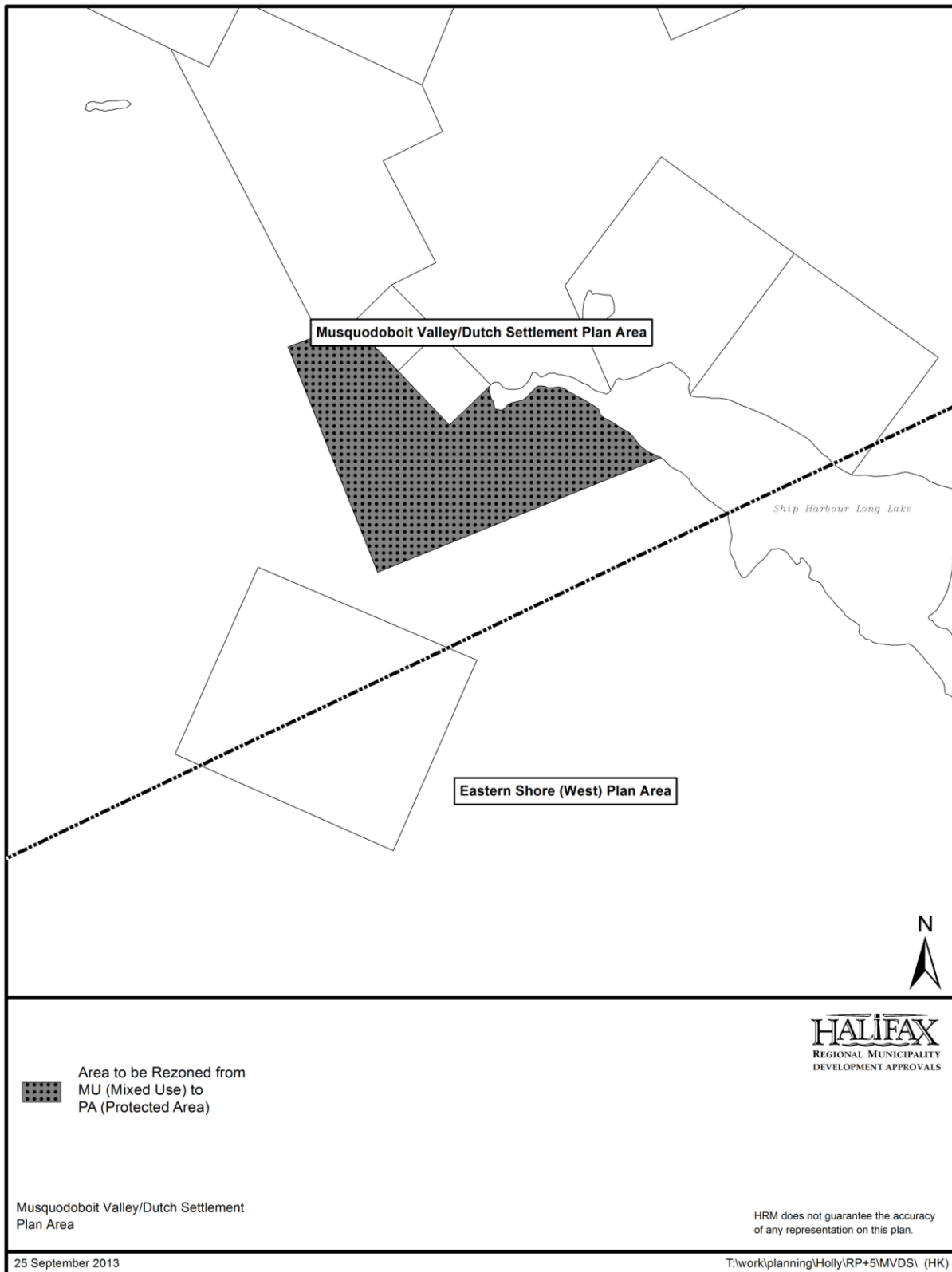
\_\_\_\_\_, A.D., 20 \_\_\_\_.

GIVEN under the hand of the Municipal Clerk and under the Corporate  
Seal of the said Municipality this \_\_\_\_ day of

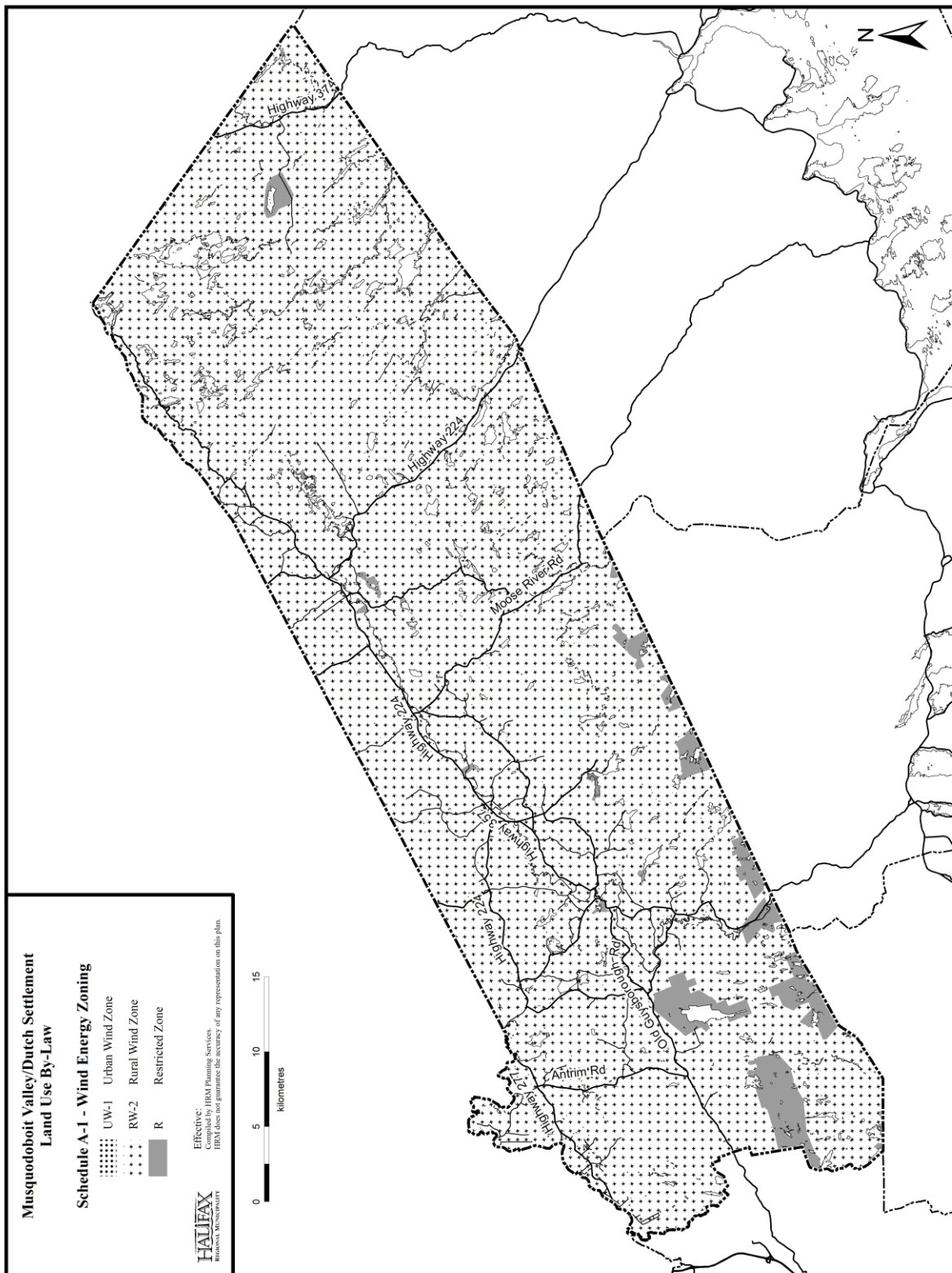
\_\_\_\_\_, A.D., 20 \_\_\_\_.

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

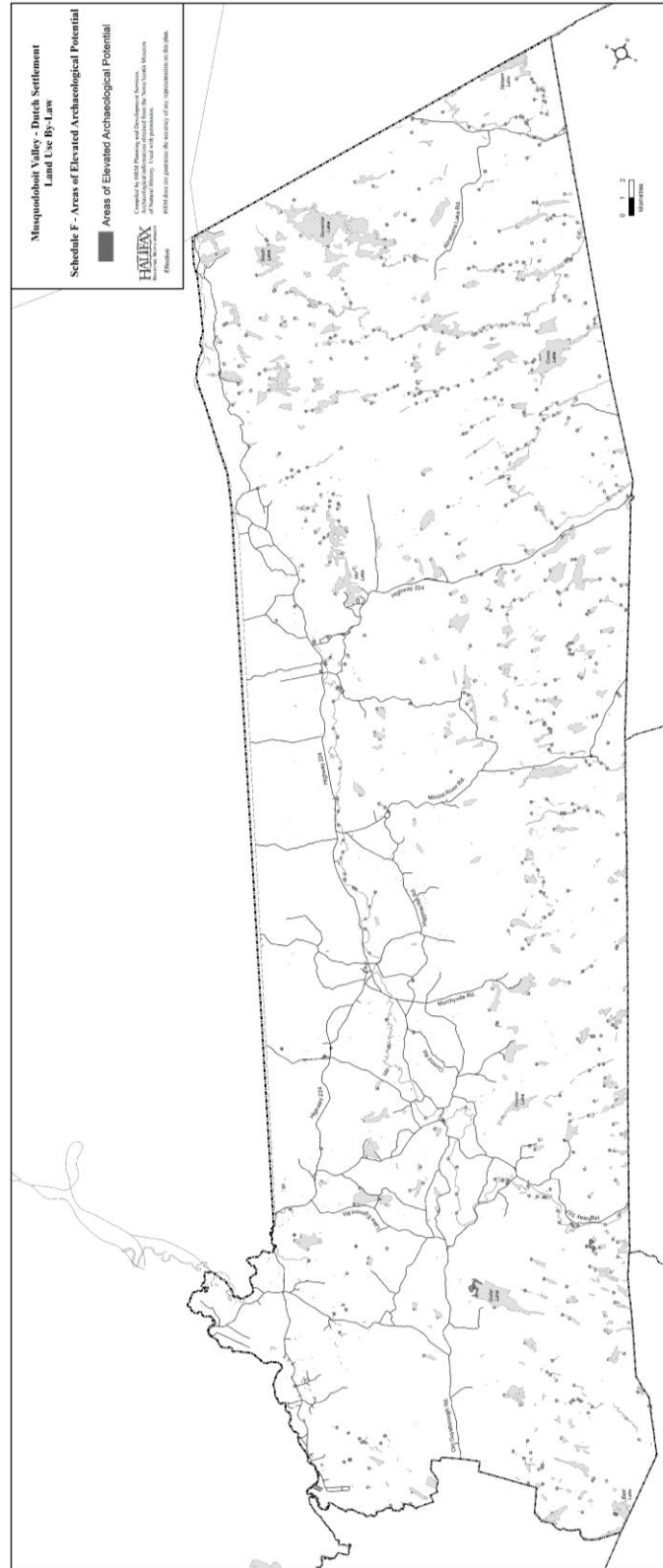
# ATTACHMENT E-11.1



## ATTACHMENT E-11.2

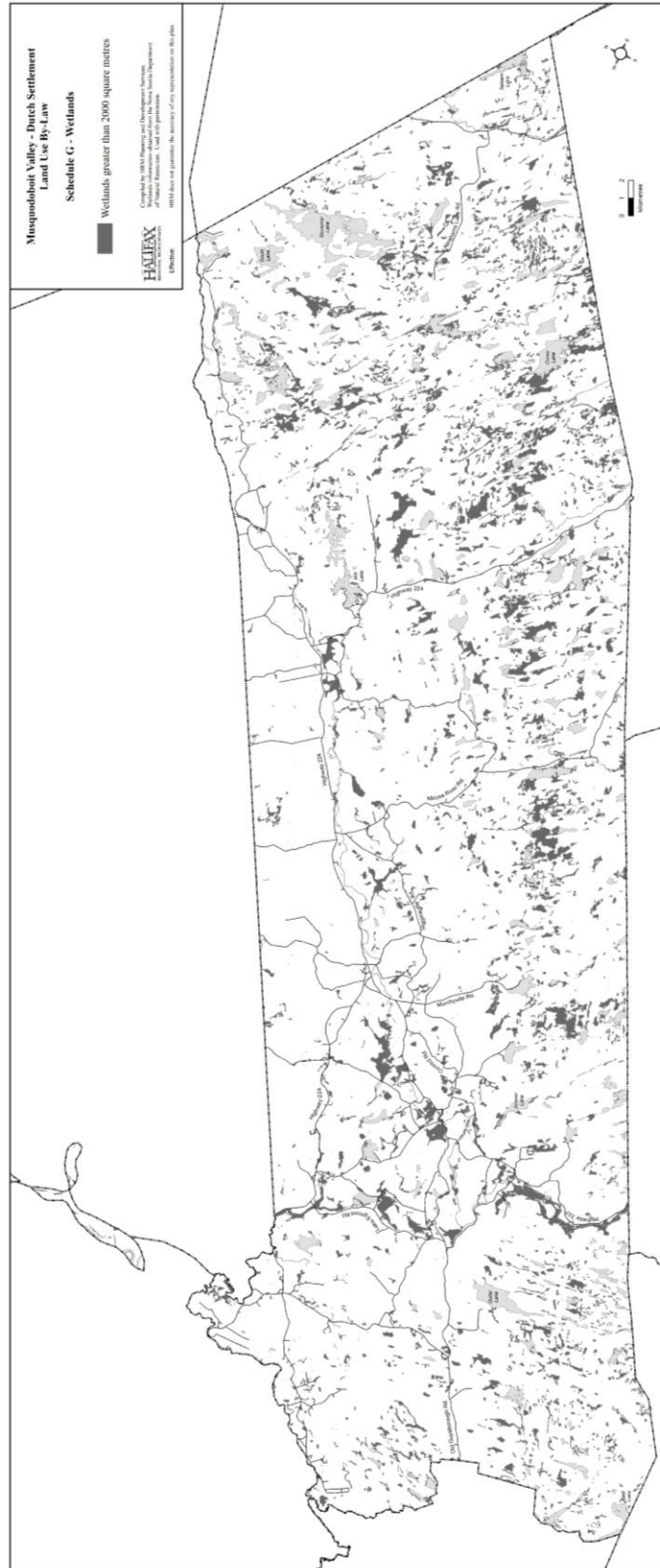


# ATTACHMENT E-11.3





# ATTACHMENT E-11.4



## ATTACHMENT E-12

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR PLANNING DISTRICTS 1 & 3 (ST. MARGARET'S BAY)

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 1 & 3 is hereby further amended as follows:

1. In Part 2 Definitions, after definition “2.11 Campground” and before definition 2.12 Cemetery”, insert text shown as **bold** as follows:

**2.11A CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after definition “2.79 Video Arcade” and before definition “2.80 Watercourse”, insert text shown as **bold** as follows:

**2.79A WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 3, section 3.6 Other Uses by Development Agreement, subsection (p), deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (p) As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter:
  - (i) ~~a mix of residential, associated community facilities, home-based offices, day cares, small-scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~
  - (ii) ~~a mix of residential, associated community facilities, home-based offices, day cares, small-scale bed and breakfasts, forestry and agricultural uses~~

~~on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy;~~

(i) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable;**

~~(iii)~~(ii) a mix of residential, commercial and institutional uses under the CDD (Comprehensive Development District) Zone, as per policy ~~S-10~~ **S-11** of the Regional Municipal Planning Strategy; and

~~(iv)~~(iii) residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy.

4. In Section 4.19 Watercourse Setbacks and Buffers, clause 1(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure-, **and water control structures.**

5. In Section 4.19(3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.

6. In Section 4.19A Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**

7. In Part 4 General Provisions for All Zones, after section 4.33 subsection IX a) ending in the words “Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### 4.34 PUBLIC TRANSIT FACILITIES

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

#### MAP AMENDMENTS

8. Amending Schedule A Zoning Map, as shown on the following Attachments E-12.1 and E-12.2
9. In Schedule I: Areas of Elevated Archaeological Potential, deleting the map entitled "Schedule I - Areas of Elevated Archaeological Potential" and replacing it with the map entitled "Schedule I - Areas of Elevated Archaeological Potential" as shown on the following Attachment E-12.3.
10. In Schedule J: Wetland Map, deleting the map entitled "Schedule J - Wetlands" and replacing it with the map entitled "Schedule J - Wetlands" as shown on the following Attachment E-12.4.
11. In Schedule K: Wind Energy Zoning Map, deleting the map entitled "Schedule K -Wind Energy Map" and replacing it with the map entitled "Schedule K - Wind Energy Zoning" as shown on the following Attachment E-12.5.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the \_\_\_\_ day of

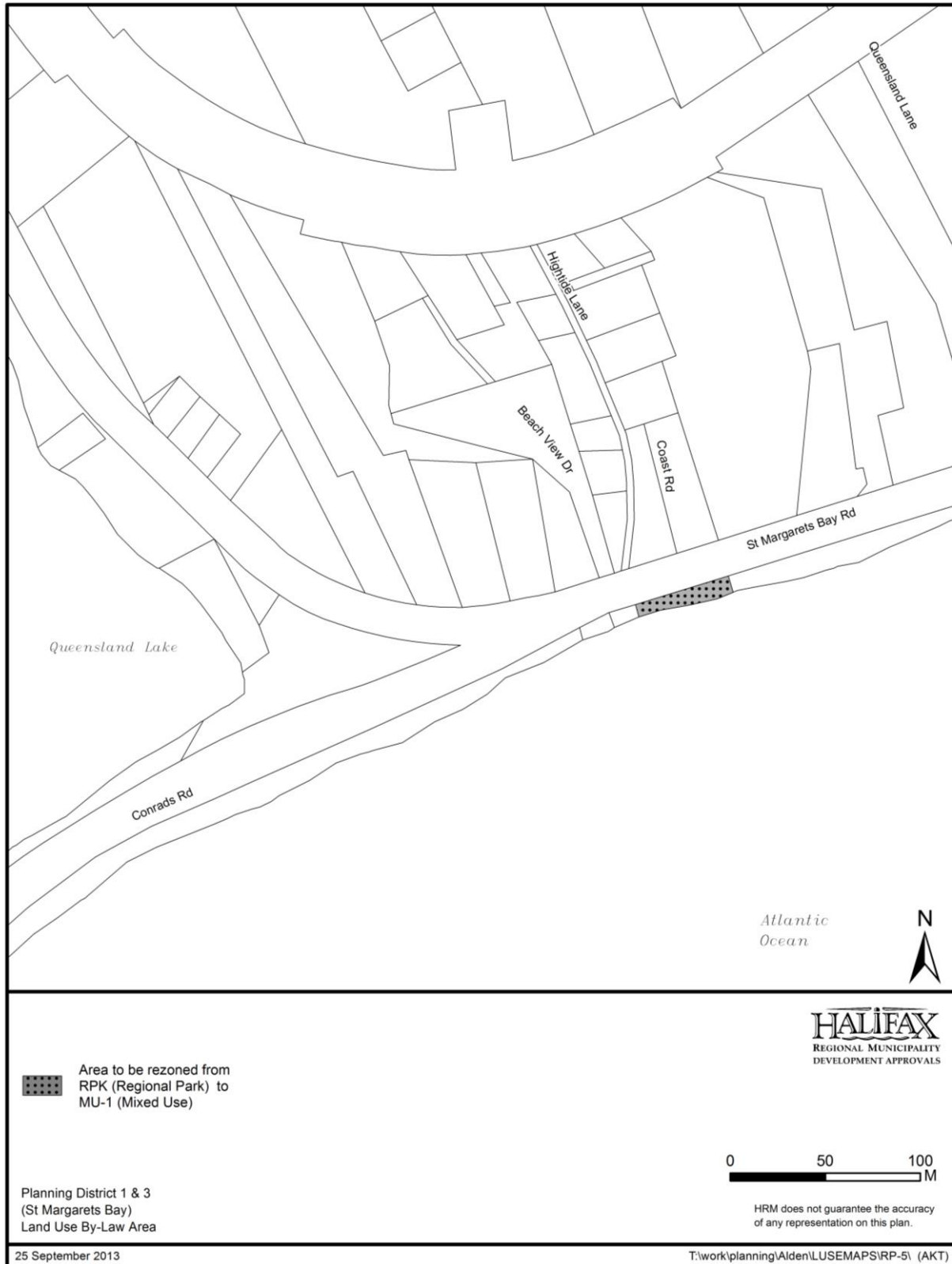
\_\_\_\_\_, A.D., 20 \_\_\_\_.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this \_\_\_\_ day of

\_\_\_\_\_, A.D., 20 \_\_\_\_.

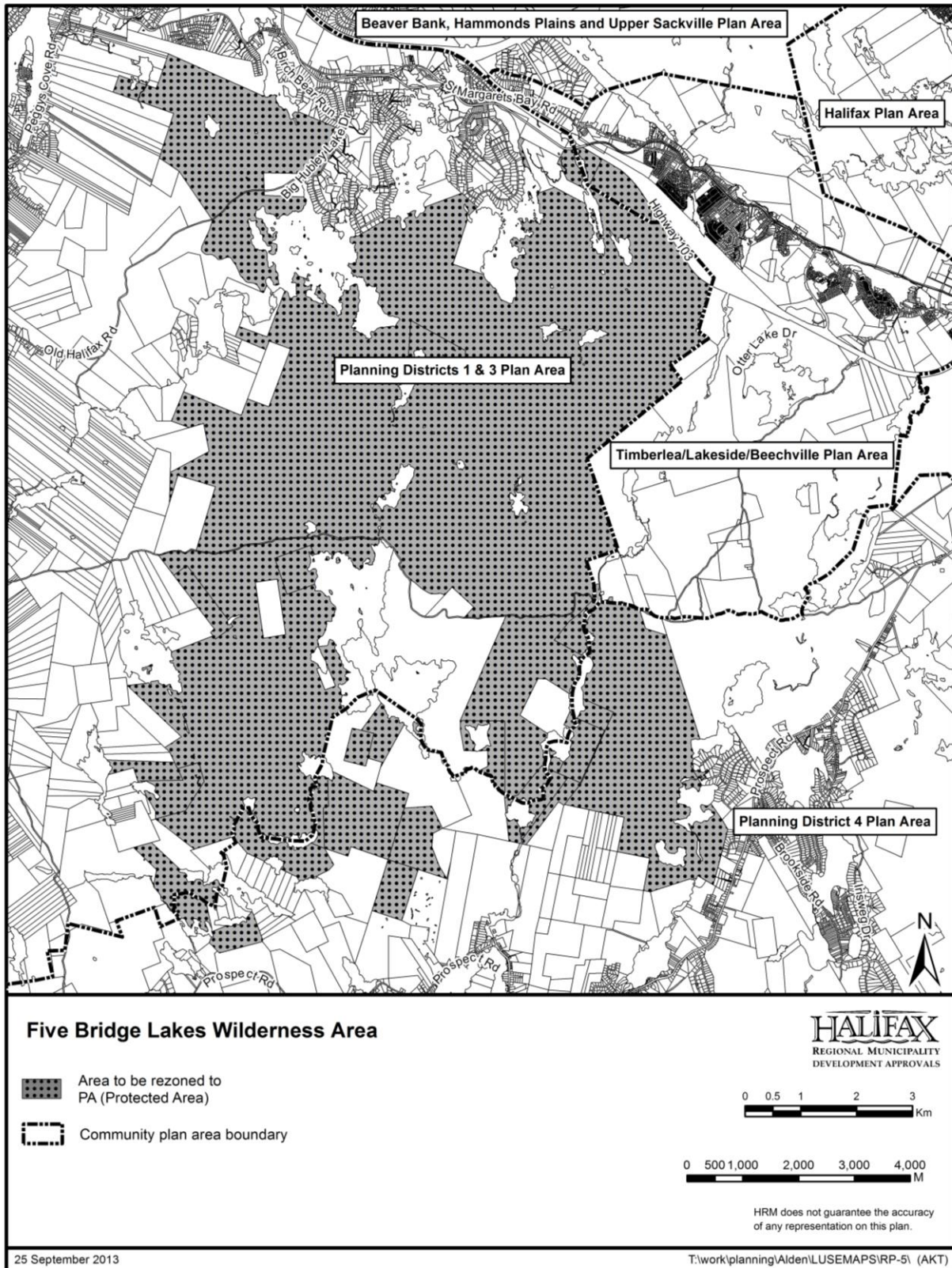
\_\_\_\_\_  
Municipal Clerk

## ATTACHMENT E-12.1

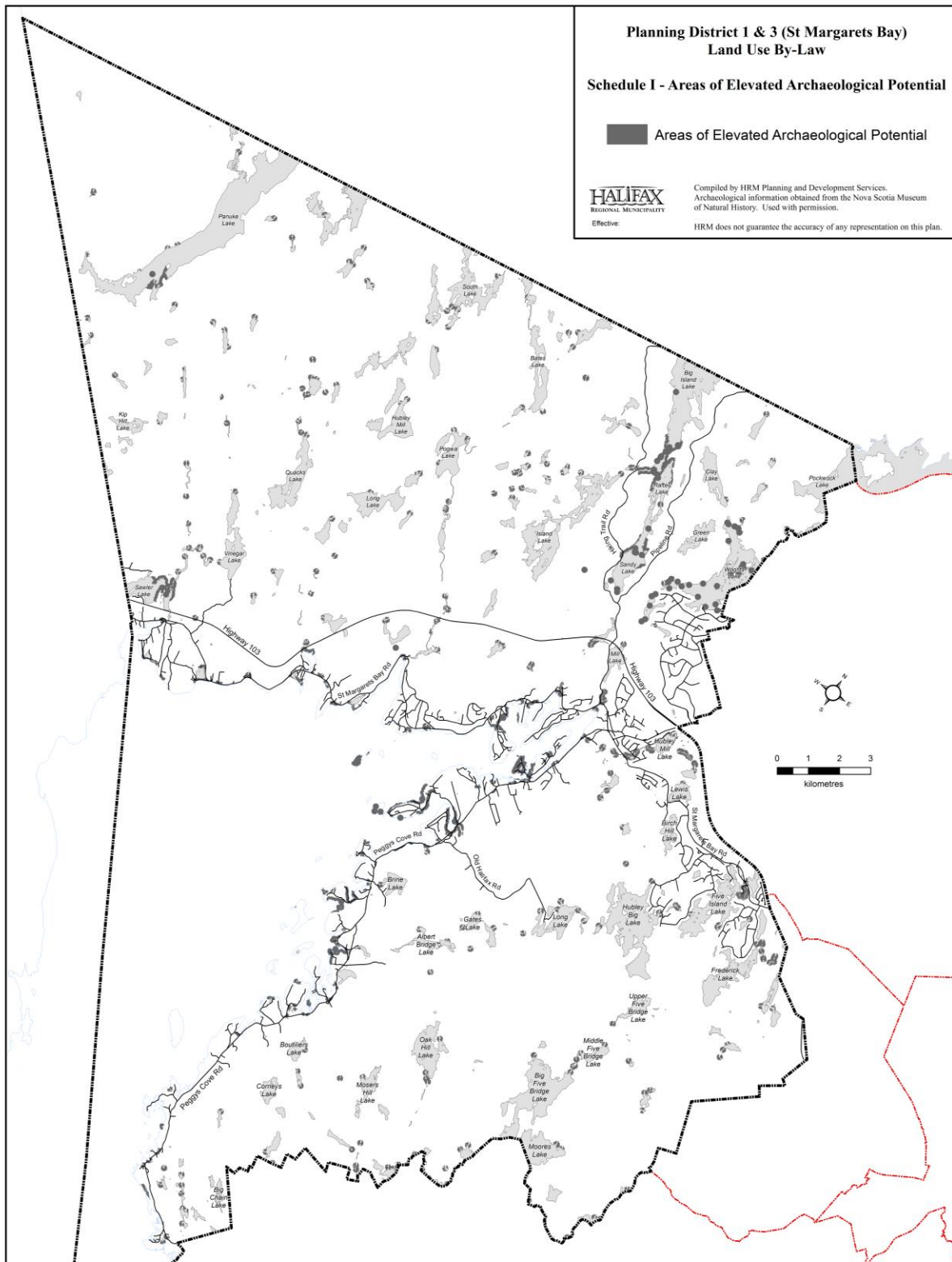




## ATTACHMENT E-12.2

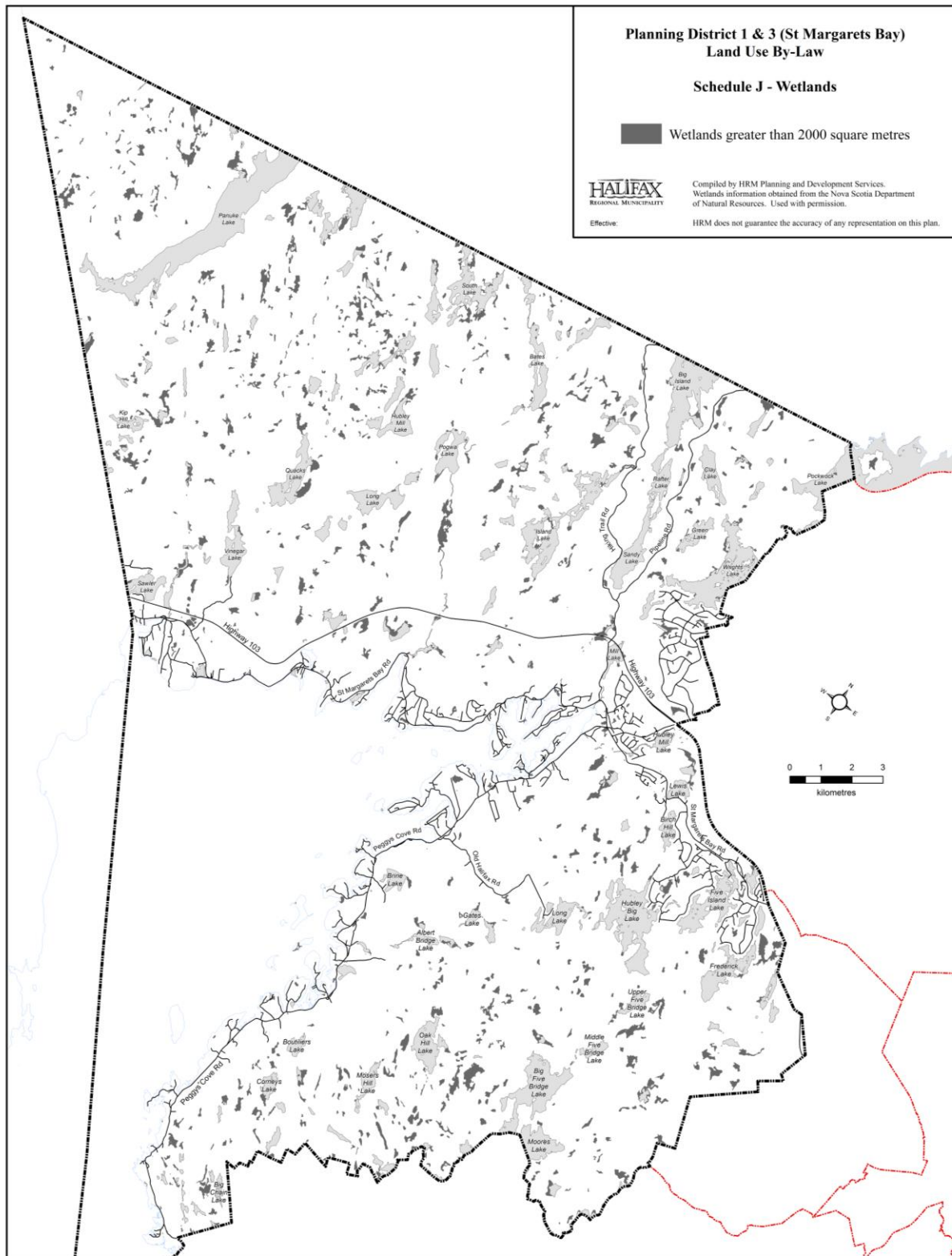


## ATTACHMENT E-12.3



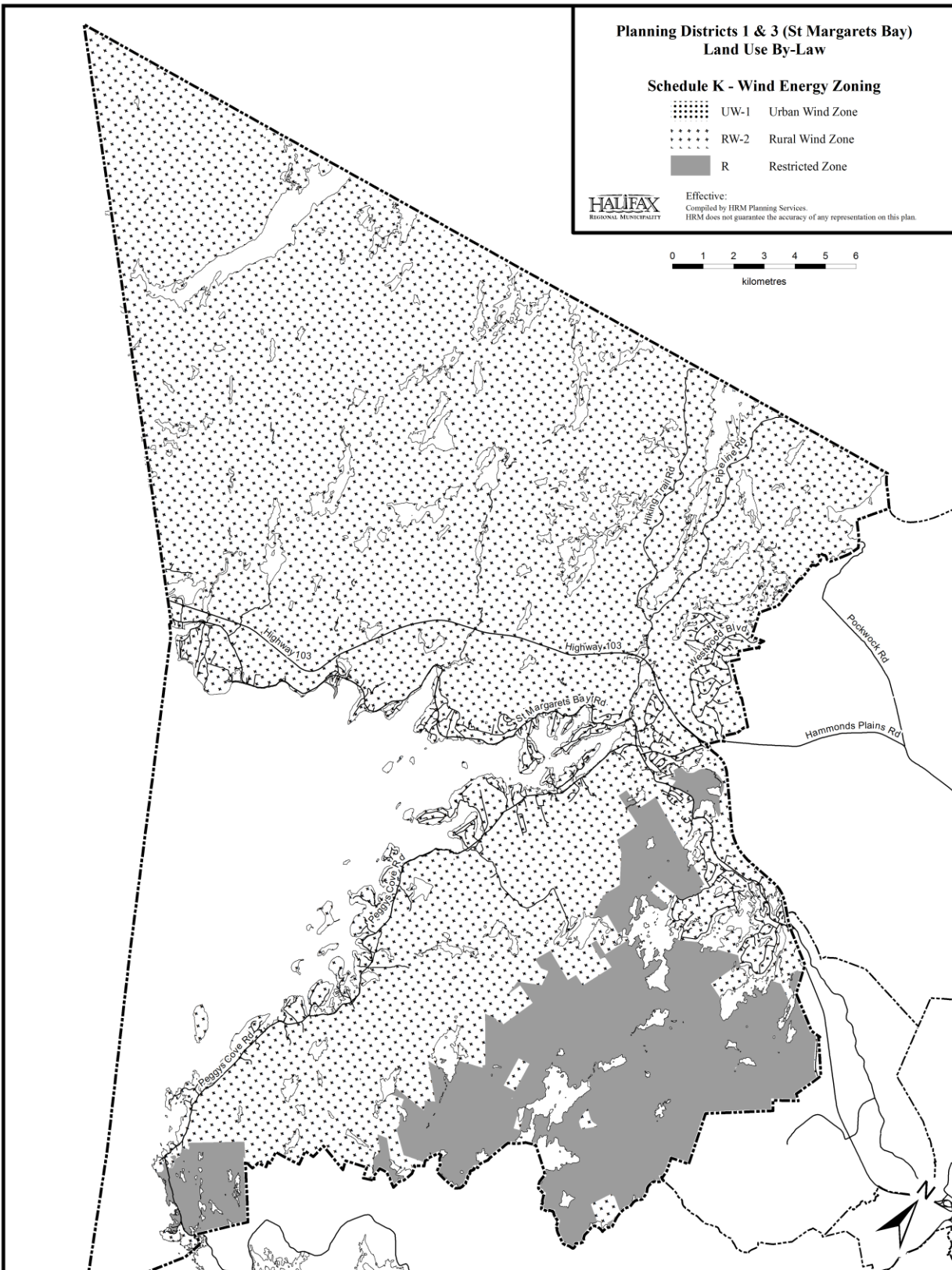


## ATTACHMENT E-12.4





## ATTACHMENT E-12.5



ATTACHMENT E-13

PROPOSED AMENDMENTS TO THE  
LAND USE BY-LAW FOR PLANNING DISTRICTS 14 & 17

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 14 & 17 is hereby further amended as follows:

1. In Table of Contents, after Part 25F, deleting text shown as ~~strikeout~~, as follows:

~~PART 25G: CDD (Comprehensive Development District) Zone  
(RC Jun 27/06;E Aug 26/06) .....125~~

2. In Part 2 Definitions, after definition “2.10A Building Width” and before definition 2.11 Commercial recreation Use”, insert text shown as **bold** as follows:

**2.10B CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

3. In Part 2 Definitions, after definition “2.78 Used Building Material Retail Outlet” and before definition “2.79 Watercourse”, insert text shown as **bold** as follows:

**2.78A WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

4. In Part 3, section 3.1 Zones, after the words “MR Mixed Resource Zone”, deleting text shown as ~~strikeout~~, as follows:

~~CDD—Comprehensive Development District Zone (RC Jun 27/06;E Aug 26/06)~~

5. In Part 3, section 3.6 Other Uses by Development Agreement, in the text situated between clauses (c) and (d), deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses ~~my~~ **may** be considered by development agreement on lands designated Rural Commuter:

- (i) ~~a mix of residential, associated community facilities, home-based offices, daycares, small-scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~
  - (ii) ~~a mix of residential, associated community facilities, home-based offices, daycares, small-scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy; and~~
  - (i) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**
6. In Part 4 General Provisions for All Zones, section 4.17 Watercourse Setbacks and Buffers, clause 1(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure, **and water control structures.**
7. In Part 4 General Provisions for All Zones, section 4.17(3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.

8. In Part 4 General Provisions for All Zones, section 4.34, subsection II Zones, after the word “ZONES”, deleting text shown as ~~strikeout~~ and inserting the text shown as **bold**, as follows:

For the purpose of this section the following zones apply as shown on the attached ~~Schedule I~~ **Schedule E** - Wind Energy Zoning Map. Such zones are:

9. In Part 4 General Provisions for All Zones, after section 4.34 subsection IX a) ending in the words “Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.35 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

10. In Part 24 PWS (Protected Water Supply) Zone, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

##### 24.1 PWS USES PERMITTED

No development permit shall be issued in any PWS (Protected Water Supply) Zone except for the following:

Municipal water distribution or purification facilities  
Conservation uses  
Public Parks  
Uses accessory to the foregoing uses  
Single Unit Dwellings

##### 24.2 PWS ZONE REQUIREMENTS

In any PWS Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	7432m <sup>2</sup>
<b>Minimum Frontage:</b>	<b>61 m</b>
Minimum Front or Flankage Yard:	<del>61m</del> <b>6.1m</b>
Minimum Side or Rear Yard:	2.4m
Maximum Lot Coverage:	35%
Maximum Height of Main Building	10.7 m

##### **24.3 OTHER REQUIREMENTS: SETBACKS FROM WATER SUPPLY SOURCES**

- (a) **No development permit shall be issued for any dwelling or accessory structure within 30.5 metres of any lake or other watercourse within the PWS (Protected Water Supply) Zone.**

- (b) Notwithstanding Section 4.17, water distribution or purification uses may be built to the lot line where the line corresponds to the shore line.

11. After Part 25F UR (Urban Reserve) Zone and before Part 26 Administration, deleting text shown as ~~strikeout~~, as follows:

~~PART 25G: CDD (COMPREHENSIVE DEVELOPMENT DISTRICT) ZONE~~

~~25G.1 CDD USES PERMITTED~~

~~No development permit shall be issued in any CDD (Comprehensive Development District) Zone except for the following:~~

~~Residential uses  
Commercial uses  
Institutional uses  
Recreation uses  
Parking facilities and transit stations or transit stops  
Existing uses  
Uses accessory to the foregoing uses~~

~~25G.2 CDD REQUIREMENTS~~

- ~~(1) In any CDD (Comprehensive Development District) Zone no development permit shall be issued except in conformity with the development agreement provisions of the *Municipal Government Act*.~~  
~~(2) Notwithstanding subsection (1), existing uses within any CDD zone shall be considered as fully conforming uses and as such are permitted to expand, resume operation if discontinued, or be replaced, or rebuilt if destroyed on the lot which they occupied on the effective date of this by-law, subject to the following requirements:~~

~~Minimum Front or Flankage Yard: 9.1m  
Minimum Side Yard: 2.5m  
Minimum Rear Yard: 2.5m  
Maximum Lot Coverage: 35%  
Maximum Height of Main Building: 11m~~

~~(RC Jun 27/06; E Aug 26/06)~~

## MAP AMENDMENTS

12. Amending Schedules A and B Zoning Maps, as shown on the following Attachment E-13.1.

13. In Schedule C - Areas of Elevated Archaeological Potential, deleting the map entitled "Schedule C - Areas of Elevated Archaeological Potential" and replacing it with the map entitled "Schedule C - Areas of Elevated Archaeological Potential" as shown on the following Attachment E-13.2.
14. In Schedule D Wetlands Map, deleting the map entitled "Schedule D - Wetlands" and replacing it with the map entitled "Schedule D - Wetlands" as shown on the following Attachment E-13.3.
15. In Schedule E - Wind Energy Map, deleting the map entitled "Schedule E - Wind Energy Map" and replacing it with the map entitled "Schedule E - Wind Energy Zoning" as shown on the following Attachment E-13.4.
16. Amending Schedule A Zoning Map, as shown on the following Attachment E-13.5.

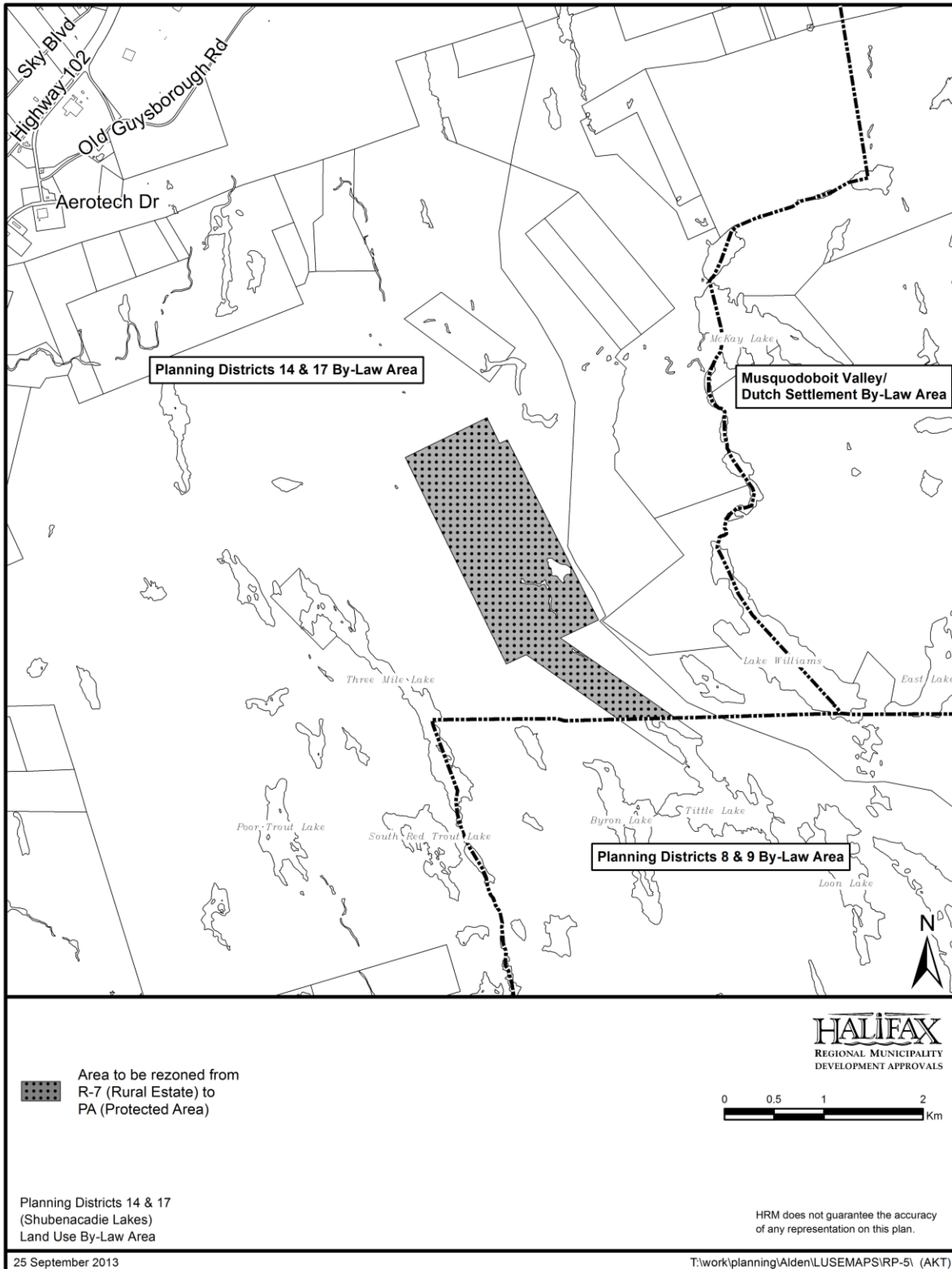
THIS IS TO CERTIFY that the by-law of which this is a true copy was  
duly passed at a duly called meeting of the Council of Halifax Regional  
Municipality held on the \_\_\_\_ day of  
\_\_\_\_\_, A.D., 20 \_\_\_\_.

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

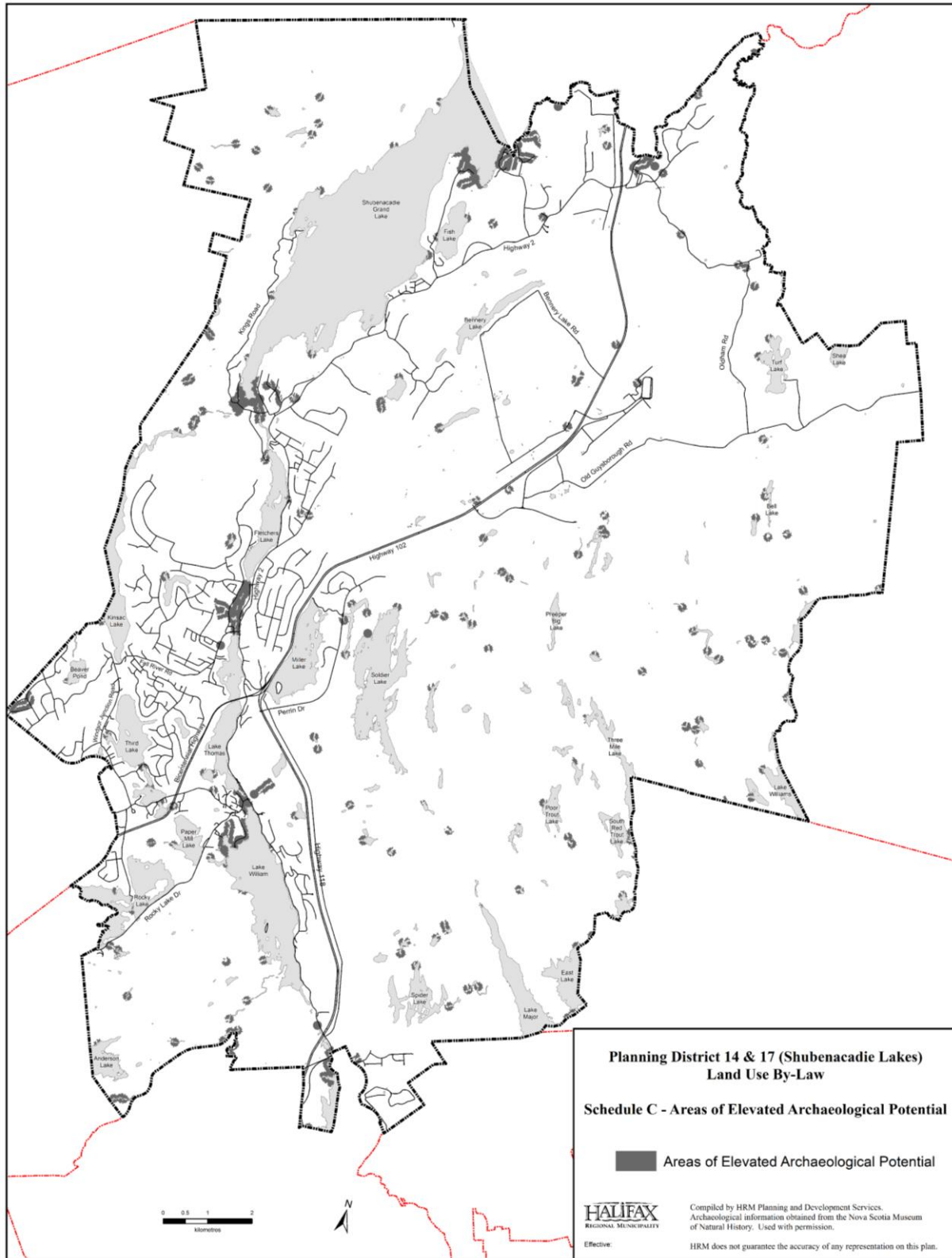
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Municipal Clerk

# ATTACHMENT E-13.1



## ATTACHMENT E-13.2





**Planning District 14 & 17 (Shubenacadie Lakes)**  
**Land Use By-Law**

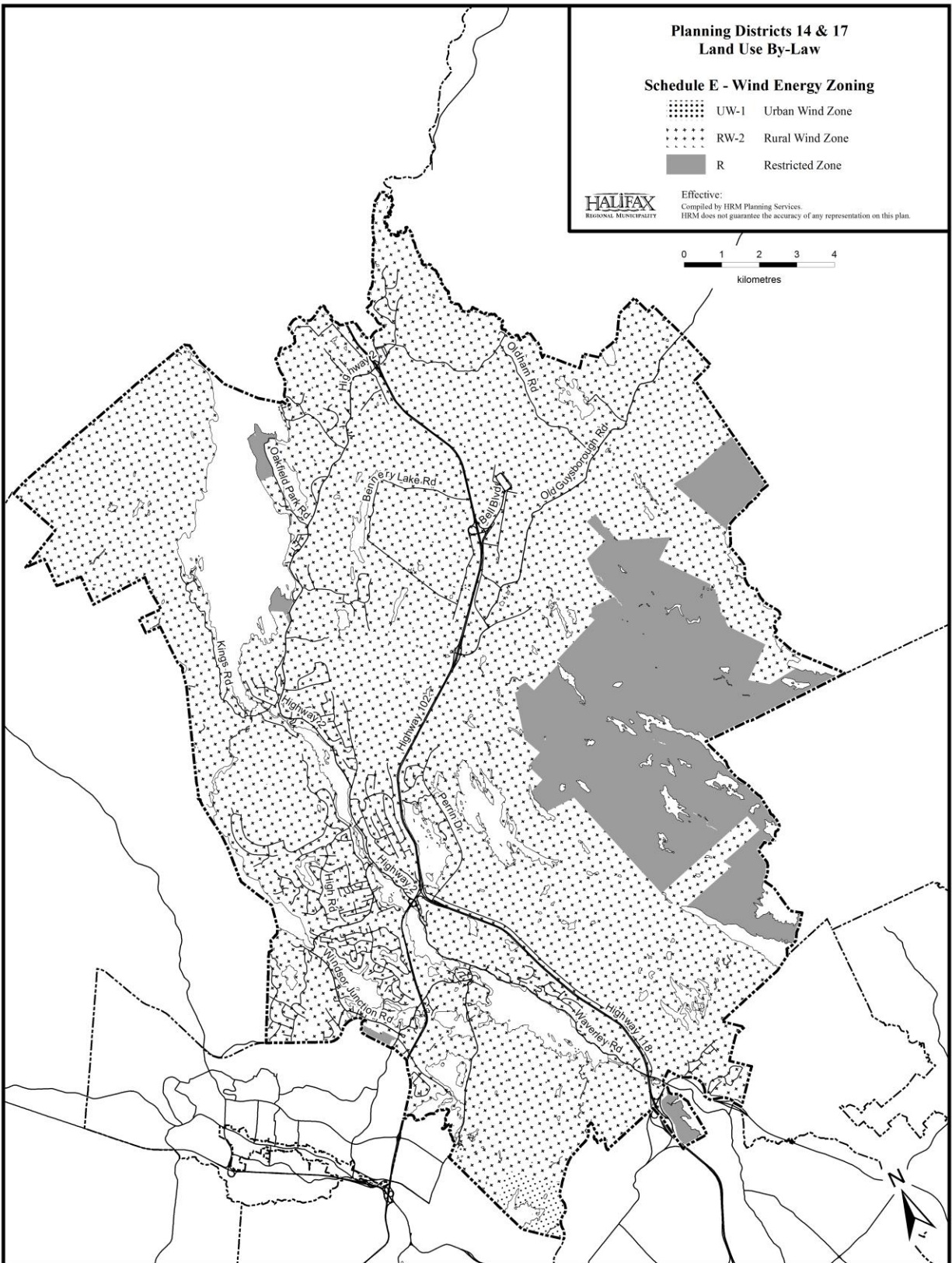
**Schedule D - Wetlands**

Wetlands greater than 2000 square metres

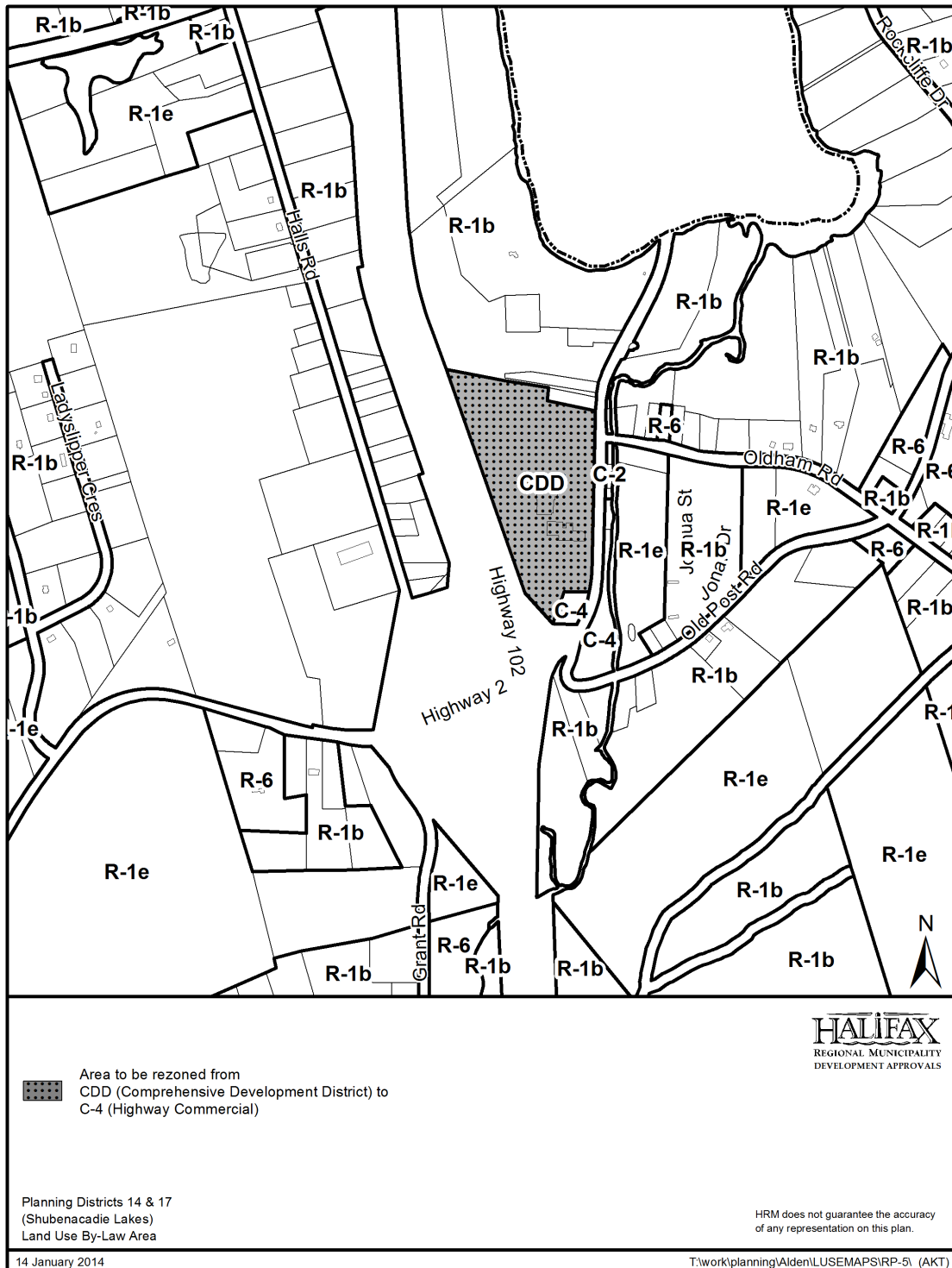
HALIFAX REGIONAL MUNICIPALITY  
Compiled by HRM Planning and Development Services.  
Wetlands information obtained from the Nova Scotia Department of Natural Resources. Used with permission.

Effective: \_\_\_\_\_  
HRM does not guarantee the accuracy of any representation on this plan.

## ATTACHMENT E-13.4



# ATTACHMENT E-13.5



## ATTACHMENT E-14

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR BEAVER BANK, HAMMONDS PLAINS AND UPPER SACKVILLE (DISTRICTS 15-18-19)

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville is hereby further amended as follows:

1. In Part 2 Definitions, after definition “2.9 Building” and before definition 2.10 Commercial Entertainment Use”, insert text shown as **bold** as follows:

**2.9A CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after definition “2.76A Used Building Material Retail Outlet” and before definition “2.77 Watercourse”, insert text shown as **bold** as follows:

**2.76B WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 3, section 3.6 Other Uses by Development Agreement, after clause (d) and before Part 4, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter, except in the Beaver Bank/Hammonds Plains Growth Control Areas:

- (i) ~~a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~
  - (ii) ~~a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy.~~
  - (i) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**
4. In Section 4.18 Watercourse Setbacks and Buffers, clause 1(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure- , **and water control structures.**
5. In Section 4.18(3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
6. In Part 4 General Provisions for All Zones, after section 4.32 subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.33 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

7. In Part 25.1 FP Uses Permitted, after the words “fishing related uses” and before the words “Open Space Uses”, inserting text shown as **bold**, as follows:

## 25.1 FP USES PERMITTED

No development permit shall be issued in any FP (Floodplain) Zone except for the following:

### Resource Uses

Agricultural uses

Forestry uses

Fishing and fishing related uses

**Water control structures**

**Wastewater, stormwater and water infrastructure**

### Open Space Uses

Public and private parks and playgrounds

Recreation uses

Conservation related uses

## **MAP AMENDMENTS**

8. Amending Schedule 1-E Zoning Map, as shown on the following Attachment E-14.1.
9. In Schedule F - Areas of Elevated Archaeological Potential, deleting the map entitled "Schedule F - Areas of Elevated Archaeological Potential" and replacing it with the map entitled "Schedule F - Areas of Elevated Archaeological Potential" as shown on the following Attachment E-14.2.
10. In Schedule G - Wetlands, deleting the map entitled "Schedule G - Wetlands" and replacing it with the map entitled "Schedule G - Wetlands" as shown on the following Attachment E-14.3.
11. In Schedule H - Wind Energy, deleting the map entitled "Schedule H - Wind Energy Map" and replacing it with the map entitled "Schedule H - Wind Energy Zoning" as shown on the following Attachment E-14.4.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the \_\_\_\_ day of

\_\_\_\_\_, A.D., 20 \_\_\_\_.

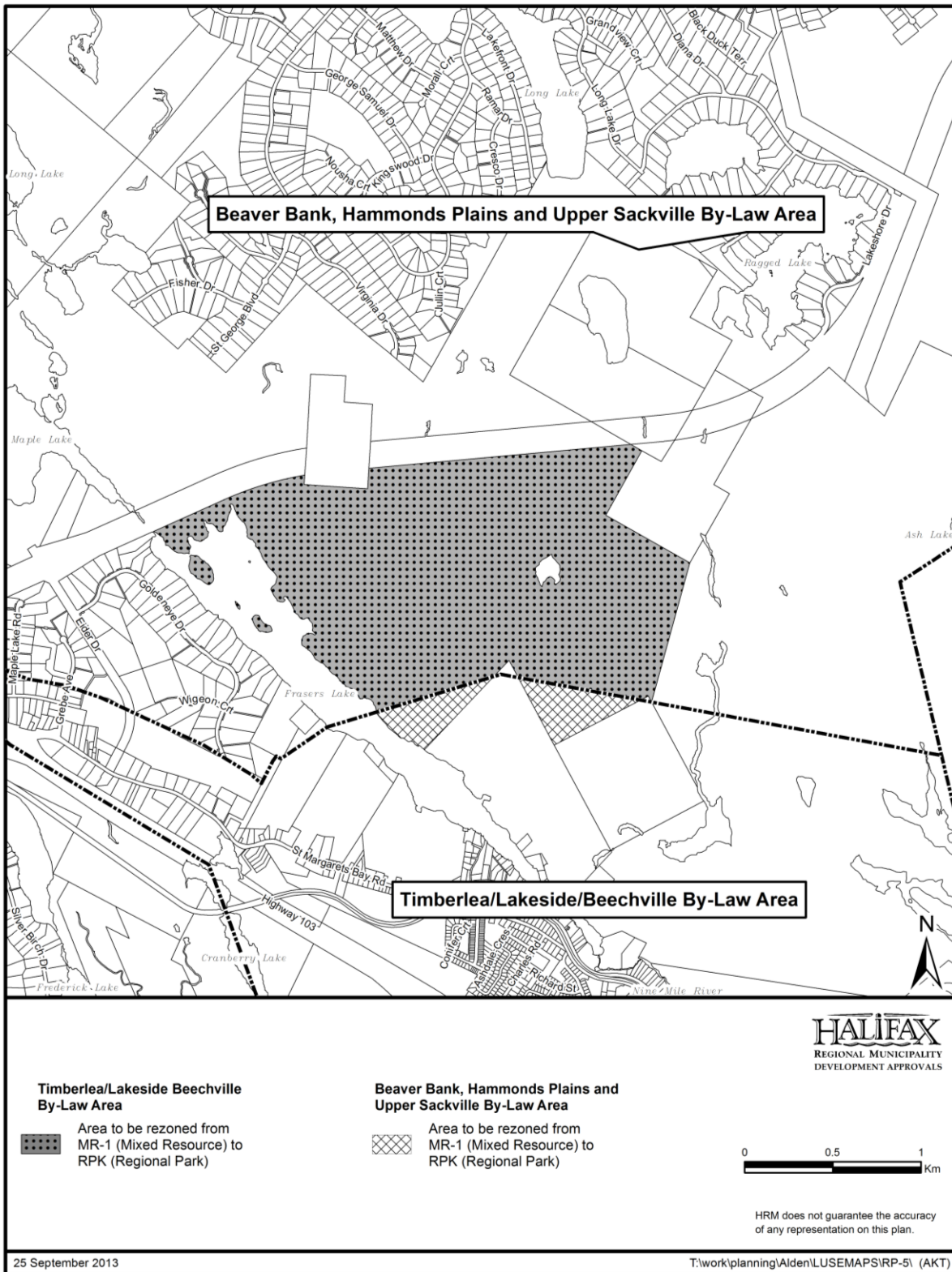
GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this \_\_\_\_ day of

\_\_\_\_\_, A.D., 20 \_\_\_\_.

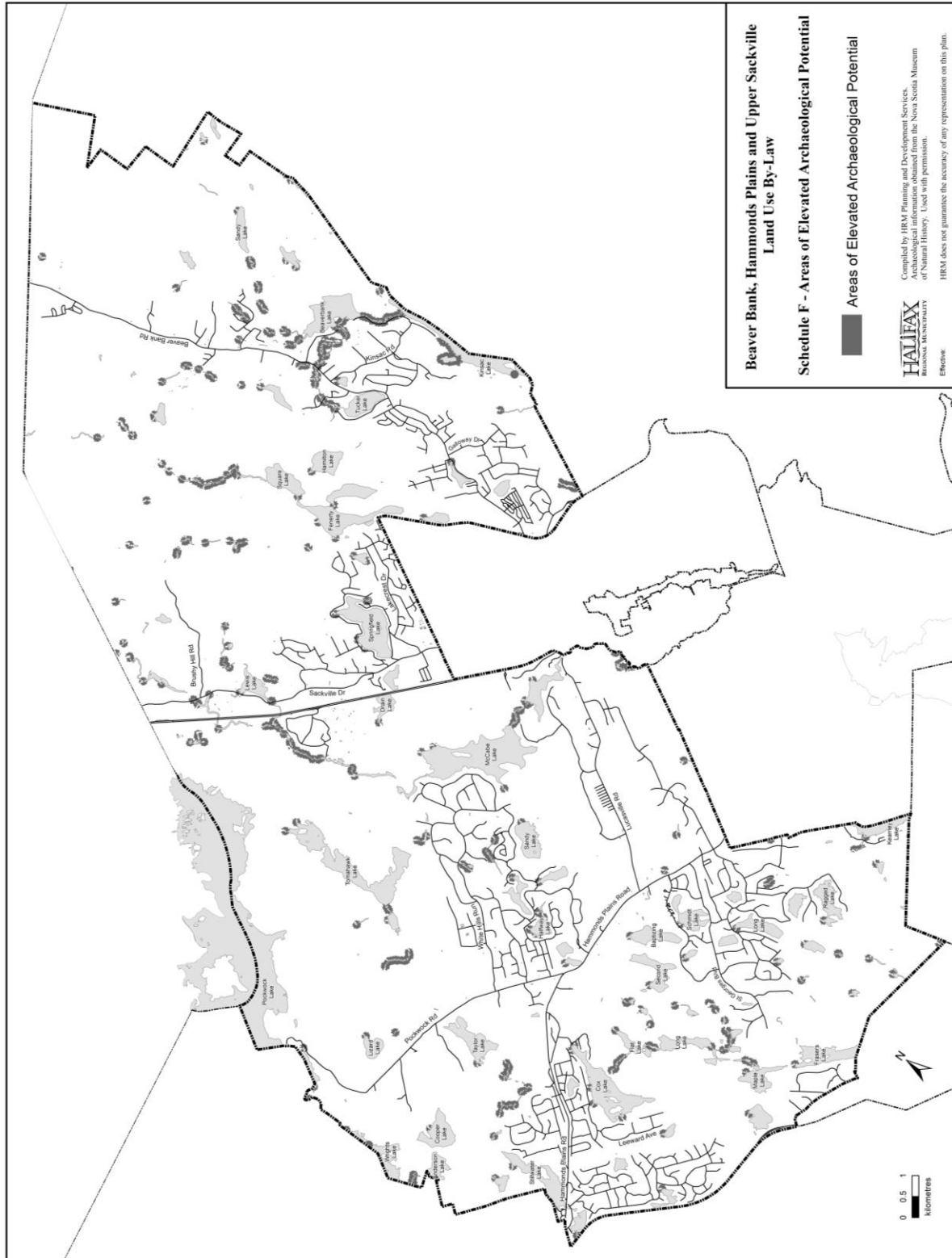
\_\_\_\_\_  
Municipal Clerk



## ATTACHMENT E-14.1



# ATTACHMENT E-14.2





**Beaver Bank, Hammonds Plains and Upper Sackville  
Land Use By-Law**

**Schedule G - Wetlands**

Wetlands greater than 2000 square metres

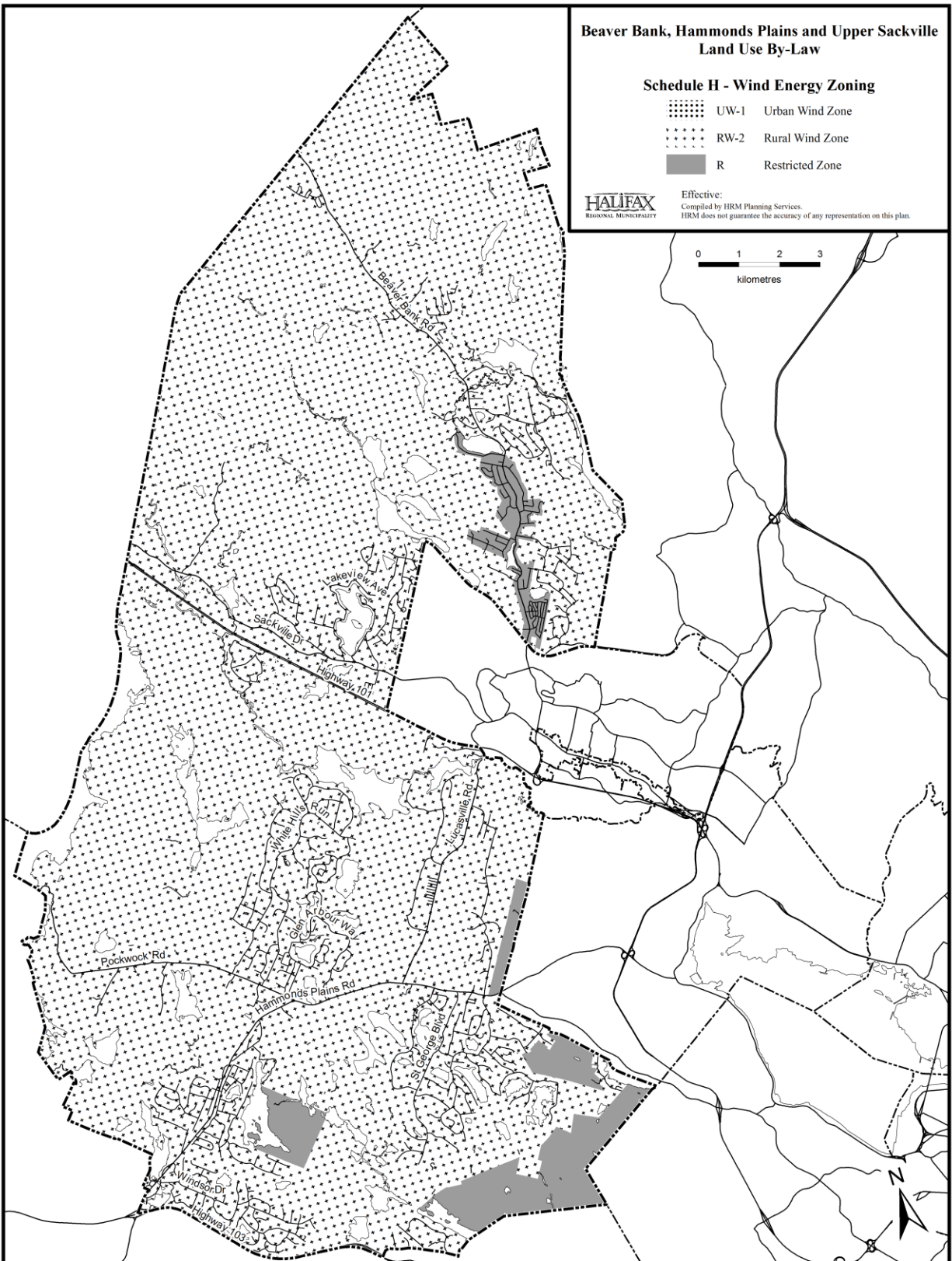
Compiled by HRM Planning and Development Services.  
Map data and information obtained from the Nova Scotia Department  
of Natural Resources. Used with permission.  
HRM does not guarantee the accuracy of any representation on this plan.

**HALIFAX**  
REGIONAL MUNICIPALITY

Effective:

0 0.5 1  
Kilometres

# ATTACHMENT E-14.4



## ATTACHMENT E-15

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR PLANNING DISTRICT 5

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning District 5 is hereby further amended as follows:

1. In Table of Contents, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

PART 11: <del>HRC</del> <b>HCR</b> (Herring Cove Residential) Zone	50
PART 12: V-1 ( <del>Herrietsfield</del> <b>Harrietsfield</b> Village Centre) Zone	52
PART 19: F-1(Fishing <del>Industry</del> <b>Village</b> ) Zone	66

2. In Part 2 Definitions, after definition “2.8 Building” and before definition “2.9 Cemetery”, insert text shown as **bold** as follows:

**2.8A CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

3. In Part 2 Definitions, after definition “2.70A Used Building Material Retail Outlet” and before definition “2.71 Watercourse”, insert text shown as **bold** as follows:

**2.70B WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

4. In Part 3, section 3.1 Zones, after the words “C-5 Industrial - Commercial Mix Zone” and before the words “Construction & Demolition (C&D) Zones” deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

F-1 Fishing ~~Industry~~ **Village** Zone

5. In Part 3, section 3.6 Other Uses by Development Agreement, after clause (j) and before Part 4, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (k) the subdivision and development of lots on new public streets within the ~~HRC~~ **HCR** (Herring Cove Residential) Zone and the F-1 (Fishing Village) Zone. (RC-Feb 13/01;E-May 5/01)

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter:

- (i) ~~a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy~~ **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable; and**
- (ii) ~~a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy; and~~
- (iii) residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy.

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Harbour outside of the Urban Service Area:

- (i) ~~a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy; and~~ **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**
- (ii) ~~a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy. (RC Jun 27/06;E Aug 26/06)~~

6. In Part 4 General Provisions for All Zones, section 4.7 Reduced Frontage, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (a) Notwithstanding the lot frontage requirements found elsewhere in this By-law, ~~in those areas which are not serviced by central sewerage and/or water,~~ lots may be created pursuant to the provisions of ~~Part 14 Sections 40, 41, 42 and~~

**45** of the Regional Subdivision By-law and a development permit may be issued provided that all other applicable provisions of this By-law are satisfied.

- (b) Notwithstanding the lot frontage provisions contained in this By-law, a portion of a lot identified as a road entrance reserve shall meet the requirements of the Department of Transportation **or the Municipal Service System Guidelines, as applicable.**
- ~~(c) Within the HRC (Herring Cove Residential) Zone and the F-1 (Fishing Village) Zone in the Herring Cove community, lots which are to be serviced by central sewer and water are also eligible for the lot frontage exemptions of Part 14 of the Subdivision By-law.~~

7. In Part 4 General Provisions for All Zones, section 4.20 Watercourse Setbacks and Buffers, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- ~~(1) (a) No development permit shall be issued for any development within 20m of the ordinary highwater mark of any watercourse.~~
- ~~(b) Where the average positive slopes within the 20m buffer are greater than 20%, the buffer shall be increased by 1 metre for each additional 2% of slope, to a maximum of 60m.~~
- ~~(c) Within the required buffer pursuant to clauses (a) and (b), no excavation, infilling, tree, stump and other vegetation removal or any alteration of any kind shall be permitted in relation to a development.~~
- ~~(d) Notwithstanding clause (c), within the required buffer pursuant to clauses (a) and (b), exceptions may be made to the extent required for required stream crossings, the construction of boardwalks or the placement of walking or hiking trails. (WRCC-Oct 22/07;E-Oct 27/07)~~
- ~~(e) Notwithstanding clause (a), the required minimum buffer shall be 30.48 metres within the Herring Cove Community. (WRCC-Oct 22/07;E-Oct 27/07)~~
- ~~(f) Notwithstanding clause (a), the required buffer for construction and demolition operations shall be as specified under the applicable CD Zone.~~
- ~~(g) Within the buffer required pursuant to clause (f), no excavation, infilling, tree, stump and other vegetation removal or any alteration of any kind shall be permitted in relation to a development.~~
- ~~(2) Notwithstanding the provisions of subsection (1), any existing building within the buffer distance may be permitted to be enlarged, renovated or repaired subject to the provisions of section 4.8 of this By-law. (WRCC-Oct 22/07;E-Oct 27/07)~~
- ~~(3) Notwithstanding clause (e) of subsection (1), a reduction of the required buffer to 15.24 metres for lots in existence on May 5, 2001 may be permitted by the Development Officer if the full requirement is prohibitive due to resulting insufficient site area for development. (WRCC-Oct 22/07;E-Oct 27/07)~~
- ~~(4) Notwithstanding subsection (1), nothing in this by law shall prohibit the removal of windblown, diseased or dead trees, deemed to be hazardous or unsafe.~~

~~(5) Notwithstanding subsection (1), the selective removal of vegetation to maintain the overall health of the buffer may be authorized by the Development Officer where a management plan is submitted by a qualified arborist, landscape architect, forester or forestry technician.~~

~~(6) Every application for a development permit for a building or structure to be erected pursuant to this section, shall be accompanied by plans drawn to an appropriate scale showing the required buffers, existing vegetation limits and contours and other information including professional opinions, as the Development Officer may require, to determine that the proposed building or structure will meet the requirements of this section.~~

~~(7) Deleted (WRCC Oct 22/07;E-Oct 27/07)~~

- (1) (a) No development permit shall be issued for any development within 20m of the ordinary highwater mark of any watercourse.

(b) Where the average positive slopes within the 20m buffer are greater than 20%, the buffer shall be increased by 1 metre for each additional 2% of slope, to a maximum of 60m.

(c) Within the required buffer pursuant to clauses (a) and (b), no excavation, infilling, tree, stump and other vegetation removal or any alteration of any kind shall be permitted in relation to a development.

(d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup> , fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure, and water control structures.

(e) Notwithstanding clause (a), the required buffer for construction and demolition operations shall be as specified under the applicable CD Zone.

(f) Within the buffer required pursuant to clause (f), no excavation, infilling, tree, stump and other vegetation removal or any alteration of any kind shall be permitted in relation to a development.
- (2) Notwithstanding the provisions of subsection (1), any existing building within the buffer distance may be permitted to be enlarged, renovated or repaired subject to the provisions of section 4.8 of this By-law. (WRCC-Oct 22/07;E-Oct 27/07)
- (3) Notwithstanding subsection (1), where an existing residential main building is located within the required buffer, accessory structures, subject to meeting other requirements of this by-law, shall be permitted

provided they are located no closer to the watercourse than the existing main building.

- (4) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to August 26, 2006 is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
  - (5) Notwithstanding clause 1(a), the required minimum buffer shall be 30.48 metres within the Herring Cove Community. (WRCC-Oct 22/07;E-Oct 27/07)
  - (6) Within the Herring Cove Community and notwithstanding subsection (1), (4), and (5), a reduction of the required buffer to 15.24 metres for lots in existence on May 5, 2001 may be permitted by the Development Officer if the full requirement is prohibitive due to resulting insufficient site area for development. (WRCC-Oct 22/07;E-Oct 27/07)
  - (7) Notwithstanding subsection (1), nothing in this by-law shall prohibit the removal of windblown, diseased or dead trees, deemed to be hazardous or unsafe.
  - (8) Notwithstanding subsection (1), the selective removal of vegetation to maintain the overall health of the buffer may be authorized by the Development Officer where a management plan is submitted by a qualified arborist, landscape architect, forester or forestry technician.
  - (9) Every application for a development permit for a building or structure to be erected pursuant to this section, shall be accompanied by plans drawn to an appropriate scale showing the required buffers, existing vegetation limits and contours and other information including professional opinions, as the Development Officer may require, to determine that the proposed building or structure will meet the requirements of this section.
8. In Part 4 General Provisions for All Zones, section 4.20A Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**

9. In Part 4 General Provisions for All Zones, after section 4.33 subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.34 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

10. In Part 11: HCR (Herring Cove Residential) Zone, section 11.1 HCR Uses Permitted, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

No development permit shall be issued in any HCR (~~Fishing Village~~ **Herring Cove Residential**) Zone except in conformity with the following:

11. In Part 9: R6 (Rural Residential) Zone, section 9.4: Other Requirements: Day Care Facilities, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

Where day care facilities are permitted in any ~~a-6~~ **R-6** Zone, the following shall apply:

12. In Part 19: F-1 (Fishing Industry) Zone, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

#### **PART 19: F-1 (FISHING ~~INDUSTRY~~ VILLAGE) ZONE**

##### **19.1 F-1 USES PERMITTED**

No use shall be permitted in any F-1 (Fishing ~~Industry~~ **Village**) Zone except for the following:

##### **Fishing Uses**

Fish houses and sheds;  
Boat and equipment manufacturing, sales and service;  
Wharf storage buildings;  
Fishery Uses including fish and aquaculture processing operations which do not involve reduction.

##### **Commercial Uses**

Fish and shellfish wholesale and retail stores;  
Wholesale and retail outlets, supply sales directly related to the fishing or aquaculture industry, for fish and fish products;  
Charter boat services.

##### **Residential Uses**

Residential uses permitted in the ~~VR~~ **HCR** (~~Fishing Village~~



**Herring Cove Residential) Zone.**

**19.2 F-1 ZONE REQUIREMENTS**

No uses in any F-1 (Fishing ~~Industry~~ **Village**) Zone shall be permitted except in conformity with the following:

**MAP AMENDMENTS**

13. Amending Schedule A - Chebucto Peninsula (Planning District 5) Zoning Map, as shown on the following Attachments E-15.1, E-15.2, E-15.3, E-15.4, E-15.5, E-15.6, E-15.7, E-15.8, E-15.9, and E-15.10.
14. Amending the Legend on Schedule A - Chebucto Peninsula (Planning District 5) Zoning Map by deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

**F-1 Fishing ~~Industry~~ Village**

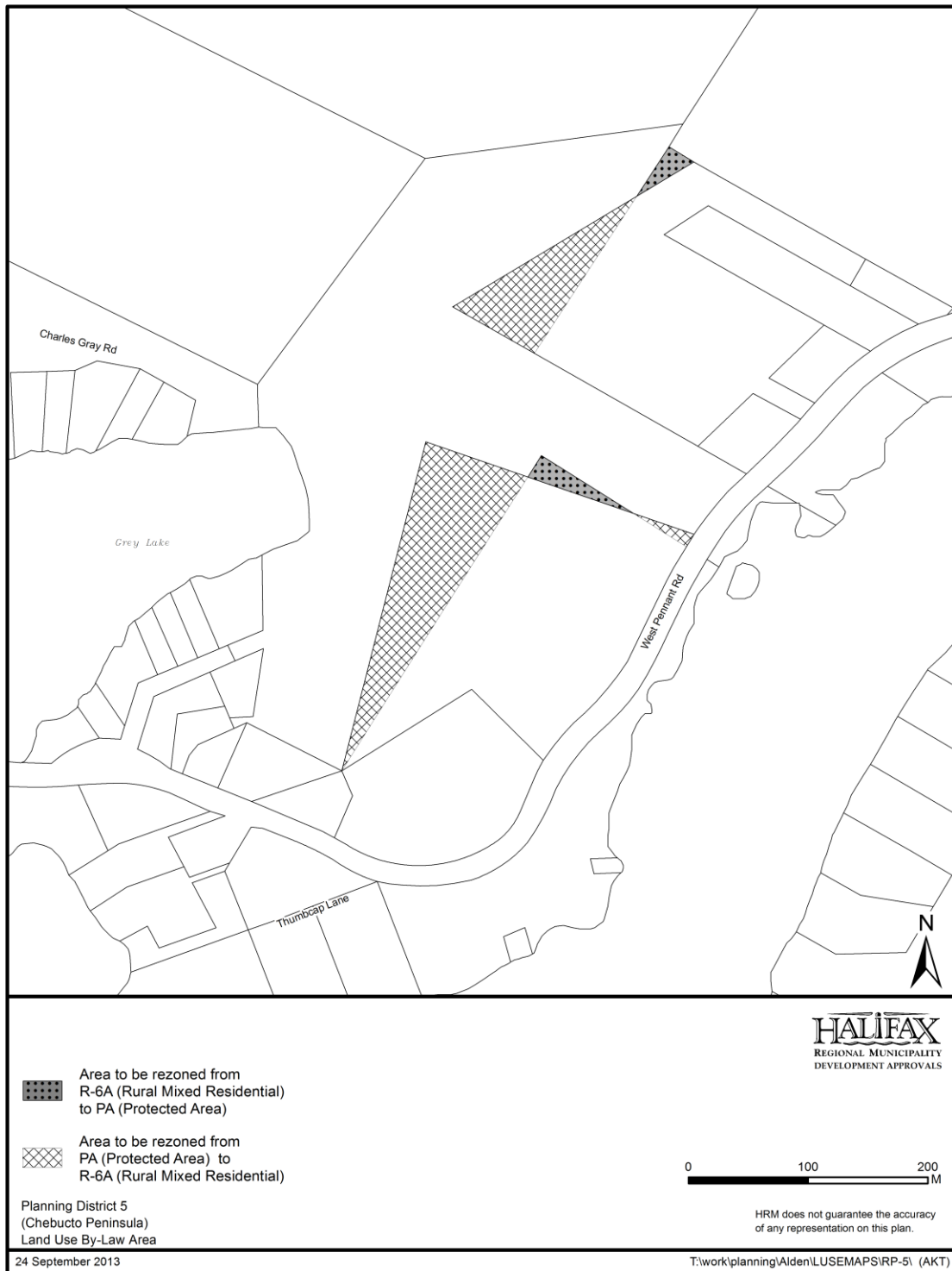
15. In Schedule B - Areas of Elevated Archaeological Potential, deleting the map entitled "Schedule B - Areas of Elevated Archaeological Potential" and replacing it with the map entitled "Schedule B - Areas of Elevated Archaeological Potential" as shown on the following Attachment E-15-11.
16. In Schedule C - Wetlands Map, deleting the map entitled "Schedule C - Wetlands over 2000 Sq Metres" and replacing it with the map entitled "Schedule C - Wetlands" as shown on the following Attachment E-15.12.
17. In Schedule D - Wind Energy Zoning map, deleting the map entitled "Schedule D - Wind Energy Map" and replacing it with the map entitled "Schedule D - Wind Energy Zoning" as shown on the following Attachment E-15.13.

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

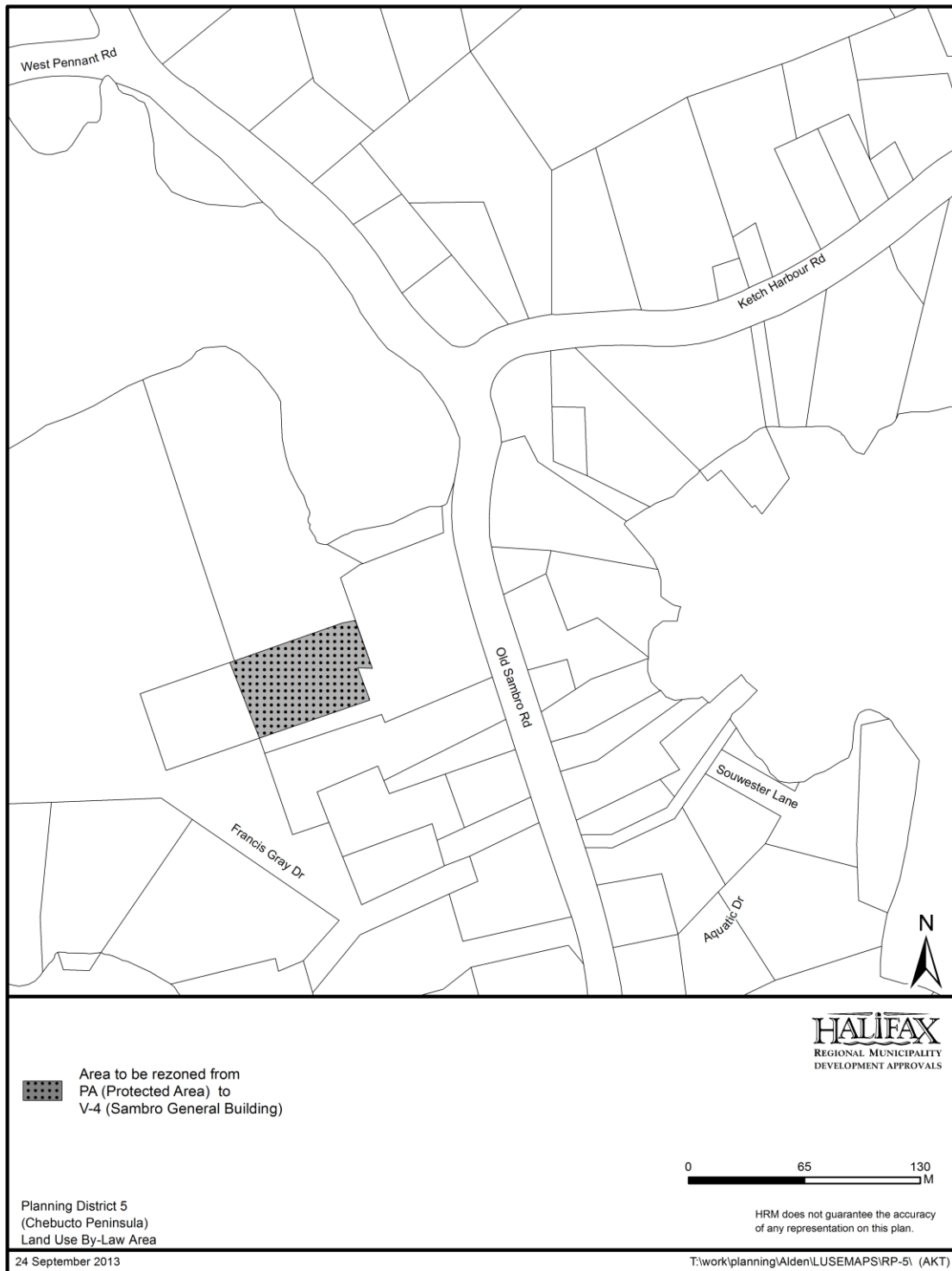
GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_.

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

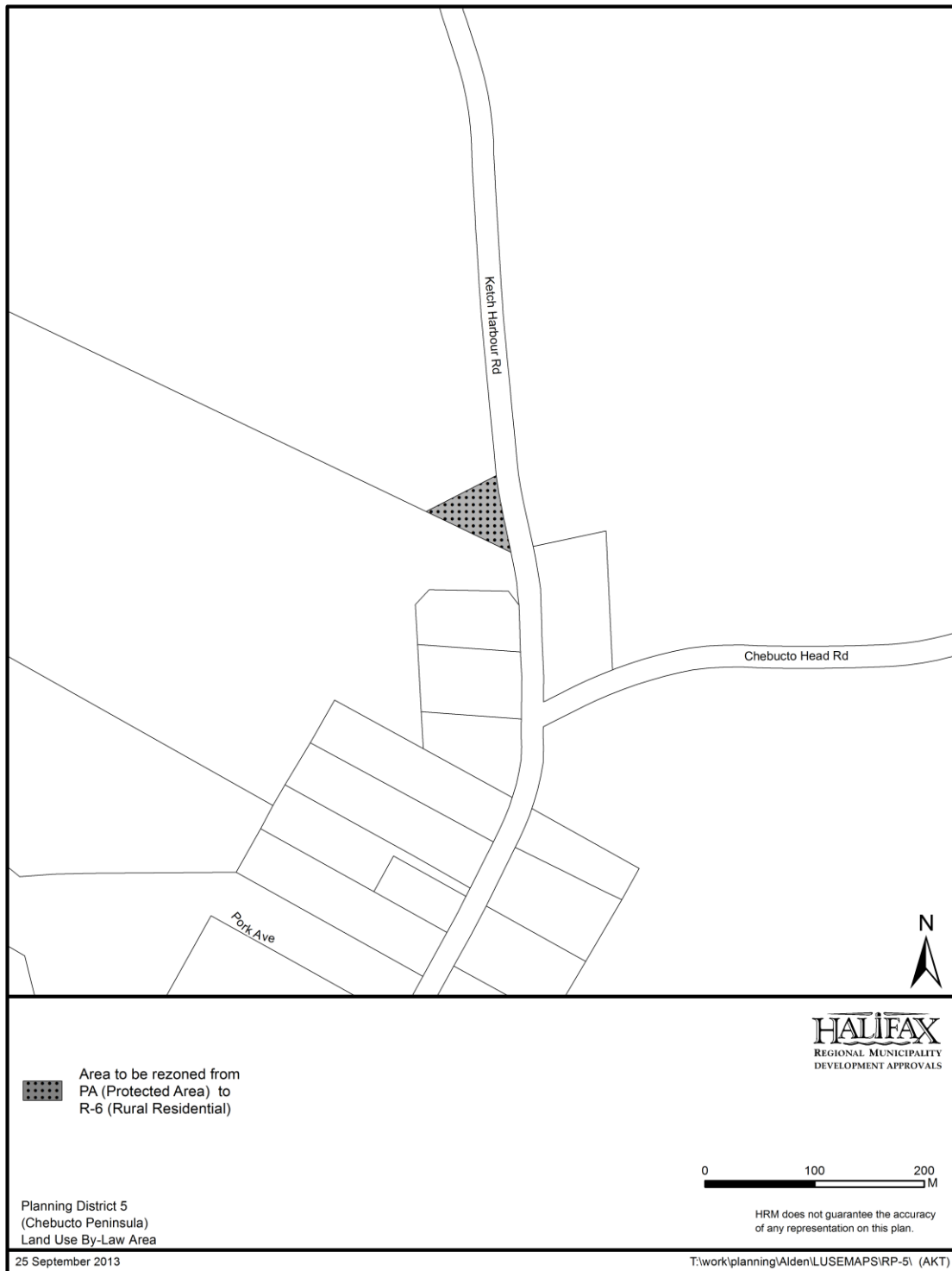
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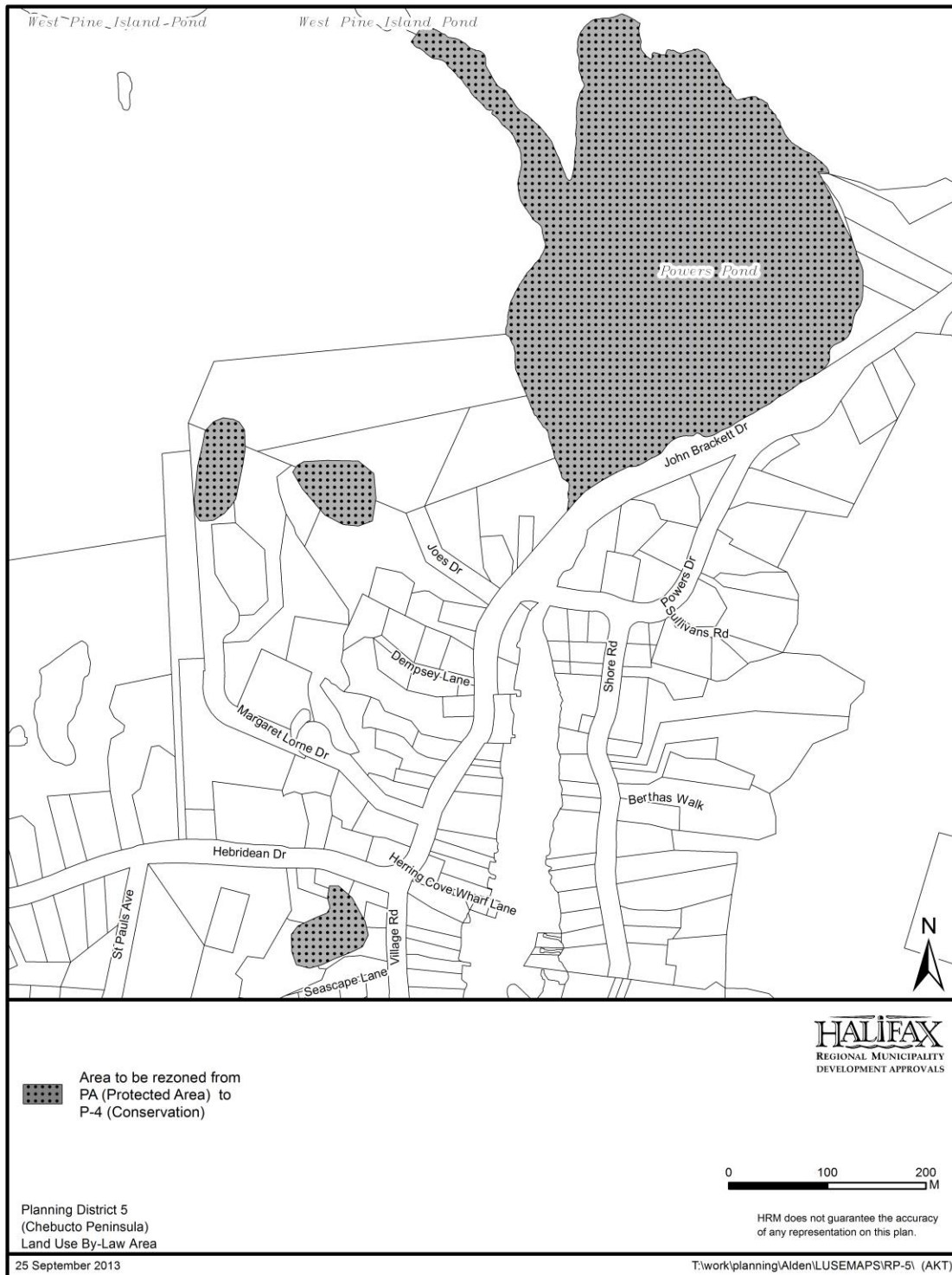
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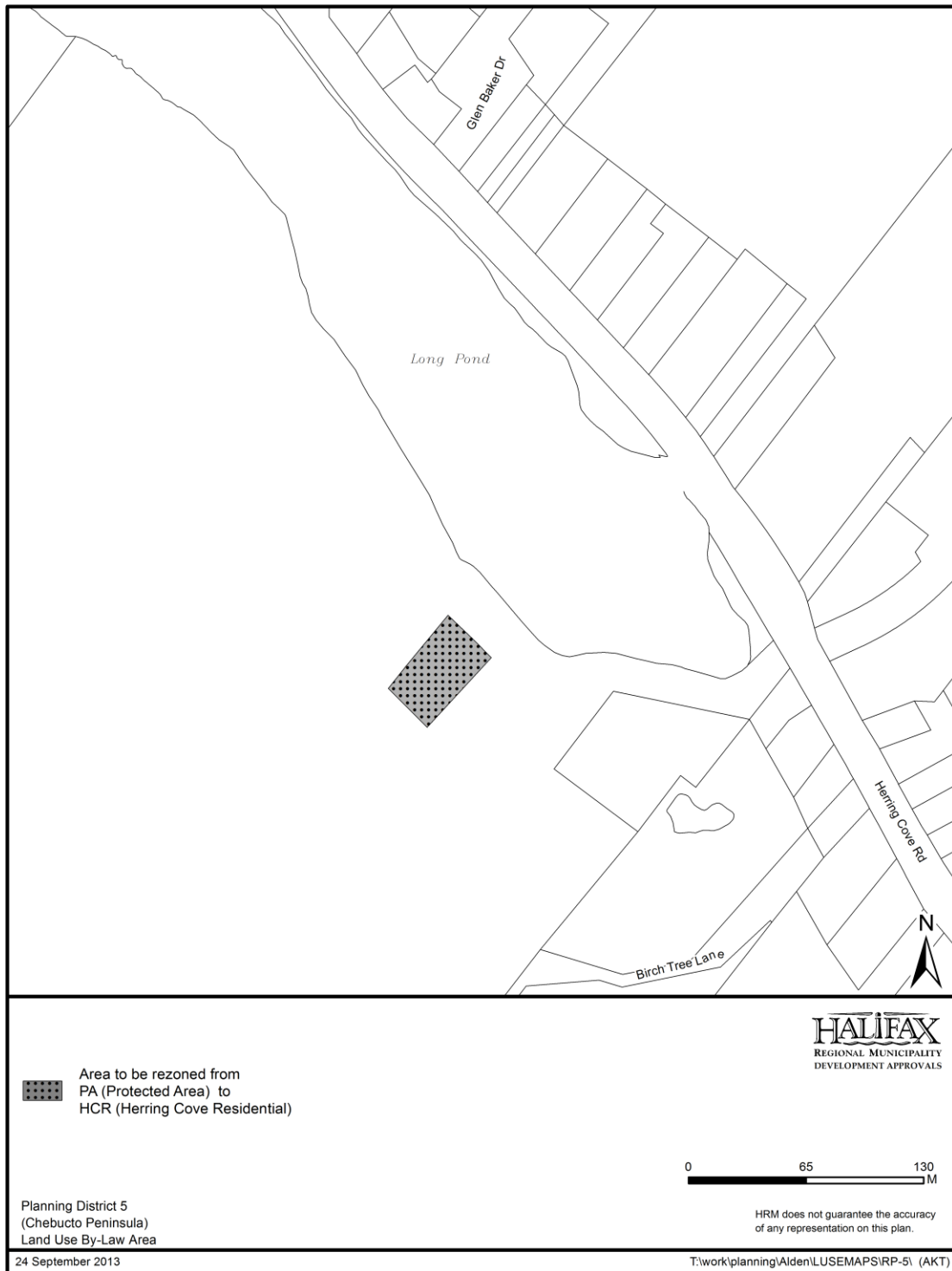
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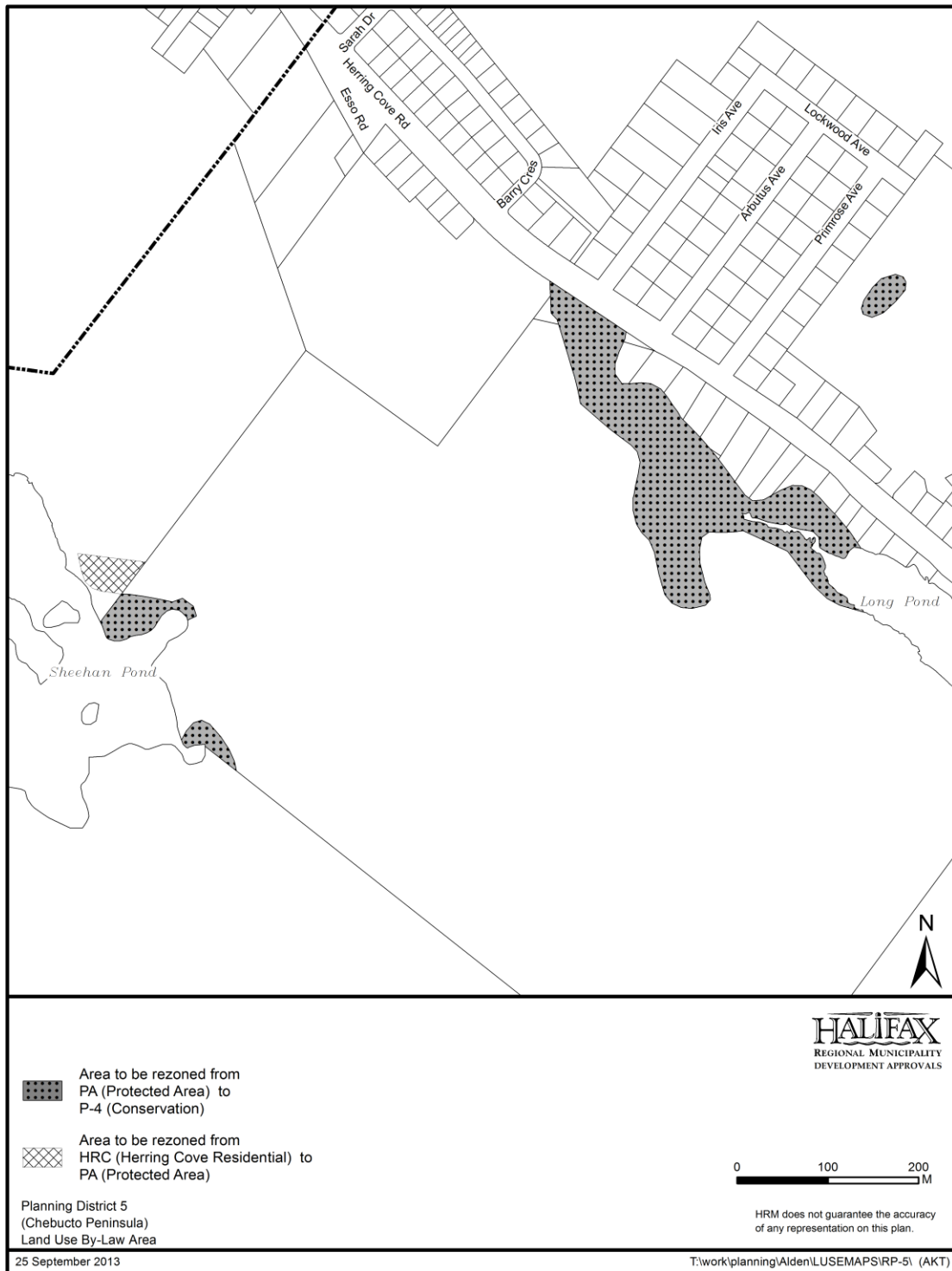
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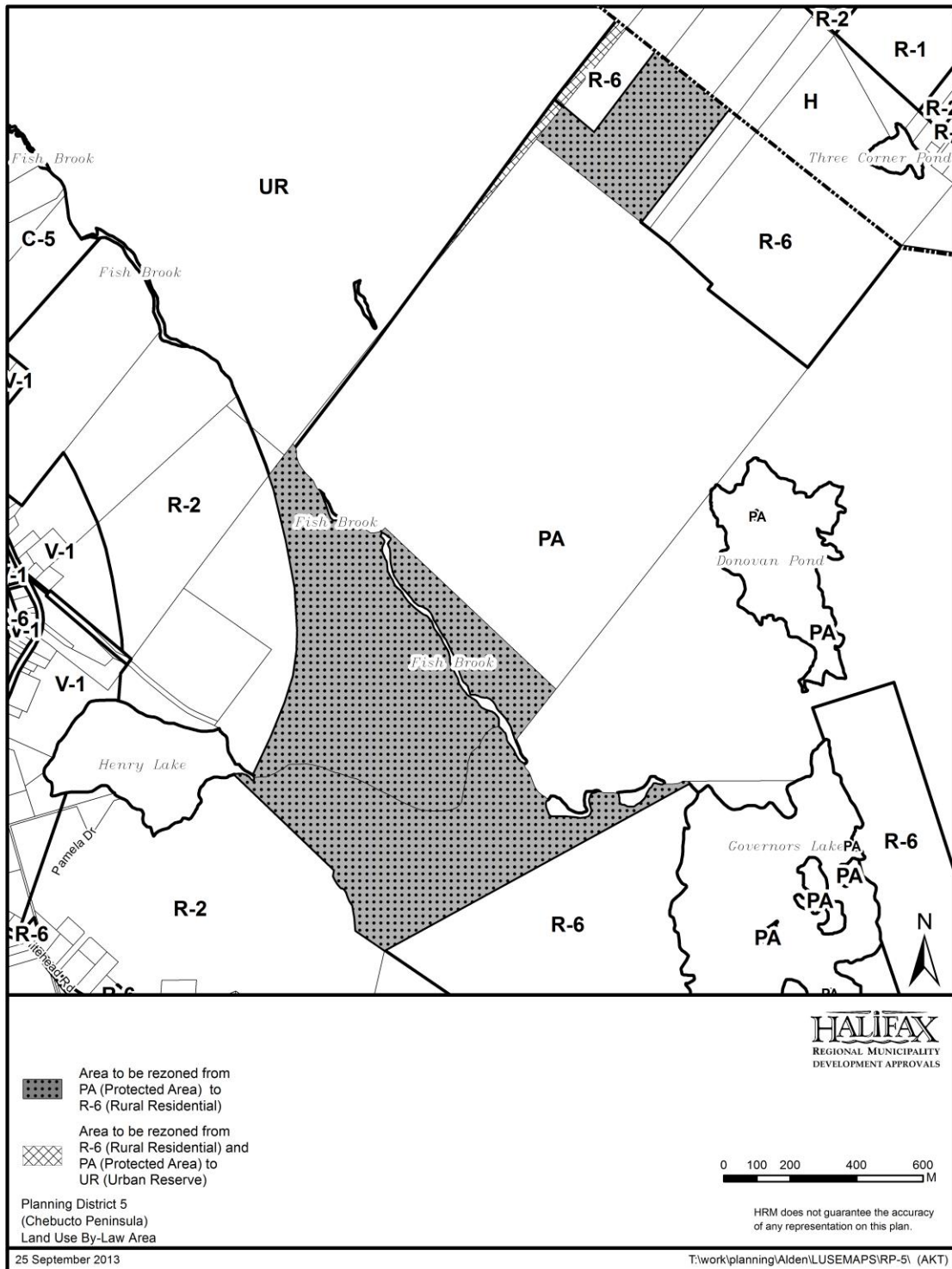
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# ATTACHMENT E-15.6

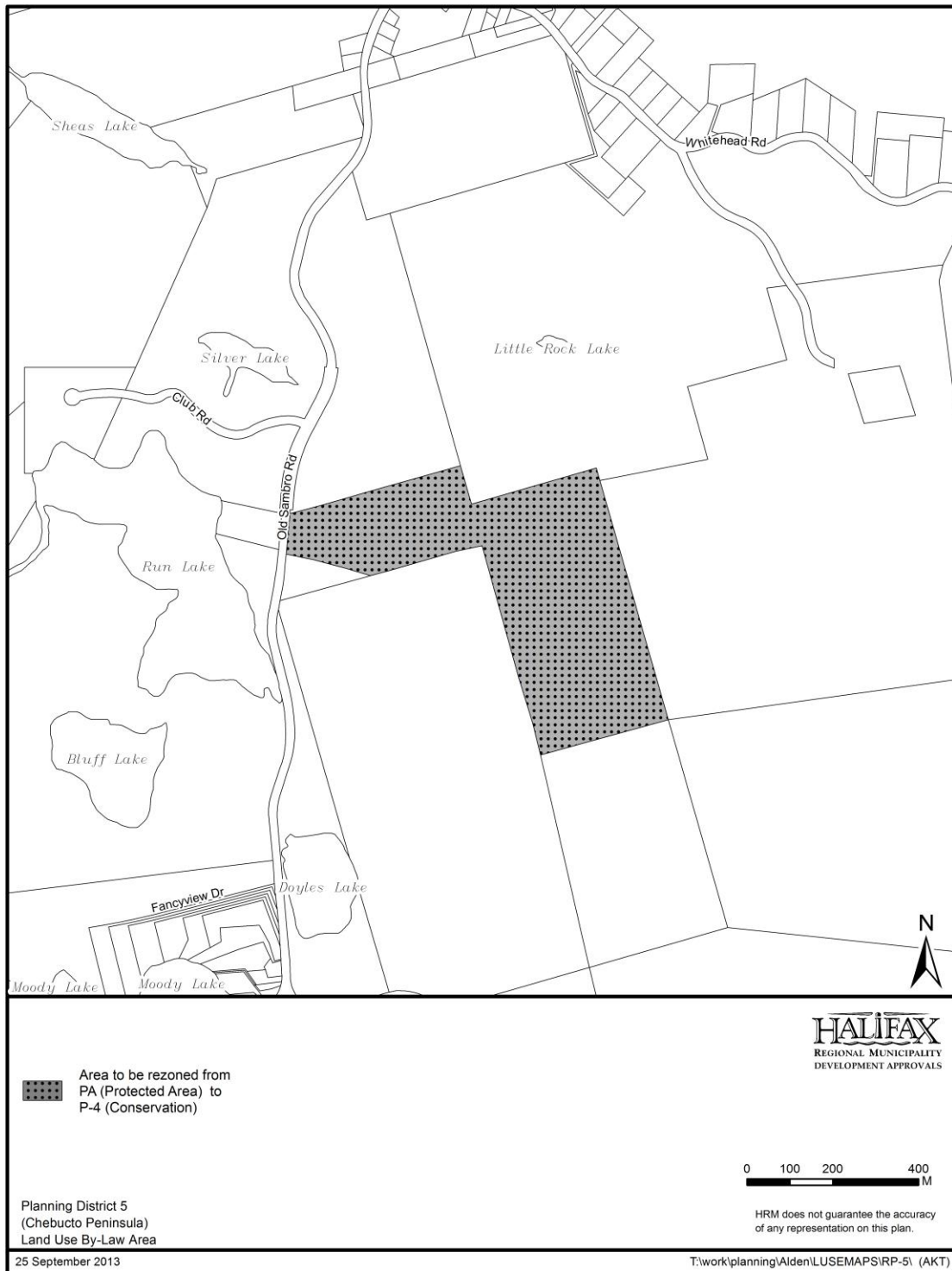


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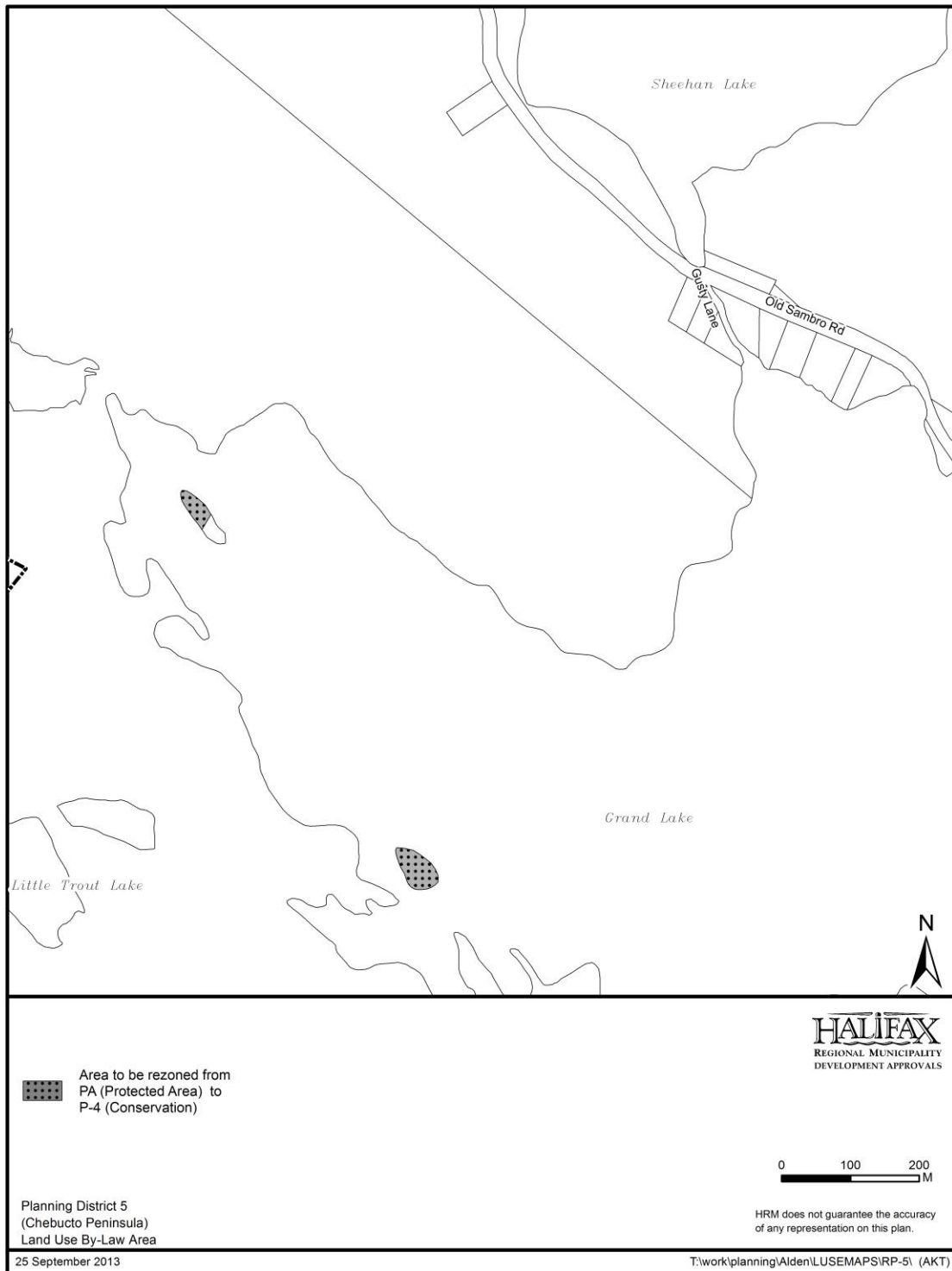




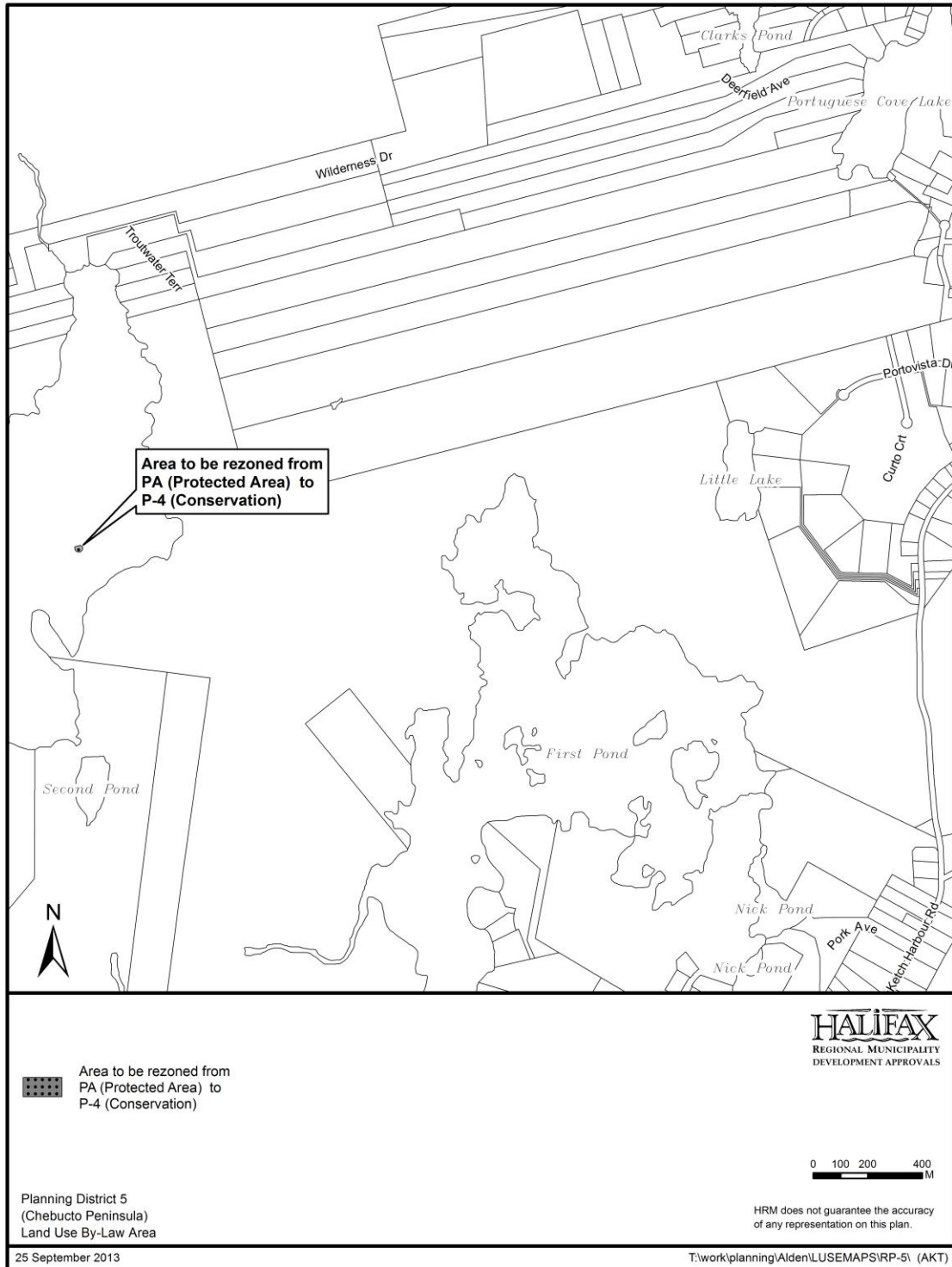
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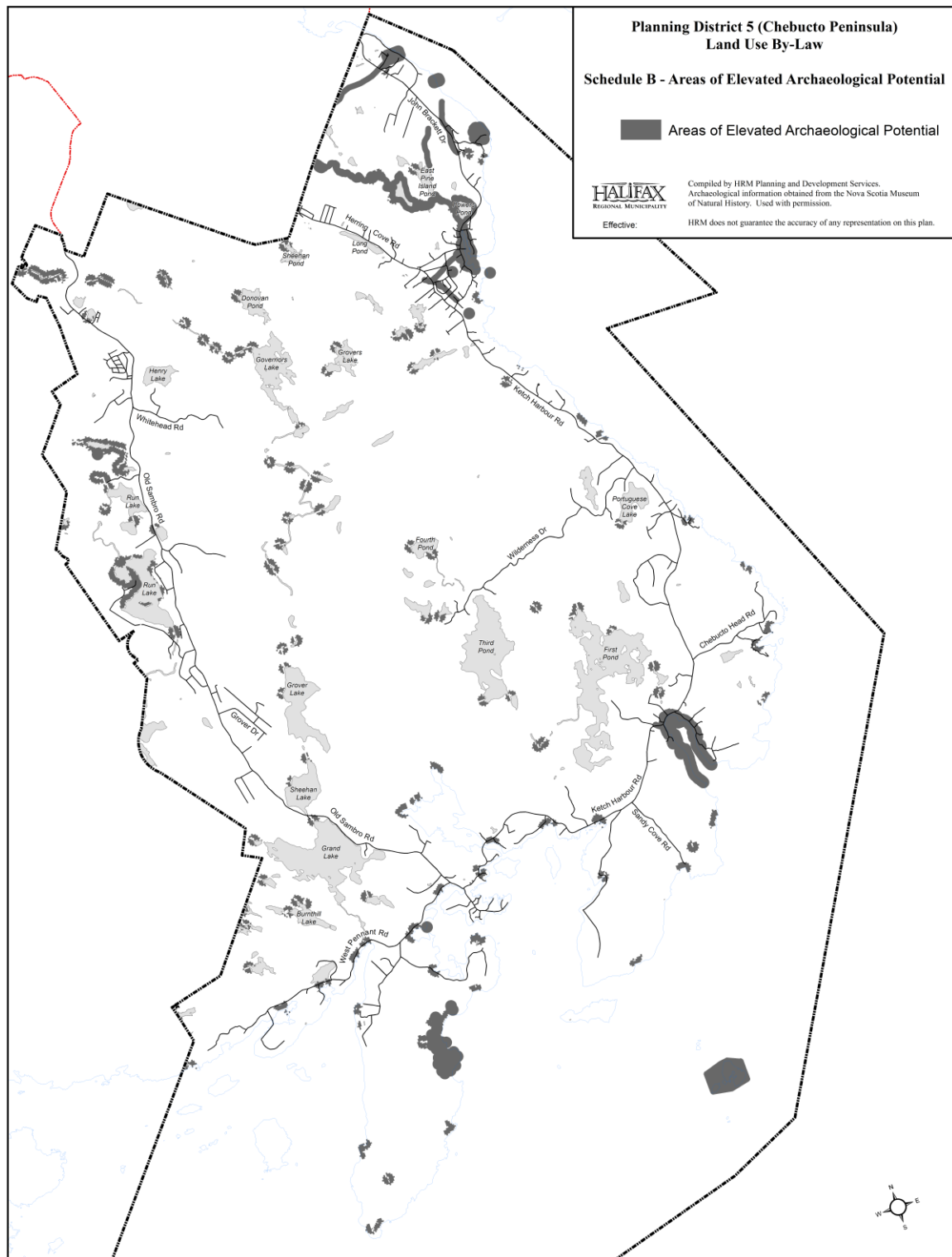
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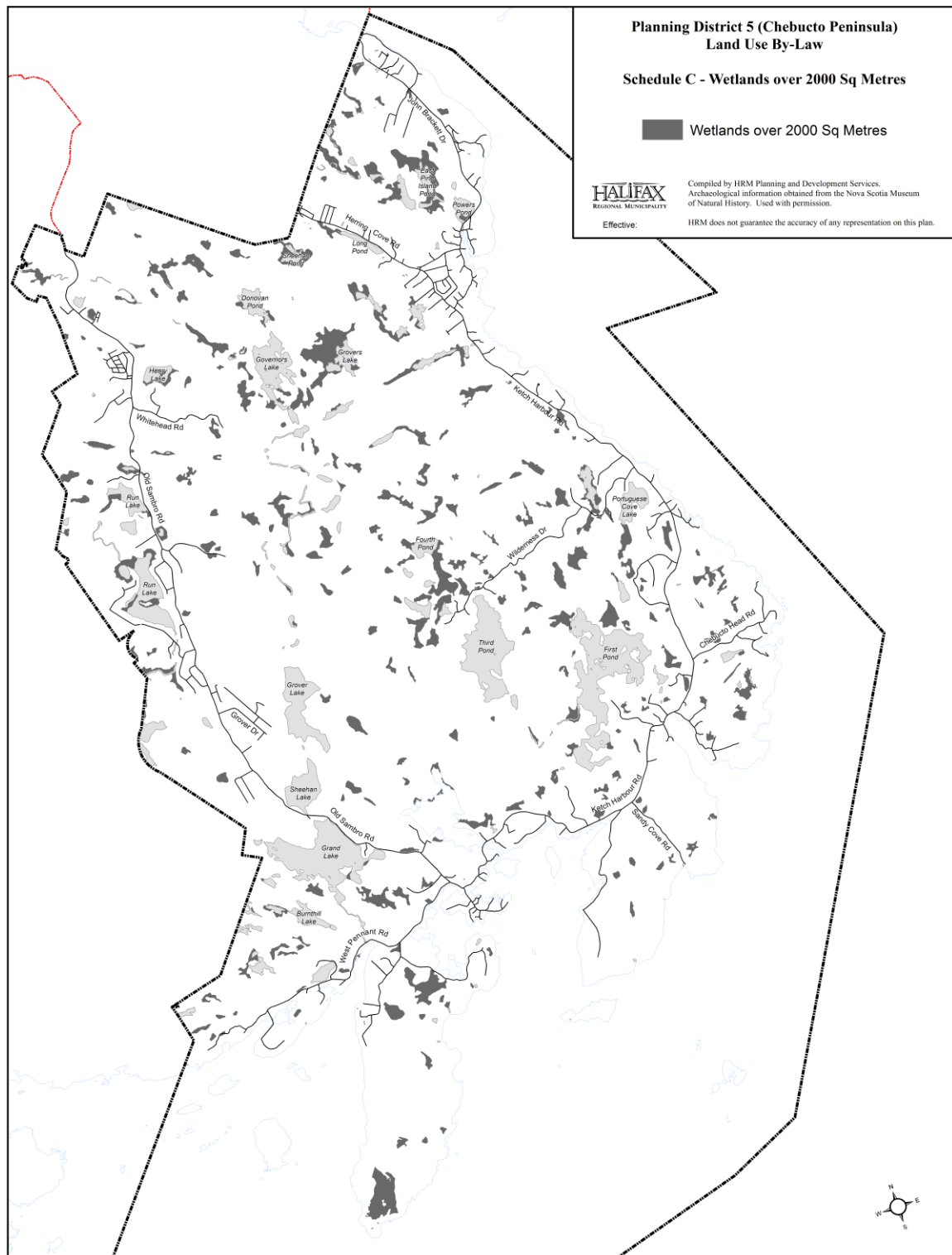
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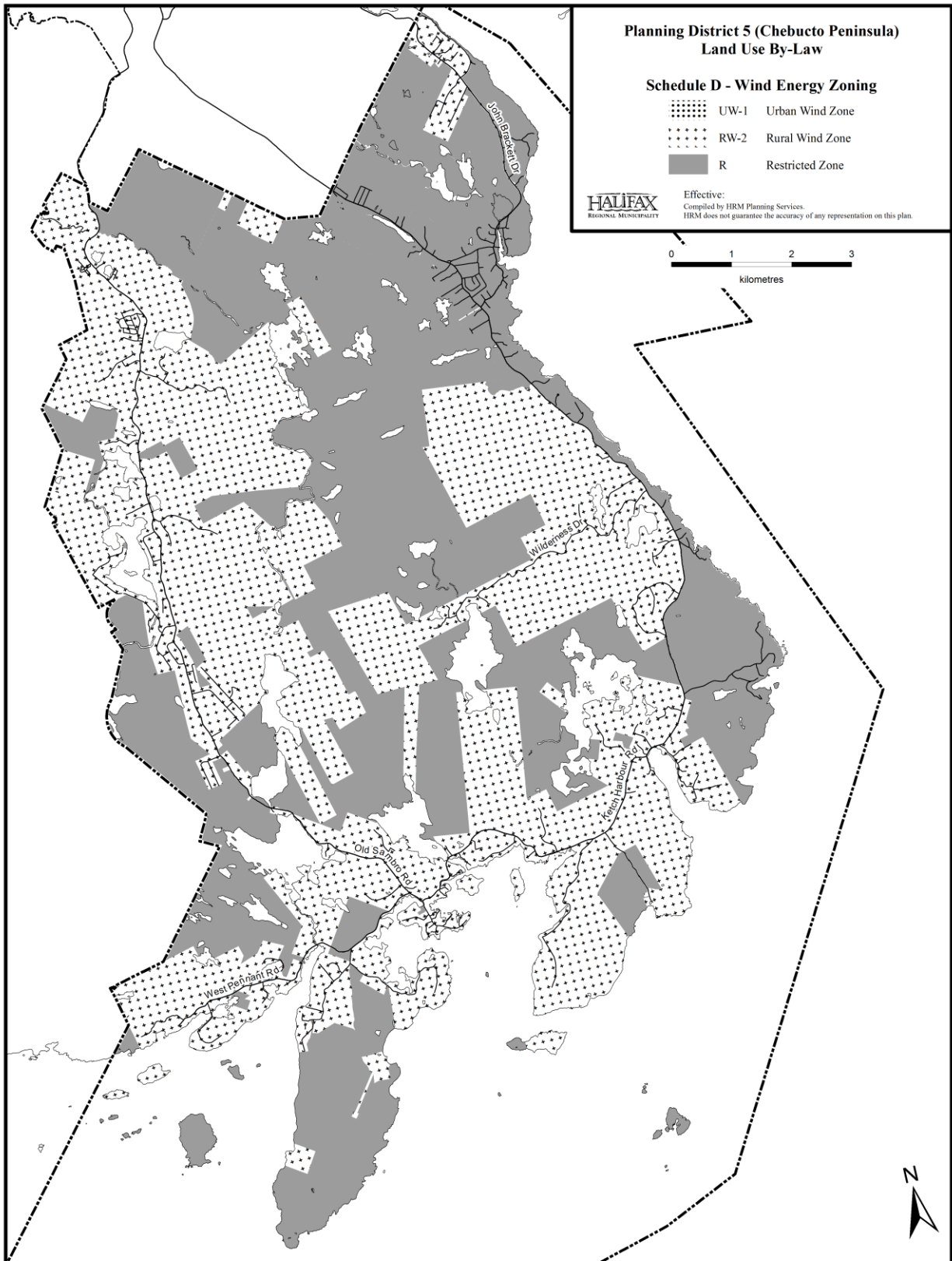
# ATTACHMENT E-15.11



## ATTACHMENT E-15.12



# ATTACHMENT E-15.13



## ATTACHMENT E-16

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR PLANNING DISTRICTS 8 & 9 – LAKE ECHO/PORTERS LAKE

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 8 & 9 is hereby further amended as follows:

1. In Part 2 Definitions, after definition “2.9 Building” and before definition 2.10 Commercial Recreation Use Use”, insert text shown as **bold** as follows:

**2.9A CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after definition “2.63 Video Arcade” and before definition “2.64 Watercourse”, insert text shown as **bold** as follows:

**2.63A WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 3, section 3.6 Other Uses by Development Agreement, after clause (c) and before Part 4, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter:

- (i) ~~a mix of residential, associated community facilities, home-based offices, day-cares, small-scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~



- ~~(ii) a mix of residential, associated community facilities, home-based offices, day cares, small-scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy;~~
  - (i) Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable;**
  - ~~(iii)~~**(ii)** a mix of residential, commercial and institutional uses under the CDD (Comprehensive Development District) Zone, as per policy ~~S-10~~ **S-11** of the Regional Municipal Planning Strategy; and
  - ~~(iv)~~**(iii)** residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy.
  
- 4. In Section 4.18 Watercourse Setbacks and Buffers, clause 1(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure, **and water control structures.**
  
- 5. In Section 4.18(3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
  
- 6. In Section 4.18A Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**

7. In Part 4 General Provisions for All Zones, after section 4.29 subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.30 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

#### **MAP AMENDMENTS**

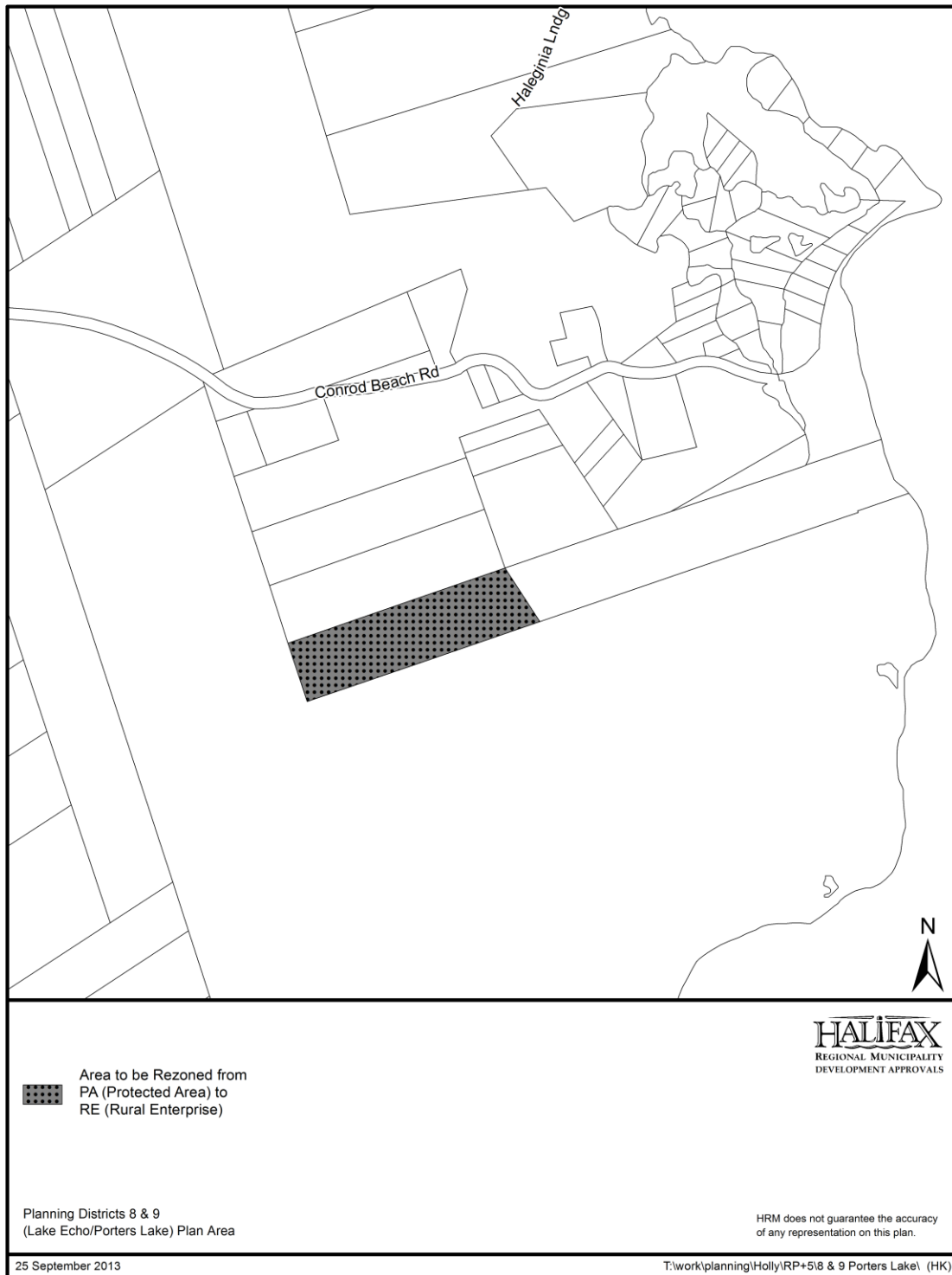
8. Amending Schedule A Porters Lake/Lake Echo Zoning Map, as shown on the following Attachment E-16.1.
9. In Schedule A-1: Wind Energy Zoning map, deleting the map entitled “Schedule A-1 - Wind Energy Map” and replacing it with the map entitled “Schedule A-1 - Wind Energy Zoning” as shown on the following Attachment E-16.1.
10. In Schedule B: Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule B - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule B - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-16.2.
11. In Schedule C: Wetlands, deleting the map entitled “Schedule C - Wetlands” and replacing it with the map entitled “Schedule C - Wetlands” as shown on the following Attachment E-16.3.

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

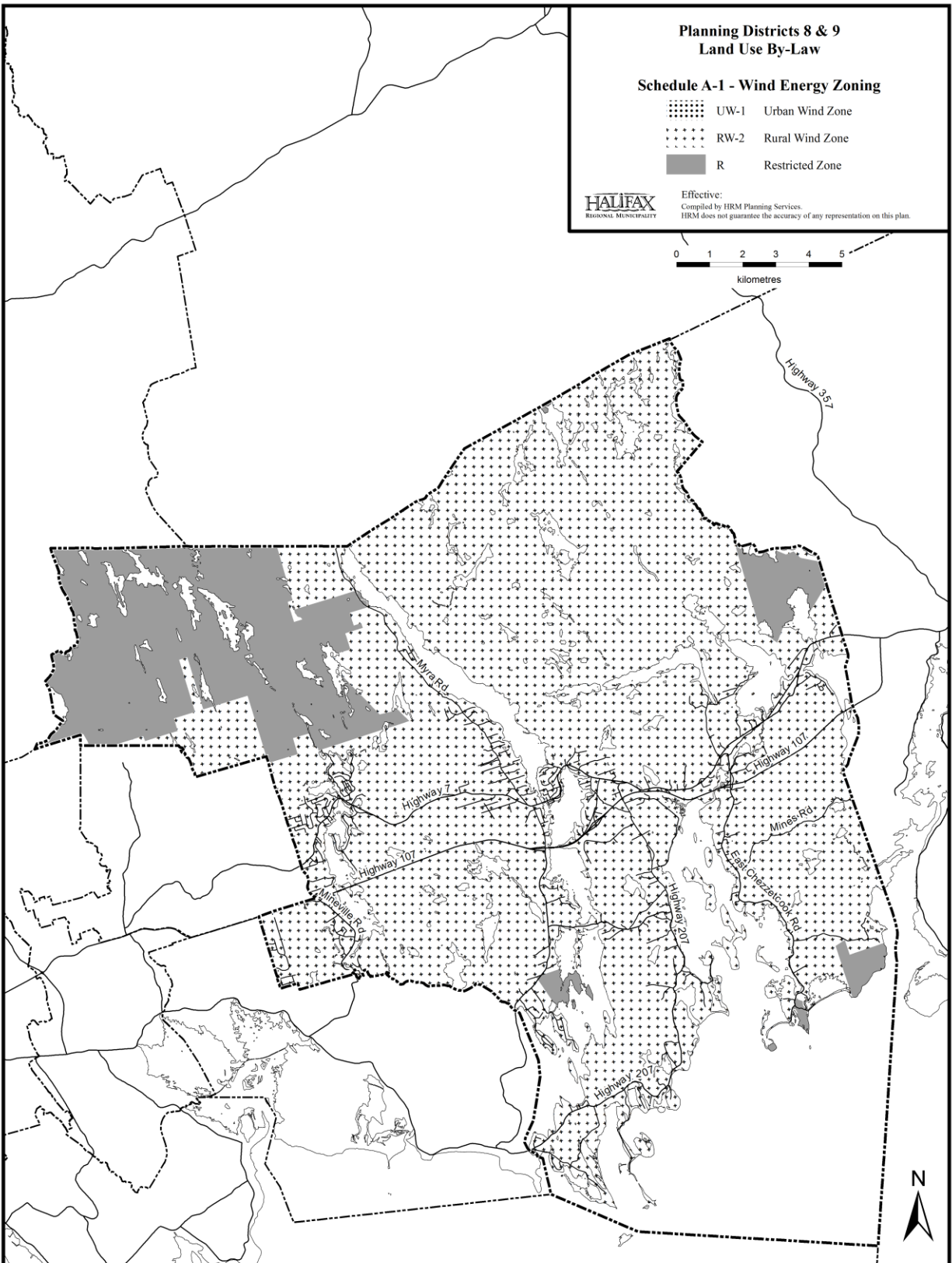
GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_.

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

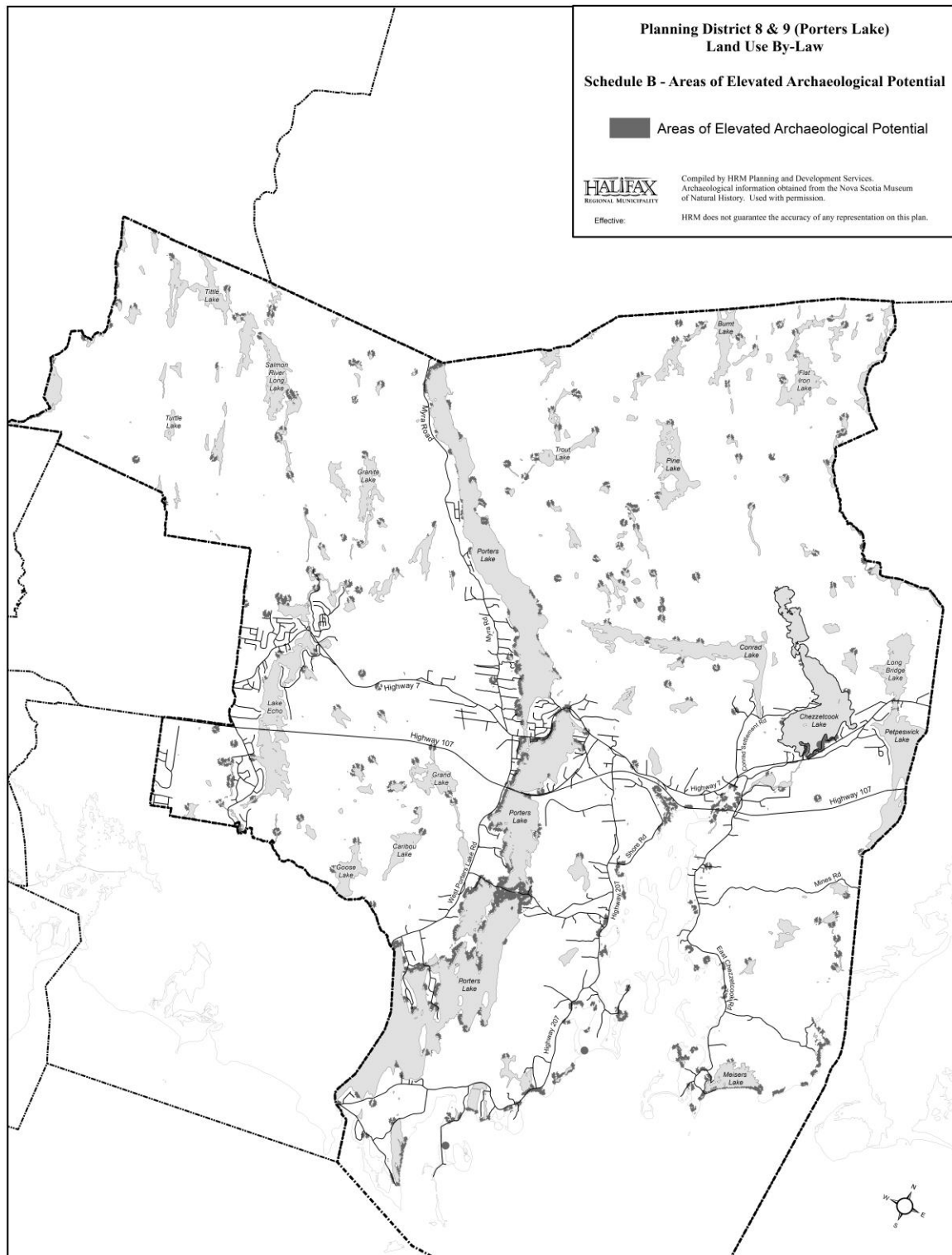
# ATTACHMENT E-16.1



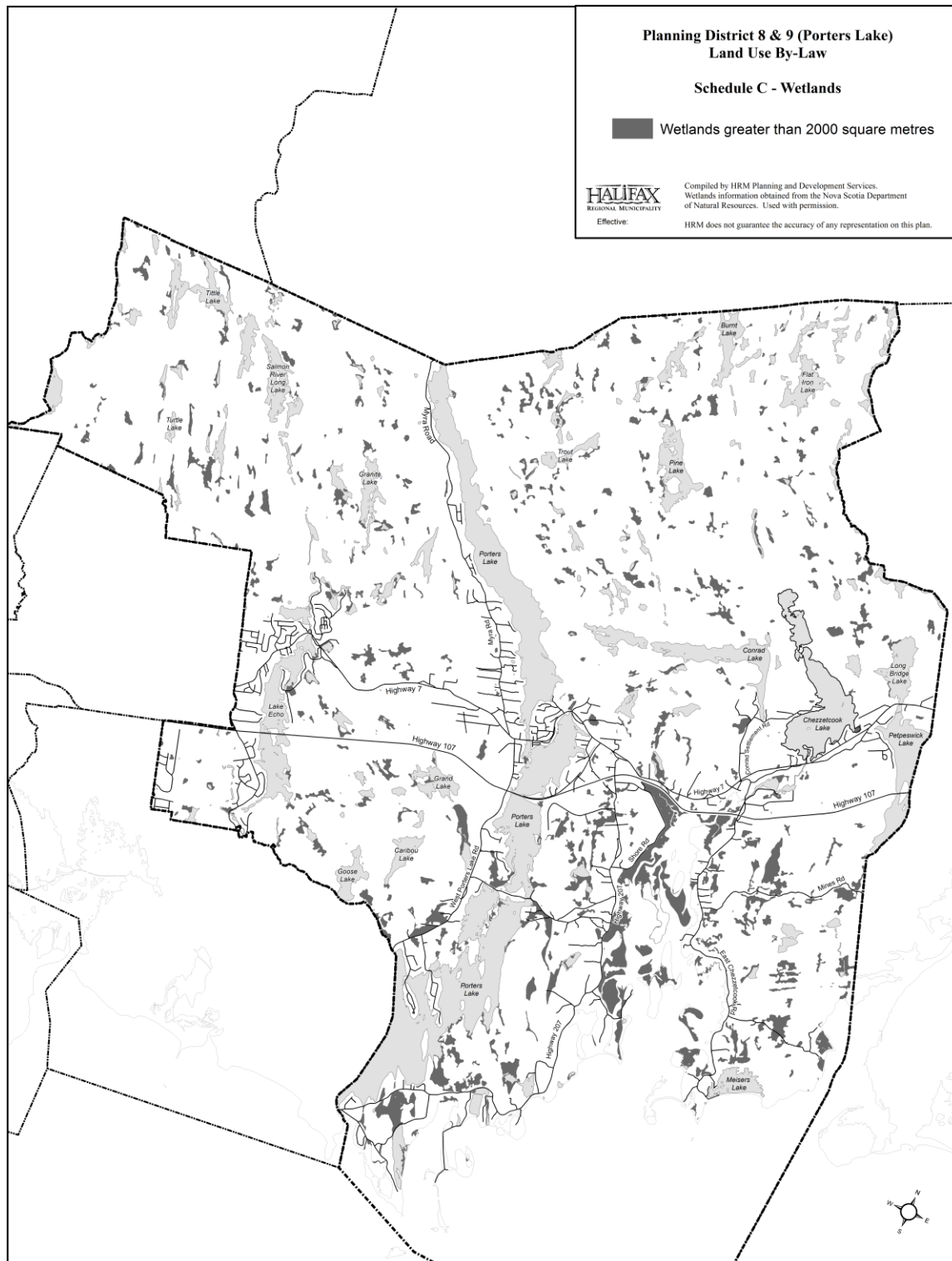
## ATTACHMENT E-16.2



## ATTACHMENT E-16.3



## ATTACHMENT E-16.4



## ATTACHMENT E-17

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR PLANNING DISTRICT 4

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Planning District 4 is hereby further amended as follows:

1. In Part 2 Definitions, after definition “2.14 Building” and before definition “2.14A Cemetery”, insert text shown as **bold** as follows:

**2.14a CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after definition “2.90 Warehouse” and before definition “2.91 Watercourse”, insert text shown as **bold** as follows:

**2.90A WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 3, section 3.6 Other Uses by Development Agreement, after clause (j) and before Part 4, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter:

- ~~(i) a mix of residential, associated community facilities, home-based offices, day cares, small-scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~



- ~~(ii) a mix of residential, associated community facilities, home-based offices, daycares, small-scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy; and~~
  - ~~(iii) residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy. (RC Jun 27/06;E Aug 26/06)~~
  - (i) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable; and**
  - (ii) **residential development on islands, as per policy S-18 of the Regional Municipal Planning Strategy.**
4. In Section 4.19 Watercourse Setbacks and Buffers, clause 1(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure, **and water control structures.**
5. In Section 4.19(3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
6. In Section 4.19A Coastal Areas, clause (1), after the word “harbours”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
- (1) No development permit shall be issued for any dwelling on a lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, ~~within a 2.5m elevation above the ordinary high water mark~~ **within a 3.8 metre elevation above Canadian Geodetic Vertical Datum (CGVD 28).**

7. In Part 4 General Provisions for All Zones, after section 4.33 subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.34 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

#### **MAP AMENDMENTS**

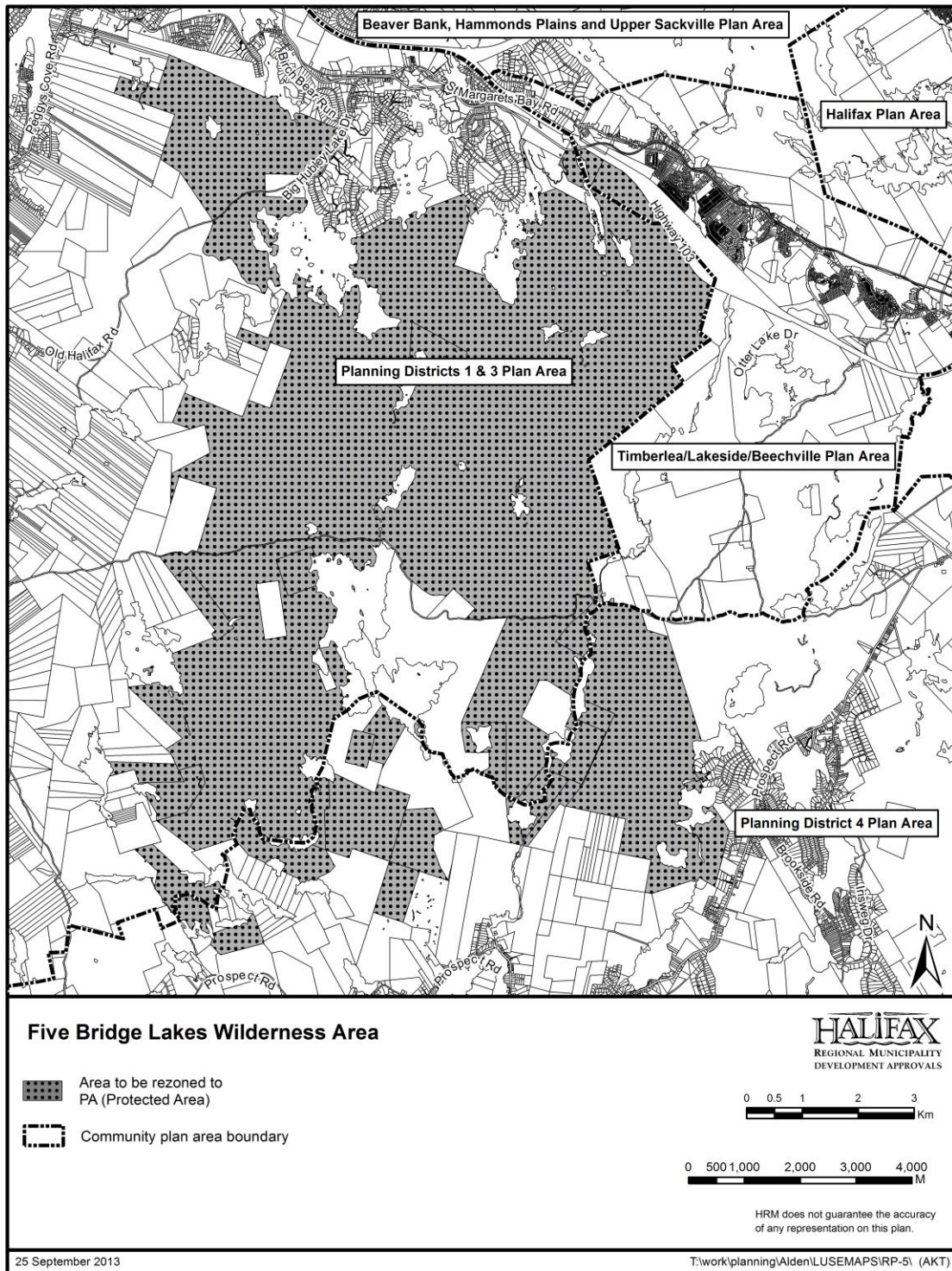
8. Amending Schedules A-2, A-3, A-4, B-1, B-2, B-3, C-1, C-2, C-3, Zoning Maps, as shown on the following Attachment E-17.1.
9. In Schedule F: Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule F - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule F - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-17.2.
10. In Schedule G: Wetlands Map, deleting the map entitled “Schedule G - Wetlands” and replacing it with the map entitled “Schedule G - Wetlands” as shown on the following Attachment E-17.3.
11. In Schedule H: Wind Energy Zoning Map, deleting the map entitled “Schedule H - Wind Energy Map” and replacing it with the map entitled “Schedule H - Wind Energy Zoning” as shown on the following Attachment E-17.4.

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

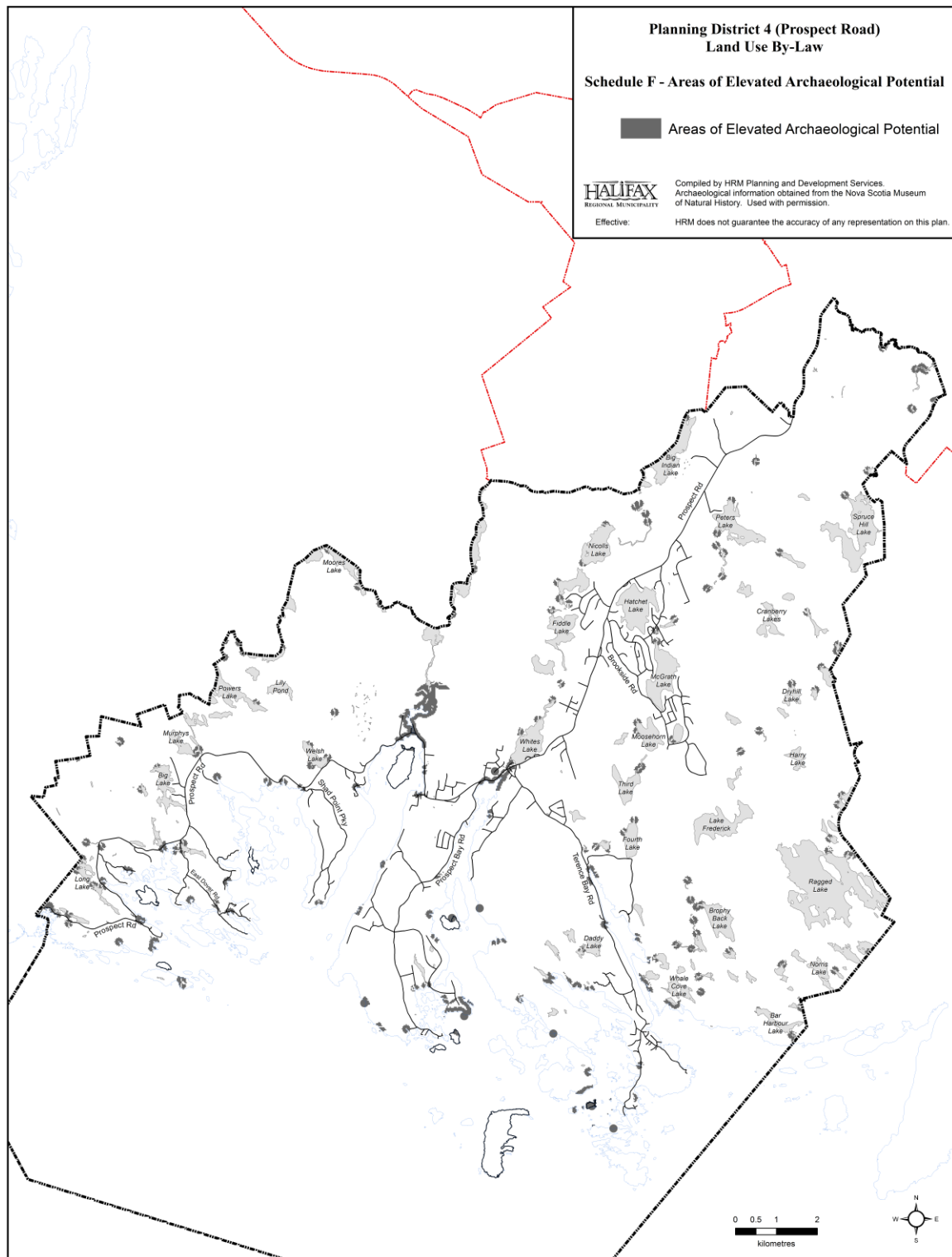
GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_.

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

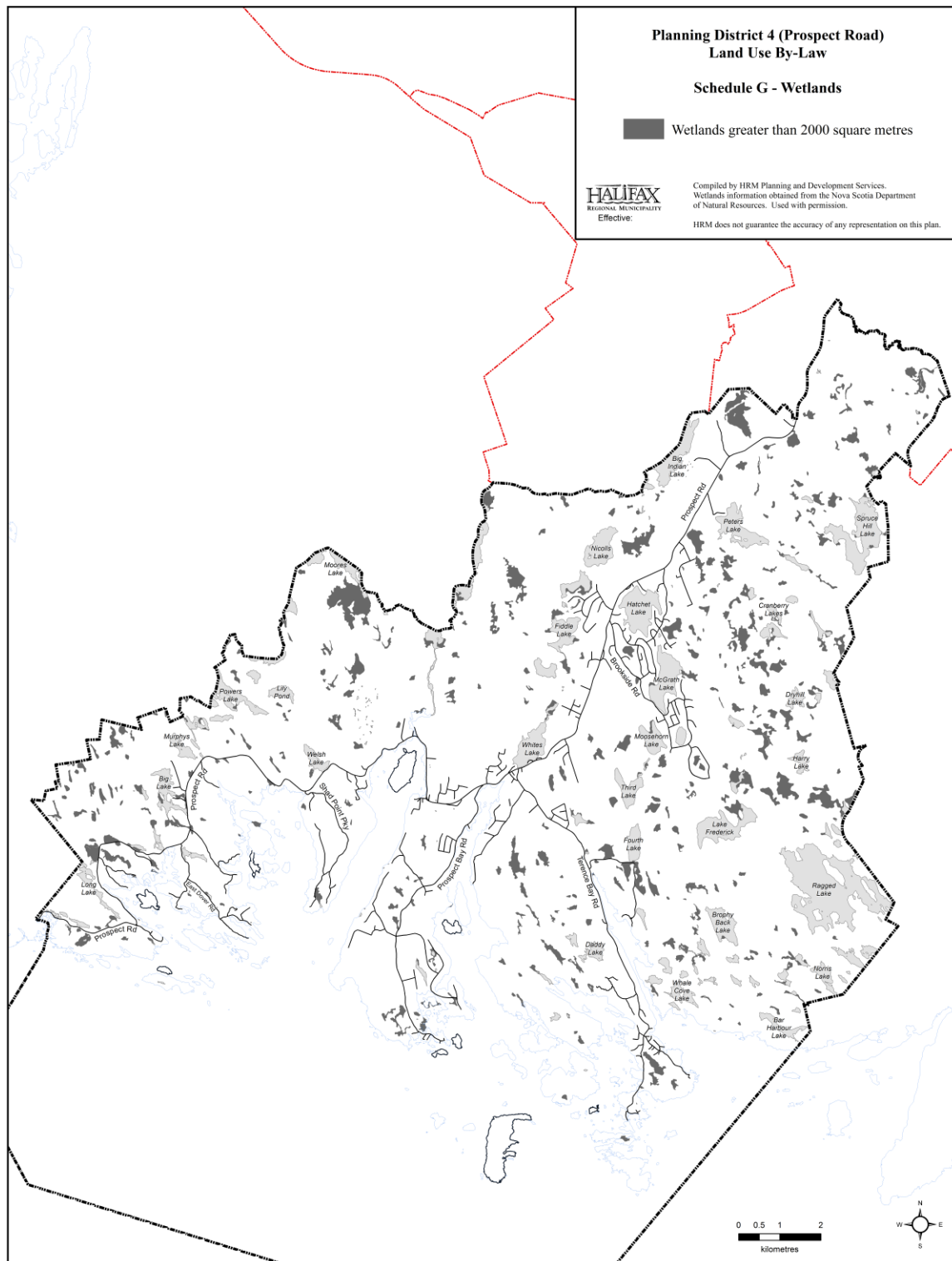
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## ATTACHMENT E-17.2

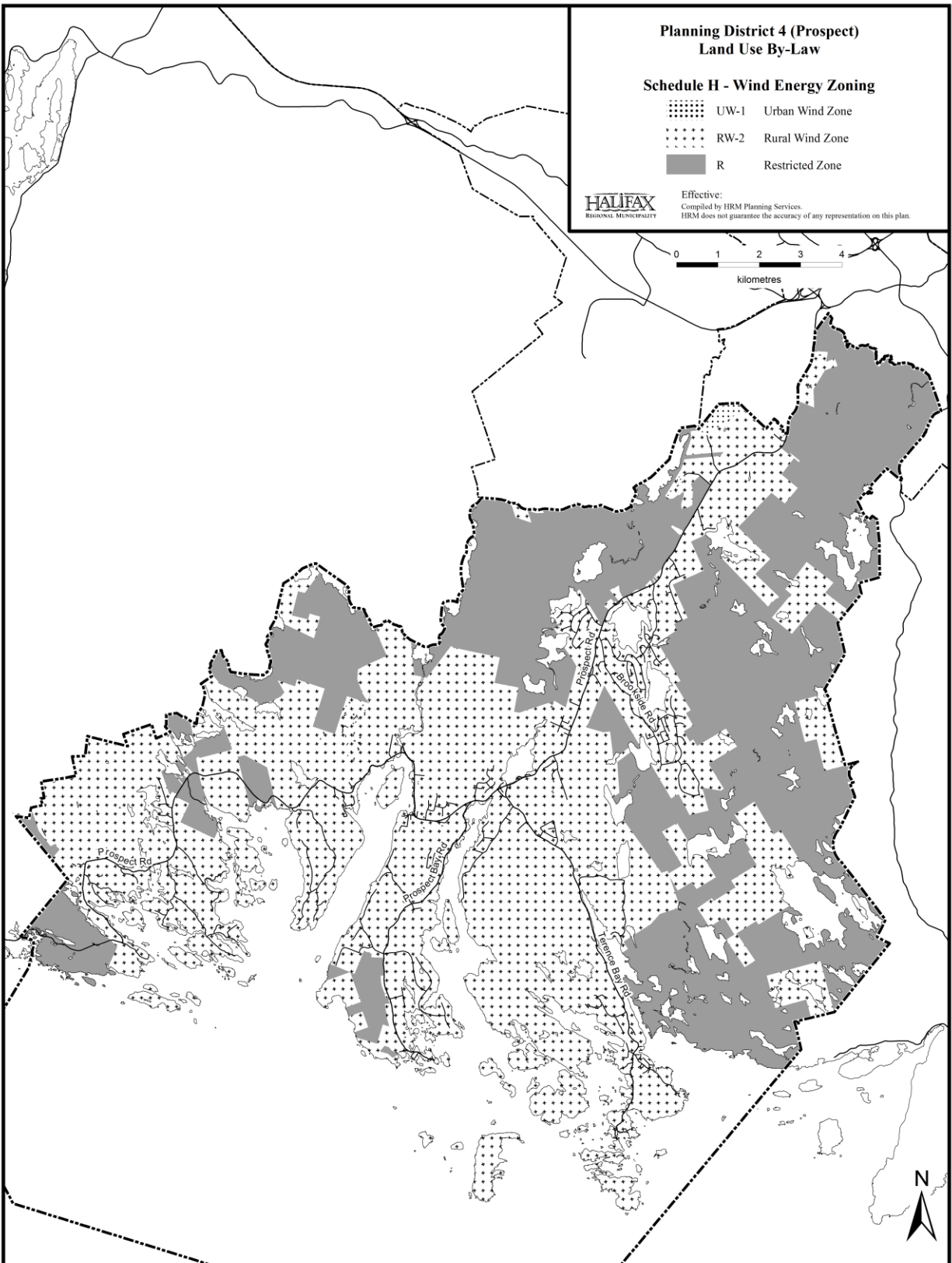


## ATTACHMENT E-17.3





## ATTACHMENT E-17.4



## ATTACHMENT E-18

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR NORTH PRESTON, CHERRY BROOK, LAKE MAJOR, LAKE LOON AND EAST PRESTON

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for North Preston, Cherry Brook, Lake Major, Lake Loon and East Preston is hereby further amended as follows:

1. In Part 2 Definitions, after definition “2.10 Building” and before definition 2.11 Commercial Recreation Use”, insert text shown as **bold** as follows:

**2.10A CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after definition “2.67A Used Building Material Retail Outlet” and before definition “2.68 Watercourse”, insert text shown as **bold** as follows:

**2.67B WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 3, section 3.17 Other Uses by Development Agreement, after clause (c)(v) and before Part 4, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter:

- ~~(i) a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and agricultural uses on new~~

~~roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~

- ~~(ii) a mix of residential, associated community facilities, home-based offices, daycares, small-scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy;~~

- (i) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**

4. In Section 4.21 Watercourse Setbacks and Buffers, clause 1(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure, **and water control structures.**

5. In Section 4.21(3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.

6. In Part 4 General Provisions for All Zones, after section 4.29 subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.30 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**



## MAP AMENDMENTS

7. In Schedule A-1: Wind Energy Zoning map, deleting the map entitled “Schedule A-1 - Wind Energy Map” and replacing it with the map entitled “Schedule A-1 - Wind Energy Zoning” as shown on the following Attachment E-18.1.
8. In Schedule B: Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule B - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule B - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-18.2.
9. In Schedule C: Wetlands Map, deleting the map entitled “Schedule C - Wetlands over 2000 Sq Metres” and replacing it with the map entitled “Schedule C - Wetlands over 2000 Sq Metres” as shown on the following Attachment E-18.3.

THIS IS TO CERTIFY that the by-law of which this is a true copy was  
duly passed at a duly called meeting of the Council of Halifax Regional  
Municipality held on the \_\_\_\_ day of

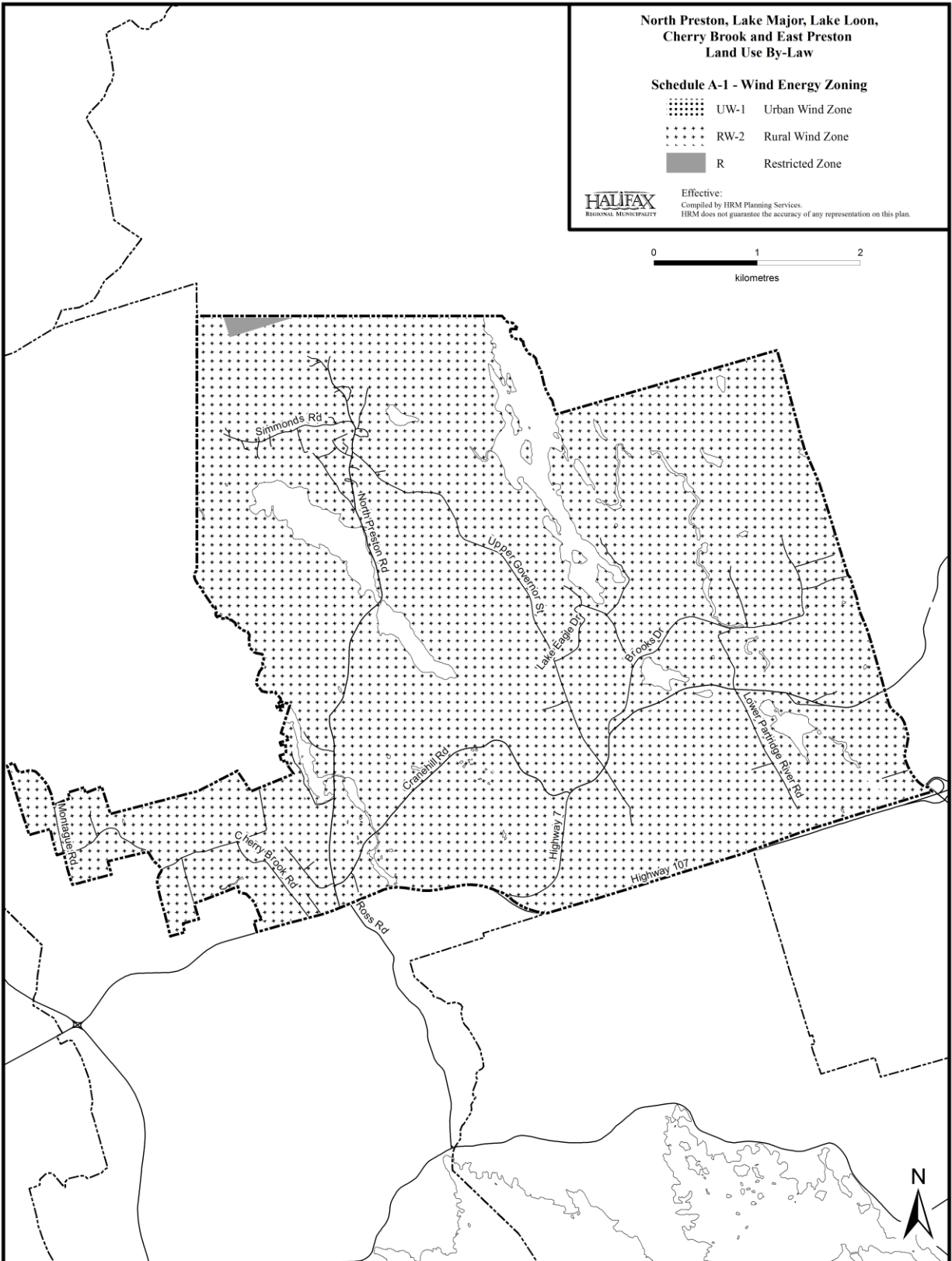
\_\_\_\_\_, A.D., 20 \_\_\_\_.

GIVEN under the hand of the Municipal Clerk and under the Corporate  
Seal of the said Municipality this \_\_\_\_ day of

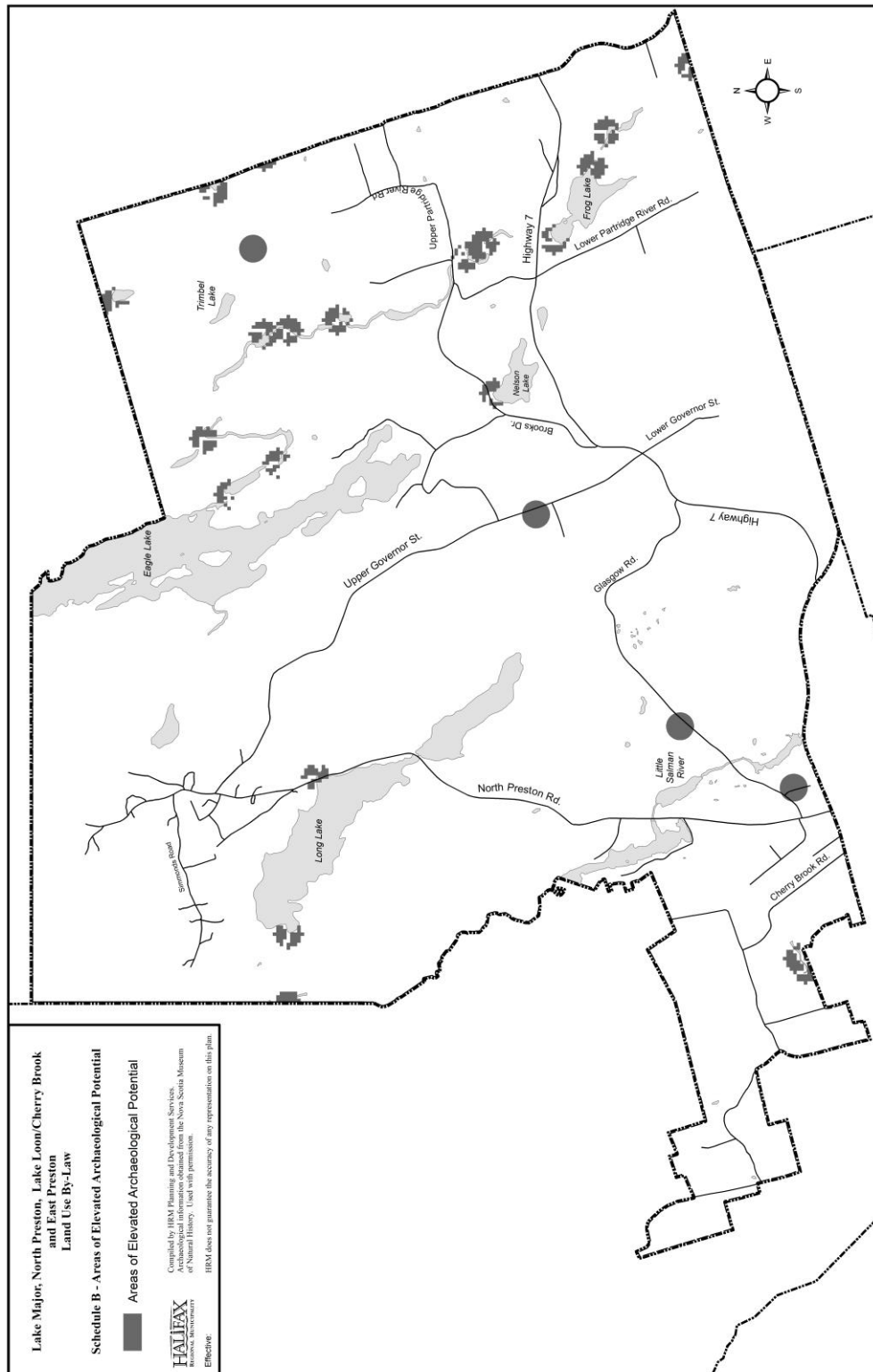
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\_\_\_\_\_  
Municipal Clerk

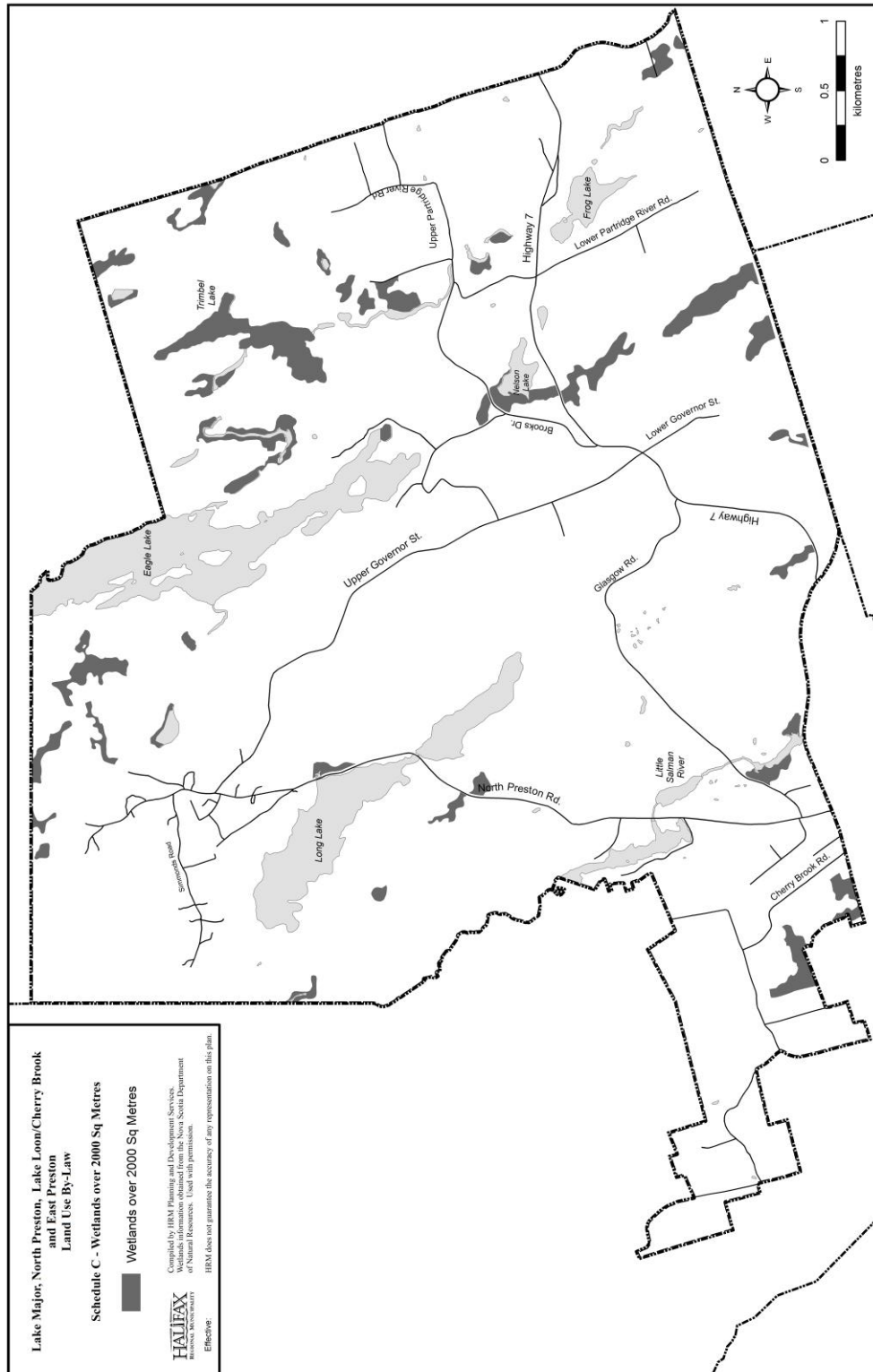
# ATTACHMENT E-18.1



## ATTACHMENT E-18.2



# ATTACHMENT E-18.3



## ATTACHMENT E-19

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR SACKVILLE DRIVE

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Sackville Drive is hereby further amended as follows:

1. In Part 2 Definitions, after the definition of “Building Supply Outlet” and before the definition of “Car Wash”, insert text shown as **bold** as follows:

**Canadian Geodetic Vertical Datum (CGVD28) means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after the definition of “Warehouse” and before the definition of “Watercourse” insert text shown as **bold** as follows:

**Water Control Structure means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 6 General Provisions for All Zones, section 6 Watercourse Setbacks and Buffers, subsection (1)(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure-, **and water control structures.**

4. In Part 6 General Provisions for All Zones, section 6 Watercourse Setbacks and Buffers, subsection (1)(e), after the words “specified under clause”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (e) Notwithstanding clause (a), the required buffer shall be 30.5m of the rim of the Sackville or Little Sackville rivers except for activities specified under clause ~~(d)~~ **(f)**.
5. In Part 6 General Provisions for All Zones, section 6 Watercourse Setbacks and Buffers, subsection (1)(f), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (f) Notwithstanding clause ~~(e)~~**(d)**, activity within the 30.5m buffer of the Sackville or Little Sackville rivers shall be limited to the placement of board walks, esplanades, arcades, walkways and trails, conservation uses, parks on public lands, public roads and wastewater, storm and water infrastructure- , **and water control structures.**
6. In Part 6 General Provisions for All Zones, section 6 Watercourse Setbacks and Buffers, subsection (1)(h), after the words “under clauses (e)”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (h) Notwithstanding the required buffer under clauses (e), **(f)** and ~~(f)~~**(g)**, no excavation, infilling, tree, stump and other vegetation removal or any alteration of any kind shall be permitted in relation to a development.
7. In Part 6 General Provisions for All Zones, section 6 Watercourse Setbacks and Buffers, subsection 2A, after the words “Notwithstanding subsection”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (2A) Notwithstanding subsection ~~(1)(e) and (f)~~ **(3)** the required buffer may be reduced to that indicated in subsection (1)(a) and (b) for any lot that existed on or before June 24, 2002, providing that any of the following conditions are met:
8. In Part 6 General Provisions for All Zones, section 6 Watercourse Setbacks and Buffers, subsection (3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:
  - (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.

9. In Part 6 General Provisions for All Zones, after section 40 and before Part 7, inserting text shown as **bold**, as follows:

**Public Transit Facilities**

- 41. Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

10. In Part 17 P3 (Flood Plain Zone), section 1, after the words “Stormwater Management Ponds” and before the words “Prohibited Uses and Structures”, inserting text shown as **bold**, as follows:

1. No development permit shall be issued in any P-3 (Floodplain) Zone except for the following:

Open Space Uses

- Parking areas involving no grade alternations, provided the capacity of the floodway is not reduced
- Public and private parks and playgrounds
- Conservation related uses
- Arcades, boardwalks, esplanades, hiking and walking trails

Environmental Protection Measures

- Stormwater Management Ponds
- **Water Control Structures**
- **Wastewater, stormwater and water infrastructure**

**MAP AMENDMENTS**

11. In Schedule D: Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule D - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule D - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-19.1.



THIS IS TO CERTIFY that the by-law of which this is a true copy was  
duly passed at a duly called meeting of the Council of Halifax Regional  
Municipality held on the \_\_\_\_ day of

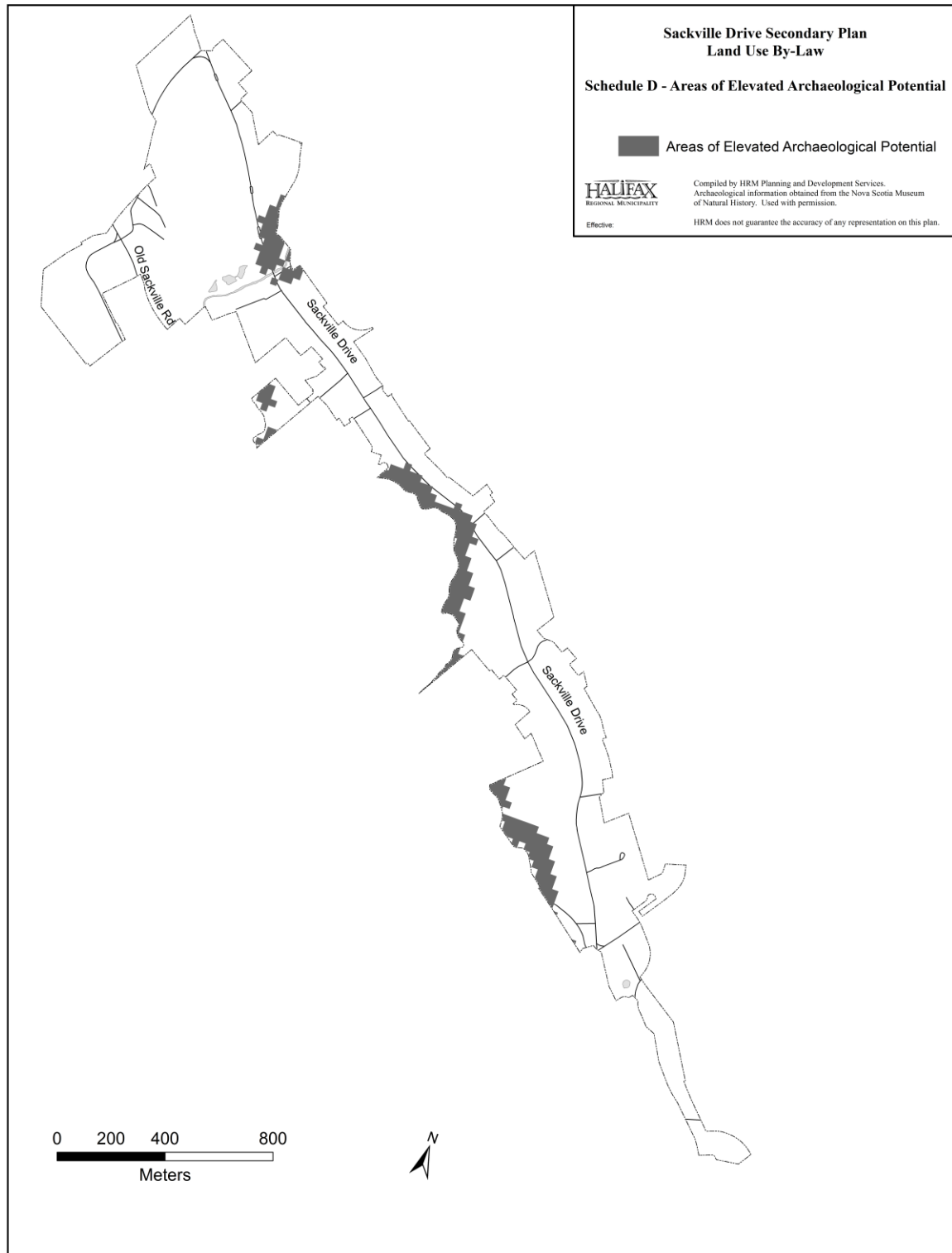
\_\_\_\_\_, A.D., 20 \_\_\_\_.

GIVEN under the hand of the Municipal Clerk and under the Corporate  
Seal of the said Municipality this \_\_\_\_ day of

\_\_\_\_\_, A.D., 20 \_\_\_\_.

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

## ATTACHMENT E-19.1



## ATTACHMENT E-20

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR SACKVILLE

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

1. In Part 2 Definitions, after definition “2.12 Business Use” and before definition 2.12A Cemetery”, insert text shown as **bold** as follows:

**2.12a CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

2. In Part 2 Definitions, after definition “2.74A Used Building Material Retail Outlet” and before definition “2.75 Watercourse”, insert text shown as **bold** as follows:

**2.74B WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

3. In Part 3, section 3.6 Other Uses Considered by Development Agreement, in clause (xxviii), deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

(xxviii) Within the Rural Commuter designation of the Regional Municipal Planning Strategy:

- (i) ~~a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~
- (ii) ~~a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and~~

~~agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy. (RC Jun 27/06;E Aug 26/06)~~

- (i) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**

- 4. In Part 4 General Provisions for All Zones, section 4.23 Watercourse Setbacks and Buffers, subsection (1)(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure-, **and water control structures.**

- 5. In Part 4 General Provisions for All Zones, section 4.23 Watercourse Setbacks and Buffers, subsection (1)(e), after the words “under clause (d)”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (e) Notwithstanding clause (a), the required buffer shall be 30.5m of the rim of the Sackville or Little Sackville rivers except for activities specified under clause ~~(d)~~ **(h).**

- 6. In Part 4 General Provisions for All Zones, section 4.23 Watercourse Setbacks and Buffers, subsection (1)(h), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (h) Activity within the required buffer pursuant to clause (e), shall be limited to the placement of board walks, walkways and trails, conservation uses, parks on public lands, historic sites and monuments, public road crossings and wastewater, storm and water infrastructure-, **and water control structures.**

- 7. In Part 4 General Provisions for All Zones, section 4.23 Watercourse Setbacks and Buffers, subsection (3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance

shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.

8. In Part 4 General Provisions for All Zones, after section 4.33 subsection IX a) ending in the words “Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.34 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

9. In Part 21 P3 (Flood Plain Zone), section 21.1 P3 Uses Permitted, after the words “Fishing and fishing related uses” and before the words “Open Space Uses”, inserting text shown as **bold**, as follows:

##### **21.1 P3 USES PERMITTED**

No development permit shall be issued in any P3 (Floodplain) Zone except for the following:

###### Resource Uses

Agricultural uses

Forestry uses

Fishing and fishing related uses

**Water control structures**

**Wastewater, stormwater and water infrastructure**

###### Open Space Uses

Parking areas involving no grade alternations, provided the capacity of the floodway is not reduced

Public and private parks and playgrounds

Recreation uses

Conservation related uses

#### **MAP AMENDMENTS**

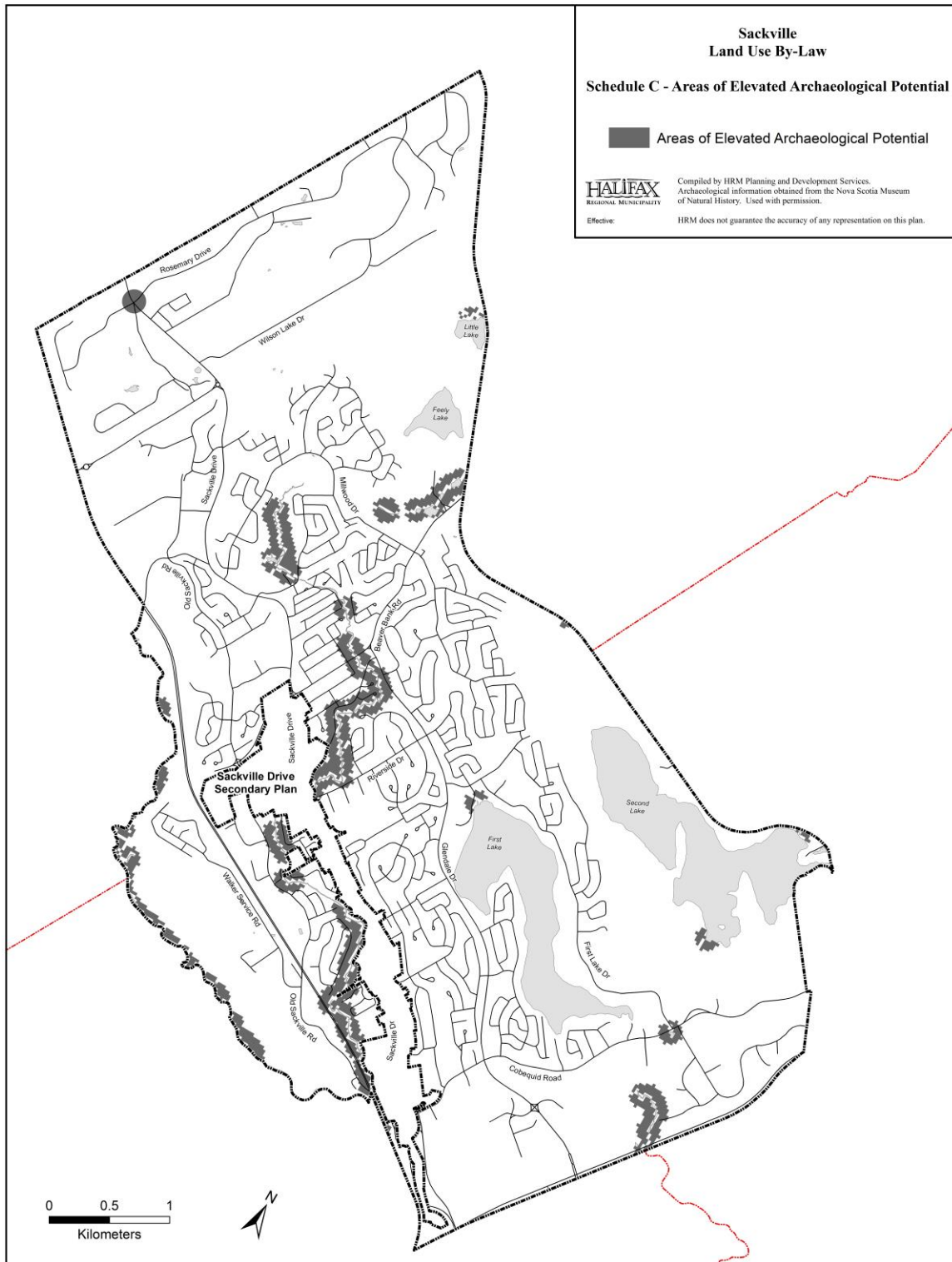
10. In Schedule C: Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule C - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule C - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-20.1.
11. In Schedule D: Wetlands, deleting the map entitled “Schedule D - Wetlands” and replacing it with the map entitled “Schedule D - Wetlands” as shown on the following Attachment E-20.2.

12. In Schedule E: Wind Energy, deleting the map entitled “Schedule E - Wind Energy Map” and replacing it with the map entitled “Schedule E - Wind Energy Zoning” as shown on the following Attachment E-20.3.

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

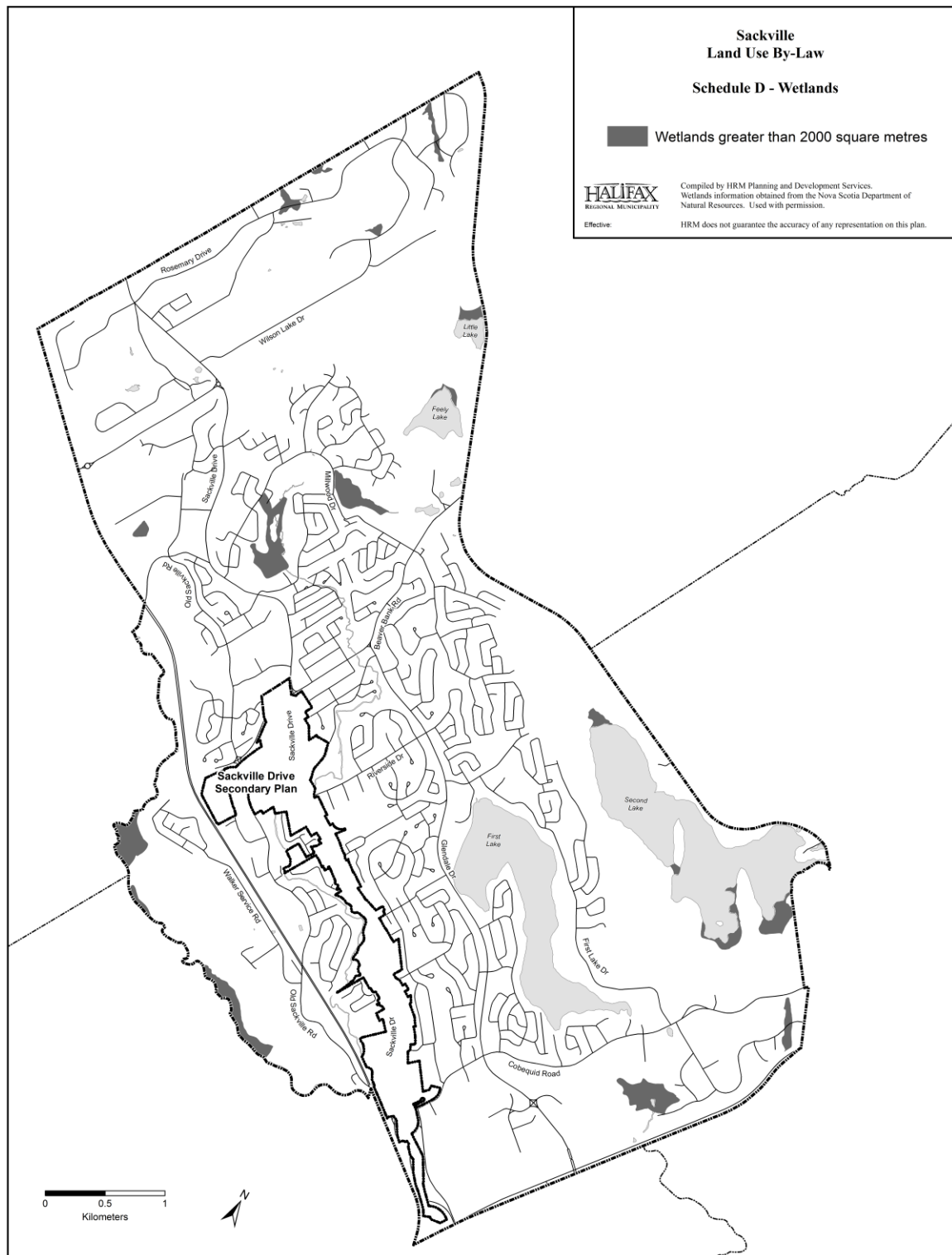
GIVEN under the hand of the Municipal Clerk and under the Corporate  
Seal of the said Municipality this \_\_\_\_ day of  
\_\_\_\_\_, A.D., 20 \_\_\_\_.

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

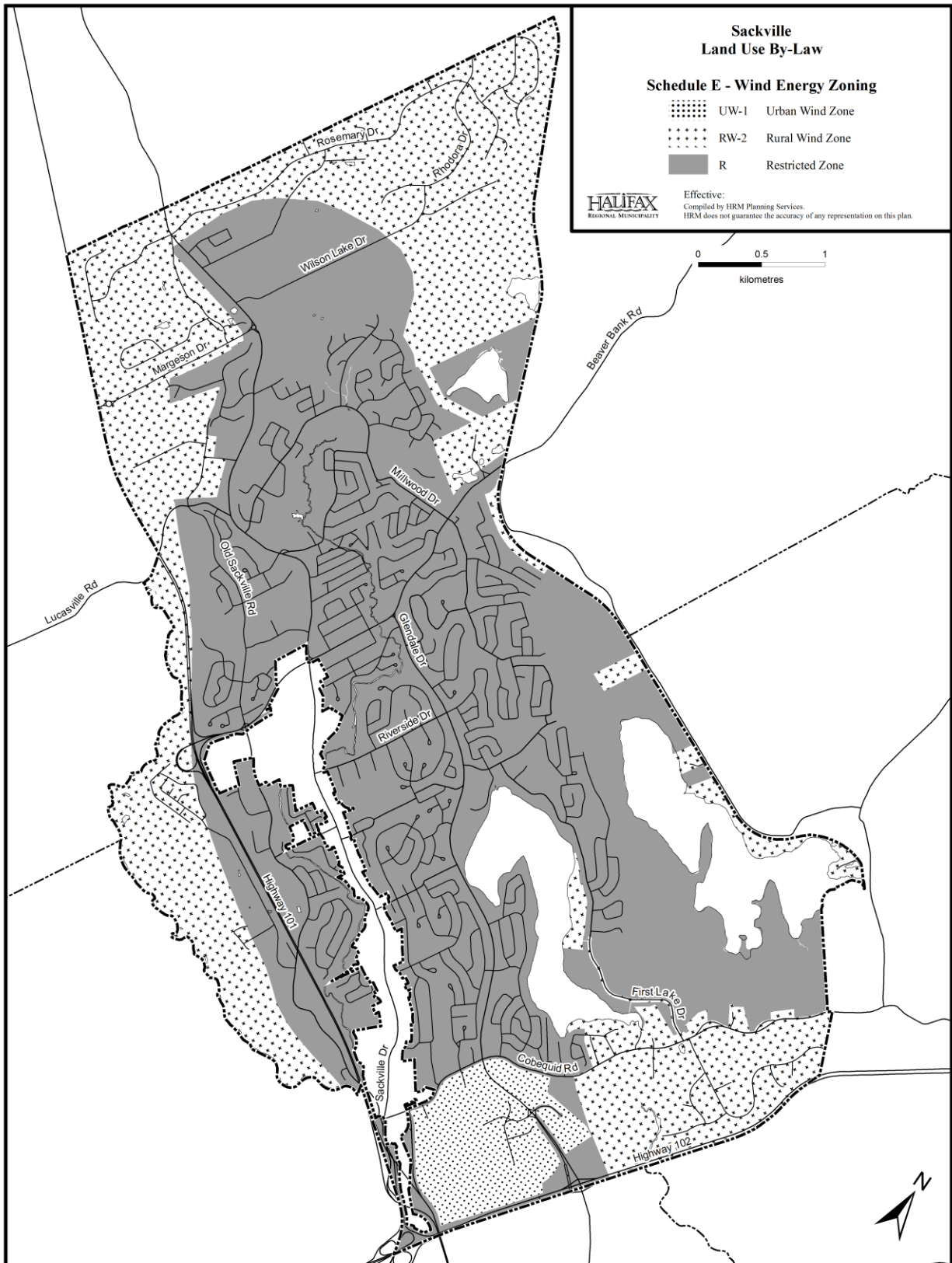
**ATTACHMENT E-20.1**



## ATTACHMENT E-20.2



# ATTACHMENT E-20.3



## ATTACHMENT E-21

### PROPOSED AMENDMENTS TO THE LAND USE BY-LAW FOR TIMBERLEA/LAKESIDE/BEECHVILLE

**BE IT ENACTED** by the Council of the Halifax Regional Municipality that the Land Use By-law for Timberlea/Lakeside/Beechville is hereby further amended as follows:

1. In the Table of Contents, after Part 20A and before Part 21, inserting text shown as **bold**, as follows:

#### **PART 20B: RPK (Regional Park) Zone**

2. In Part 2 Definitions, after definition “2.9A Business Use” and before definition “2.9B Cemetery”, insert text shown as **bold** as follows:

**2.9AA CANADIAN GEODETIC VERTICAL DATUM (CGVD28) - means the vertical datum for Canada officially adopted by an Order in Council in 1935. CGVD28 is a tidal datum defined by the mean water level at five tide gauges: Yarmouth and Halifax on the Atlantic Ocean, Pointe-au-Père on the St-Lawrence River, and Vancouver and Prince-Rupert on the Pacific Ocean. In addition, the definition includes an elevation at a benchmark in Rouses Point, NY (next to Lake Champlain) accepted as fixed by the US and Canada in 1925. The datum is propagated in land using geodetic levelling measurements. The vertical datum is accessible through benchmarks anchored to the ground and stable structures. The heights in terms of CGVD28 are in normal-orthometric system.**

3. In Part 2 Definitions, after definition “2.69A Waste Dangerous Goods” and before definition “2.69AA Watercourse”, insert text shown as **bold** as follows:

**2.69Aa WATER CONTROL STRUCTURE - means any device or infrastructure designed by a qualified professional to control or manage the flow, volume, direction, or quality of stormwater to mitigate downstream impacts. It may include, and is not limited to, stormwater ponds, rain gardens, engineered wetlands, quality control devices, flow splitters, dispersion beds, energy dissipation, baffles, pipes, inlet/outlet structures, weirs and/or check dams.**

4. In Part 3, section 3.6 Other Uses Considered by Development Agreement, after clause (m) and before Part 4, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter:

- ~~(i) a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;~~
- ~~(ii) a mix of residential, associated community facilities, home-based offices, day cares, small scale bed and breakfasts, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy;~~

~~(RC-Jun 27/06;E-Aug 26/06)~~

- (i) **Conservation Design Developments in accordance with policies S-14, S-15, S-16 and S-17 of the Regional Municipal Planning Strategy, as applicable.**

5. In Section 4.19 Watercourse Setbacks and Buffers, clause 1(d), after the words “water infrastructure”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m<sup>2</sup> or a combination of an accessory structure and attached deck not exceeding 20 m<sup>2</sup>, fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure-, **and water control structures.**

6. In Section 4.19 (3), after the words “prior to” and before the words “is such that”, deleting text shown as ~~strikeout~~ and inserting text shown as **bold**, as follows:

- (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to ~~the effective date of the Regional Municipal Planning Strategy, August 26, 2006,~~ is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.

7. In Part 4 General Provisions for All Zones, after section 4.34 subsection IX a) ending in the words “”Wind Energy Zoning Map” and before Part 5, inserting the text shown as **bold**, as follows:

#### **4.35 PUBLIC TRANSIT FACILITIES**

**Public transit facilities shall be permitted in all zones with frontage on minor and major collector roads, arterial roads and expressways and shall not be required to conform to any zone requirements.**

8. After Part 20A(3) Setback Exemption and before Part 21 CDD (Comprehensive Development District), inserting text shown as **bold**, as follows:

**PART 20B: RPK (REGIONAL PARK) ZONE**

**20B(1) The following uses shall be permitted in any RPK Zone:**

- (a) Recreation uses**
- (b) Conservation uses**
- (c) Uses accessory to the foregoing uses**

**20B(2) No person shall in any RPK Zone use or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).**

**20B(3) No person shall in any RPK Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).**

**REQUIREMENTS**

**20B(4) Buildings erected, altered or used for RPK uses in an RPK Zone shall comply with the following requirements:**

<b>Minimum Front or Flankage Yard:</b>	<b>20m</b>
<b>Minimum Side or Rear Yard:</b>	<b>20m</b>
<b>Maximum Lot Coverage:</b>	<b>50% for lots less than 4 ha in area, or 5% for lots 4 ha or more in area</b>

**MAP AMENDMENTS**

9. Amending Schedule A Zoning Map, as shown on the following Attachments E-21.1 and E-21.2
10. In Schedule B: Areas of Elevated Archaeological Potential, deleting the map entitled “Schedule B - Areas of Elevated Archaeological Potential” and replacing it with the map entitled “Schedule B - Areas of Elevated Archaeological Potential” as shown on the following Attachment E-21.3.

11. In Schedule C: Wetlands Map, deleting the map entitled “Schedule C - Wetlands” and replacing it with the map entitled “Schedule C - Wetlands” as shown on the following Attachment E-21.4.
12. In Schedule D: Wind Energy Zoning Map, deleting the map entitled “Schedule D - Wind Energy Map” and replacing it with the map entitled “Schedule D - Wind Energy Zoning” as shown on the following Attachment E-21.5.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the \_\_\_\_ day of

\_\_\_\_\_, A.D., 20 \_\_\_\_.

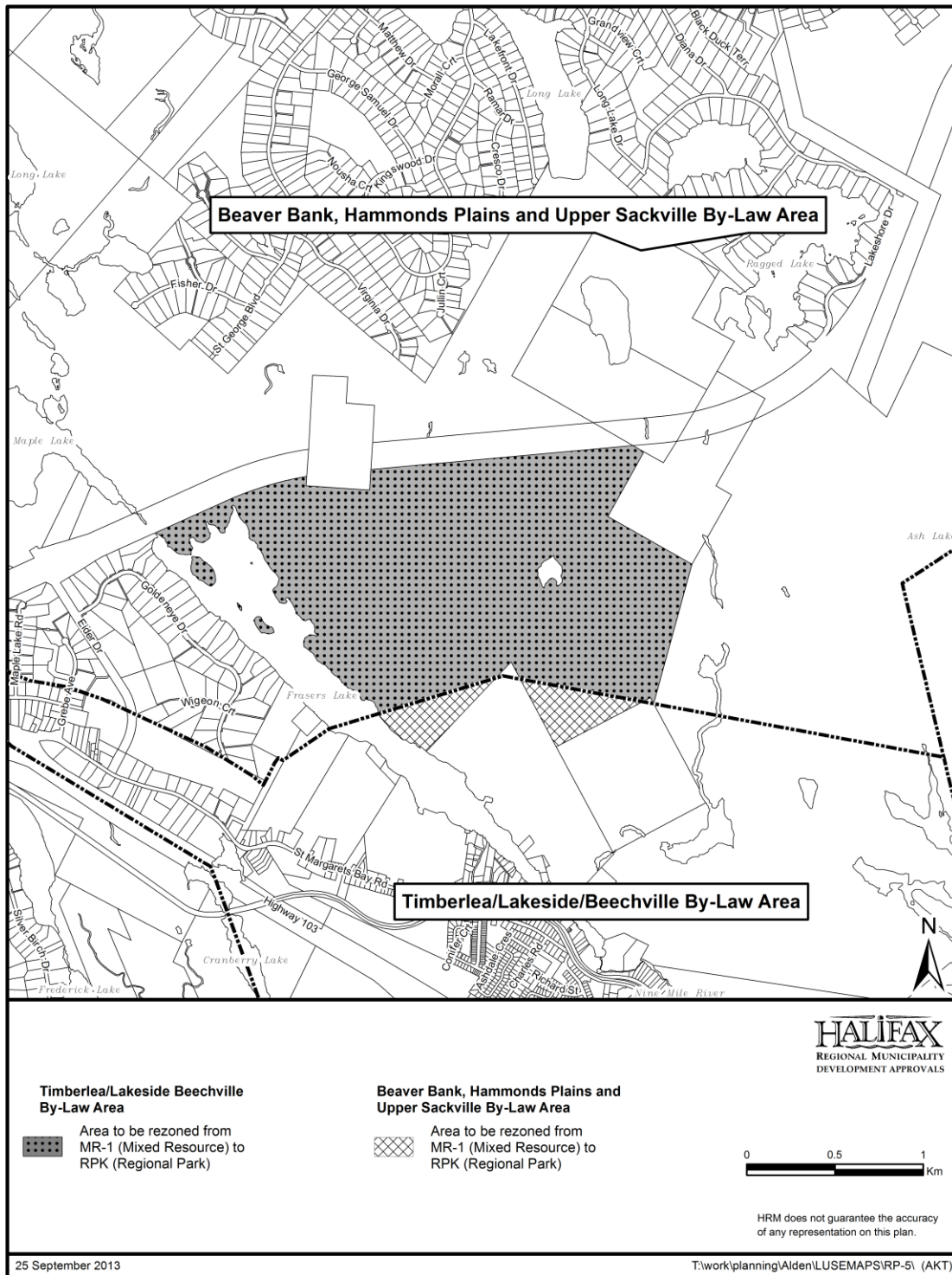
GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this \_\_\_\_ day of

\_\_\_\_\_, A.D., 20 \_\_\_\_.

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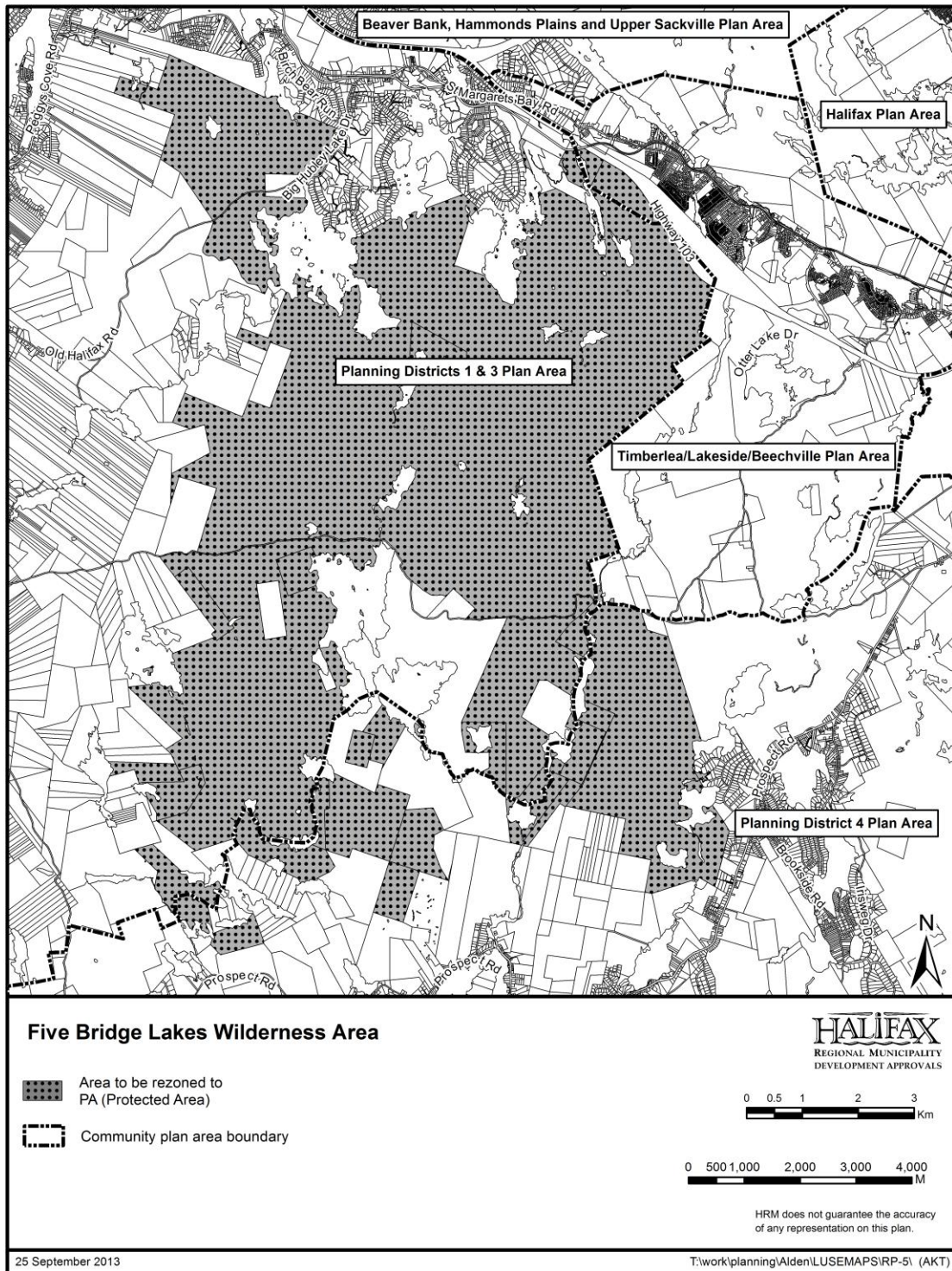
Municipal Clerk

## ATTACHMENT E-21.1



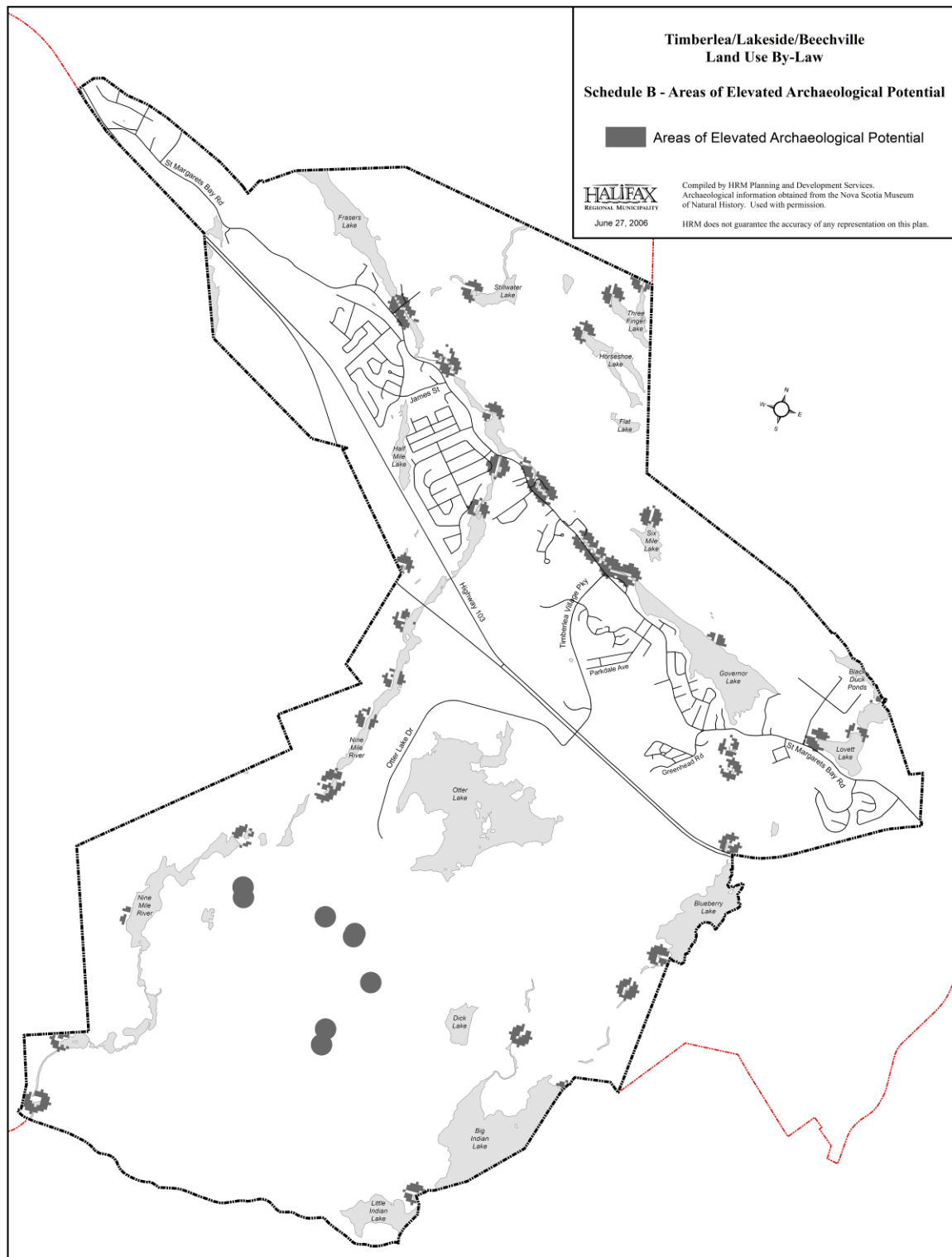


## ATTACHMENT E-21.2

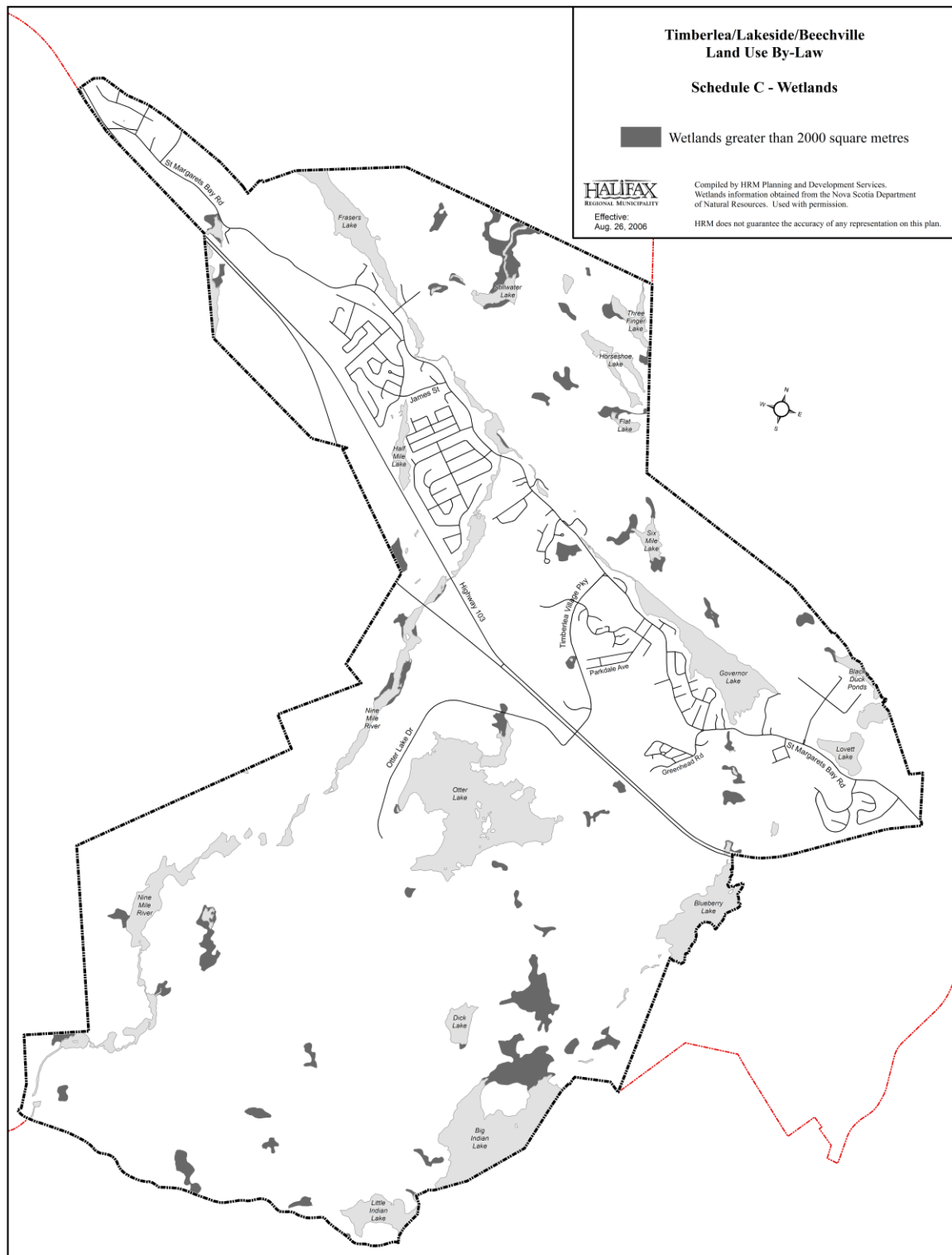




## ATTACHMENT E-21.3



## ATTACHMENT E-21.4



## ATTACHMENT E-21.4

