


REVISED June 25/14
(Map 4 only)



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 9.3(i)
Halifax Regional Council
June 24, 2014

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original signed by 
Richard Butts, Chief Administrative Officer

Original Signed by Director

Jane Fraser, Director, Planning and Infrastructure

DATE: June 2, 2014

SUBJECT: **Regional Plan Review – Additional Amendments to Planning Documents**

SUPPLEMENTARY REPORT

ORIGIN

- Amendments directed by Council at the May 20, 2014 meeting.
- Housekeeping amendments recommended by staff.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Part VIII: Planning and Development and Part IX: Subdivision

RECOMMENDATIONS

It is recommended that Halifax Regional Council:

1. Repeal the existing HRM Regional Municipal Planning Strategy and adopt the proposed HRM Regional Municipal Planning Strategy as contained in Attachment A of the January 14, 2014 staff report;

RECOMMENDATION CONTINUED PAGE 2

2. Repeal and re-adopt the 2006 Regional Plan Community Plan and Land Use By- Law Amendments (as amended) as contained in Attachment B of the January 14, 2014 staff report;
3. Adopt the amendments to the Secondary Planning Strategies as contained in Attachment C of the January 14, 2014 staff report and additional amendments to the Downtown Halifax Secondary Municipal Planning Strategy as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee and in Attachment A of the January 30, 2014 report from the Design Review Committee;
4. Repeal the Halifax Regional Subdivision By-law currently in effect and replace it with a new Halifax Regional Subdivision By-law presented in Attachment D of the January 14, 2014 staff report;
5. Adopt the amendments to the Land Use By-laws as contained in Attachment E of the January 14, 2014 staff report and adopt the amendments to the Downtown Halifax Land Use By-law, Schedule S-1, Design Manual, section 4.5.6 to replace the name “Federal Standards and Guidelines for Conservation of Historic Buildings in Canada” with “Standards & Guidelines for the Conservation of Historic Places in Canada, 2nd Edition” as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee and Attachment B of the January 30, 2014 report from the Design Review Committee;
6. Adopt the amendments to By-law H-200, the Heritage Property By-Law, as contained in Attachment F of the January 14, 2014 staff report and additional amendments as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee;
7. Adopt the amendments to the Barrington Street Heritage Conservation District Revitalization Plan, as contained in Attachment G of the January 14, 2014 staff report and additional amendments as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee;
8. Adopt the amendments to By-law H-500, the Heritage Conservation District (Barrington Street) By-law, as contained in Attachment H of the January 14, 2014 staff report and additional amendments as contained in Attachment 1 of the January 31, 2014 report from the Heritage Advisory Committee; and
9. Adopt the amendments approved at the February 25, 2014 meeting of Regional Council, as presented in Attachment C and accompanying maps 1 and 2 of the Supplementary Staff Report dated April 29, 2014, being:
 - A. That Schedule I of the Regional Subdivision Bylaw be amended, as per Map 1 attached to the supplementary staff report dated April 29, 2014, to include all “Future Major Roads” as shown on Map 1 (Settlement and Transportation) and Map 6

(Future Transit and Transportation) of the Regional Plan;

- B. That the proposed amendments to the Mainland Halifax Land Use By-law as presented in Map E-8.1 of the January 14, 2014 staff report be amended to reflect the request made by the Nova Scotia Nature Trust to have four HRM owned properties rezoned to (PA) Protected Area;
 - C. That Map 12 of the revised Regional Plan – HRM Potable Water Supply Areas – circulated with Attachment A of the January 14, 2014 staff report, be replaced with a revised Map 12 as circulated on February 25, 2014;
 - D. That Objective 4 of Culture and Heritage be amended by inserting the words “and heritage” following the words “support cultural” and the words “signature cultural” on page 12 and page 85 of Draft 4 of the proposed revised Regional Plan;
 - E. That Schedule H of the Regional Subdivision Bylaw be amended, as per Map 2 attached to the supplementary staff report dated April 29, 2014, to include all lands within the Lawrencetown Plan Area within the Central/Eastern Interim Growth Management (IGM) Area; and
 - F. That the first sentence of Policy SU-28 be amended to read “HRM shall confirm the objectives of the Integrated Solid Waste Resource Strategy, and it shall review the Strategy outcomes every 5 years unless changes to program components, such as capacity or regulations, require a review be conducted in the interim”;
10. Adopt the amendments, to the *Regional Municipal Planning Strategy* (2014), the *Regional Subdivision By-law* (2014), the *Municipal Planning Strategy for Halifax*, the *Land Use By-Law for Halifax Mainland*, and the *Eastern Shore East Land Use By-law*, as presented in Attachment A to this report, to implement the recommendation approved at the May 20, 2014 Committee of the Whole session; and
11. Adopt the amendments, to the *Regional Municipal Planning Strategy* (2014), the *Municipal Planning Strategy for Dartmouth* and the *River Lakes Secondary Planning Strategy* being part of the *Municipal Planning Strategy for Planning Districts 14 and 17* as presented in Attachment B to this report, to address minor errors and omissions found by staff.

BACKGROUND

At the May 20, 2014 meeting, Committee of the Whole recommended that Regional Council adopt the first nine recommendations of this report with the following additional amendments made to planning documents (No. 10 above):

- A. To permit Seven Lakes the ability of completing an integrated low-impact community design consistent with the vision expressed in the 2006 Regional Plan and for the developer to continue significant investment in the community, Seven Lakes requires the 2006 Open Space form of development on its adjacent land holdings. Council recognizes that permitting this form of development to be extended may be appropriate for the remaining lands due to their proximity to central Porters Lake and its designations as a Rural District Growth Centre.
- B. Proposed Amendments – Implementation Policy G-19 Notwithstanding Policies S-14, S-15, S-16 and S-17 of this Plan Council may consider a development agreement application on lands identified by PID NOs 00109504, 40183360, 40184178 Block 4B and 4C, 40184707, 40184889, 40305468, 40305476, 40678807, 40678815, 40678849, 40713133, 40713166, 40713174, 40713182, 40713190, 41082108, 41219205, 41219213, 41219221, 41219239, 41219247, 41219254, 41219262, 41219270, 41219288, 41310954, 41315995, 41316001, 41316019, 41316027, 41316035, 41316043, 41316050, 41316084, 41316092, 41316118, 41316126, 41316134, 41316142, 41316159, 41316167, 41316191, 41316217, 41316225, 41316258, 41316266, 41316316, 41316324, 41316332, 41316340, 41316357, 41316365, 41316373, 41316381, 41316407, 41316415, 41316423, 41328105, 41328113, 41352105, 41381997, 41382003, 41382011, 41383431, 41383464, 41383472, 41393992, 41404120 and illustrated on Appendix D on this Plan (presented as Map 1 of this report) in accordance with policies S-15 and S-16 of the 2006 Regional Plan provided that a completed application has been submitted to HRM prior to December 31, 2014.
- C. Single lot Amendment as revised and circulated and to be restricted to only PID No. 00270934, Purcell's Cove Road (to allow for creation of one additional lot from this property).
- D. To add Eastern Passage/Cow Bay to Phase 2 of the Secondary Municipal Planning Strategy processes, as provided for in the Regional Plan (to require plan review to be initiated in 2016).
- E. To remove PID No. 00468694 near Trinity Lane (illustrated on Map 2 to this report) from Schedule J and allow them to be developed as of right, and to include the properties within the sewer service boundary thereby aligning with the existing water boundary.
- F. Regional Council designate the lands recently acquired by NS Nature Trust described as PIDS Nos. 0551192, 40028151, 40028136, 40028078, 40028144, 40027799, 40027740, 41252420, 41252412 along Eastern Shore as PA – Protected Areas.

During the review of Council's questions from its February 25, 2014 meeting concerning the proposed Regional Plan, Staff discovered a few drafting omissions and errors. The required amendments to correct these minor errors and omissions are presented in Attachment B.

DISCUSSION

1. Committee of the Whole Amendments: Attachment A

Seven Lakes Development

The amendments required to implement the additional amendments recommended by Committee of the Whole on May 20, 2014 are presented in Attachment A. Subsequent to the meeting, representatives of Seven Lakes Developments advised staff that one of the PIDs referenced in the motion has been updated by two new PIDs and also requested that the PIDs of several islands be removed. The PIDs illustrated on Map 1 to this report and included as Appendix D to the Regional Plan have been updated to reflect this request.

PID 0468694, Beaver Bank

Should the amendment to include PID 0468694 within the Urban Service Area boundary be approved, Halifax Water has advised that the property owner will be required to undertake a downstream analysis of the wastewater collection system (including any impact on regional infrastructure and the associated Regional Development Charge (RDC)) as part of the subdivision application process. The cost of any required infrastructure upgrades would have to be assumed by the applicant. The amendment is presented as Attachment A, No. 3 and the property line is illustrated on Map 2 of this report.

HRM staff does not support removing this property from the growth control boundary or including it in the urban service area boundary. The reasons are outlined in the staff report dated April 29, 2014 which was tabled at the May 20, 2014 Committee of the Whole meeting.

2. Staff Amendments: Attachment B

Coastal Inundation

Reference is made under section 2.3.5 of the Regional MPS that special provisions for the Downtown Halifax Secondary Plan Area were approved by HRM in 2004. An amendment is proposed to reflect the correct date of approval which is 2013 (Attachment B, No. 2).

Conservation by Design Developments

On the second line of clause (a) of policy S-15 and the first line of clause (a) of policy S-16 of the Regional Planning Strategy, the word “and” should be replaced with the word “or” and, in clause (b) of policy S-16, the word “contiguous” should be replaced with the word “continuous”.

The River-lakes Secondary Planning Strategy cross references open space design development policies of the current Regional Plan. With the updated Conservation by Design policies of the draft Regional Plan, a number of the cross-references made in the Secondary Plan need to be updated. The required amendments are included in Attachment B. These ensure that the intent of the Secondary Plan has not been changed (Attachment B, Nos. 3, 4, 8 to 14).

Lot Frontage Exemptions

Policy S-28 has been included in the revised Regional Plan to provide policy support for an exemption made under the Regional Subdivision By-law which allows for approval of lots which do not meet the lot frontage requirements of a land use by-law. This exemption was adopted under the 2006 Regional Subdivision By-law and was originally adopted under the Halifax County Subdivision By-law in 1989. Policy S-28 states that lots created under this exemption must have frontage on an existing road where as the regulation only requires the lots to have access to a road. An amendment is therefore proposed to correct this error (Attachment B, No. 1).

Burnside Business Campus

A mapping error was made to the boundary of the City of Lakes Business Park, as illustrated on Map 10 of the draft Regional Planning Strategy, and another error was made to the Burnside Comprehensive Development District designation boundary, as illustrated on Map 9Y of the Dartmouth Secondary Planning Strategy. The required amendments are presented as Attachment B, Nos. 5 and 7 and illustrated on Maps 4 and 5 of this report.

Correspondence has also recently be received from North American Development Group requesting that the Dartmouth Secondary Planning Strategy be amended to allow the Burnside Comprehensive Development District Zone be applied to lands that it owns within the City of Lakes Business Park. If this amendment was made, a mixed of residential, commercial and office uses could be considered by development agreement.

The Regional Plan states that provisions may be established under secondary planning strategies to allow for residential developments with private business parks through a development agreement (policy EC-9 of the revised Plan). If the owner is interested in pursuing this option, an application can be made to initiate a plan amendment process to the Dartmouth Secondary Plan. Staff will provide comment when supporting documentation is received.

Plan Review

Staff has proposed that policy G-13 of the Regional Plan be amended to clarify that the time line for five year Plan Review commences upon completion of the previous five year review (Attachment B, No. 6).

FINANCIAL IMPLICATIONS

None associated with this report.

COMMUNITY ENGAGEMENT

A public participation program was undertaken in accordance with that approved by Council.

The intent of the policies were well documented throughout the Regional Plan Review process. The policy adjustments presented in this report carry out the proposed policies as originally intended.

ENVIRONMENTAL IMPLICATIONS

None associated with this report.

ALTERNATIVES

1. Council could approve the amendments, presented in Attachment A, as directed by Council at the May 20, 2014 Committee of the Whole meeting and approve the amendments recommended by staff presented in Attachment B.
2. Council could decide not to approve any one or more of the amendments presented in Attachments A and B.

ATTACHMENTS

- Attachment A: Proposed Amendments to Implement the Direction given by Committee of the Whole at the May 20, 2014 Meeting
- Attachment B: Proposed Staff Amendments to correct Errors and Omissions
- Attachment C: Correspondence Received from North American Development Group
- Map 1: Seven Lakes Developments Lands to be included as Appendix D to the Regional Municipal Planning Strategy
- Map 2: Property to be included to the Urban Service Area boundary (Schedule B) and removed from the Growth Control boundary (schedule J) of the Regional Subdivision By-law
- Map 3: Lands to be rezoned Protected Area (PA) under the Eastern Shore East Land Use By-law
- Map 4: Lands to be reclassified from Dartmouth Crossing Business Park to City of Lakes Business Park under Map 10 of the Regional Planning Strategy
- Map 5: Lands to be included within the Burnside Comprehensive Development District designation under the Dartmouth MPS.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Maureen Ryan, Senior Planner, 490-4799 and Paul Morgan, Senior Planner, 490-4482

Report Approved by: _____
Austin French, Manager, Planning Services, Planning & Infrastructure, 490-6717

Report Approved by: _____
Brad Anguish, Director, Community & Recreation Services, 490-4933

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Financial Approval by: _____
Greg Keefe, Director of Finance & ICT/CFO, 490-6308

Report Approved by: _____
Peter Stickings, Acting Director, Planning and Infrastructure, 490-7166

ATTACHMENT A
PROPOSED AMENDMENTS TO IMPLEMENT THE DIRECTION
GIVEN BY COMMITTEE OF THE WHOLE AT THE MAY 20, 2014 MEETING

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Regional Municipal Planning Strategy, the Regional Subdivision By-law, and certain Municipal Planning Strategies and Land Use By-law be amended as follows:

PROPOSED AMENDMENTS TO THE REGIONAL MUNICIPAL PLANNING STRATEGY

1. Policy S-4 of the Regional Municipal Planning Strategy is amended by inserting text shown as **bold** as follows:
S-4 HRM shall, through the applicable land use by-law, establish an Urban Reserve Zone to regulate development of lands within the Urban Reserve Designation. This Zone shall permit open space uses and limit residential development to existing lots **and to one lot subdivided from an existing lot under lot frontage exemption provisions of the Subdivision By-law on a property identified by PID No. 00270934.**
2. Adding the following policy after policy G-17 and adding Appendix D, presented as Map 1 to this report, following Appendix C.

G-19 Notwithstanding Policies S-14, S-15, S-16 and S-17 of this Plan, Council may consider a development agreement application on lands identified on Appendix D of this Plan in accordance with policies S-15 and S-16 of the 2006 Regional Plan provided that a completed application has been submitted to HRM prior to December 31, 2014.

PROPOSED AMENDMENTS TO THE REGIONAL SUBDIVISION BY-LAW (2014)

3. The Regional Subdivision By-law is amended by removing the property identified by PID 0468694 from Schedule J: Beaver Bank and Hammonds Plains Growth Control Areas and including this property in the Urban Service Area under Schedule B.
4. Clauses 39(e) and 45(1)(a) of the Regional Subdivision By-law are amended by inserting text shown as **bold**, as follows:
Lot Frontage Exemption Ineligibility
39 Section 38 shall not apply:
(e) within the former City of Halifax, City of Dartmouth and Town of Bedford Plan Areas **except for a property identified by PID No. 00270934;**

PROPOSED AMENDMENTS FOR HALIFAX

5. The Municipal Planning Strategy for Halifax is amended by adding Section 212A as shown as **bold**, as follows:

212A The development agreement requirements of section 212 shall not apply to any lot zoned Urban Reserve and subdivided pursuant to section 38 of the Subdivision By-law and a development permit may be granted provided that the development conforms with all other applicable requirements of this By-law.

6. Sections 5 and 14A and clause 61AA(1)(a) of the Land Use By-law for Halifax Mainland are amended by deleting text shown as strikeout and inserting text shown as **bold**, as follows:

LOT TO ABUT ON A STREET

5 **Except for any lot approved pursuant to Section 38 of the Subdivision By-law, every** lot or part of a lot shall abut on a street and a building shall be deemed to abut on the street opposite to its principal entrance, or, if such entrance is not opposite to a street, then upon the street from which it gains its principal access.

14A No development permit shall be issued unless the proposed development is on a city sewer or water system, provided however, that this section shall not apply to:

(h) a development within an Urban Reserve (UR) Zone.

61AA (1) The following uses shall be permitted in any UR Zone:

(a) Single family dwellings, on existing lots **or lots approved pursuant to Section 38 of the Subdivision By-law** provided that a private on-site sewage disposal system and well are provided on the lot.

PROPOSED AMENDMENTS FOR EASTERN SHORE EAST

7. The Eastern Shore East Land Use By-law is amended by rezoning certain properties, illustrated on Map 3, and identified by PID Nos. 0551192, 40028151, 40028136, 40028078, 40028144, 40027799, 40027740, 41252420, 41252412 to Protected Area (PA) Zone.

ATTACHMENT B
PROPOSED STAFF AMENDMENTS TO CORRECT ERRORS AND OMISSIONS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Regional Municipal Planning Strategy, the Regional Subdivision By-law, and certain Municipal Planning Strategies and Land Use By-law be amended as follows:

PROPOSED AMENDMENTS TO THE REGIONAL MUNICIPAL PLANNING STRATEGY

1. Policy S-28 is amended by deleting text shown as strikeout and inserting text shown as **bold** as follows:

S-28 Where a secondary planning strategy so provides, the Subdivision By-law may permit the creation of additional lots from an area of land which does not meet the minimum lot frontage requirements, providing the lots have ~~frontage on~~ **access to a** ~~an existing~~ road. These provisions may also include the ability to retain lot frontage exemptions for areas of land which have undergone minor alterations that do not increase development potential.

2. The last sentence in Section 2.3.5 before policy E-22 is amended by deleting text shown as strikeout and inserting text shown as bold as follows:

Special provisions for the Downtown Halifax Secondary Plan Area were approved by HRM in ~~2004~~**2013**.

3. Clause (a) of policies S-15 is amended by deleting text shown as strikeout and inserting text shown as **bold** as follows:

(a) on lands where two-thirds or more of the land to be developed is outside the boundaries of the River-lakes Secondary Plan Area ~~and or~~ Rural Growth Centre shown on Maps 13A to 13G and which has a minimum of 20 metres of continuous frontage on a publicly owned and maintained road that was in existence as of April 29, 2006 to a maximum of 100 dwelling units; and

4. Clauses (a) and (b) of policies S-16 are amended by deleting text shown as strikeout and inserting text shown as bold as follows:

- (a) the lands are within the Rivers Lakes Secondary Plan Area ~~and~~ or the Rural Growth Centres presented in Maps 13A to 13G except for lands within the Lake Echo Sub-watershed, as generally illustrated on Map 13D. Where a proponent submits a survey prepared by a Nova Scotia Land Surveyor demonstrating that a subject area is outside the Lake Echo Sub-watershed, the subject are may be considered for development pursuant to this policy; or
 - (b) on lands where two-thirds or more of the land to be developed is outside of the Rivers Lakes Secondary Plan Area or a Rural Growth Centre presented in Maps 13A to 13G and which has a minimum of 20 metres of ~~contiguous~~**continuous** frontage on a publicly owned and maintained road that was in existence as of April 29, 2006 to a maximum of 30 dwelling units; and
5. Map 10: Burnside Area is amended by reclassifying certain lands, as shown on Map 4 of this report, from Dartmouth Crossing Business Park to City of Lakes Business Park.
6. Policy G-13 of the Regional Municipal Planning Strategy is amended by deleting text shown as ~~strikeout~~ and inserting text shown as **bold** as follows:
- G-13 This Plan shall be reviewed every five years, **from the date the most recent five year review has been completed by Council and any changes have come into force**, to evaluate the effectiveness of policies and programs adopted pursuant to this Plan in achieving its vision and objectives and where appropriate, amendments may be considered.

PROPOSED AMENDMENTS FOR DARTMOUTH

7. Map 9Y of the Municipal Planning Strategy for Dartmouth is here by amended by including certain additional lands, as shown on Map 5 of this report, within the Burnside Comprehensive Development District designation.

PROPOSED AMENDMENTS FOR THE RIVER-lakes SECONDARY PLANNING STRATEGY OF THE MUNICIPAL PLANNING STRATEGY FOR PLANNING DISTRICTS 14 AND 17

8. In paragraph 4, after the Header "**Residential Policies**" replace the words "Open Space" with the word "**Conservation**" in sentence 3.
9. In paragraph 4, after the Header "**Residential Developments in the River-lakes Secondary Planning Strategy Area**" replace the words "Open Space" with the word "**Conservation**" in sentence 3.
10. In paragraph 1, after the Header "**Site B-Fall River Village North Residential Opportunity Site**", replace the words "Open Space" with the word "**Conservation**" in sentence 5.
11. In Policy RL-13, change the reference to Policy S-16 to **Policy S-17** in sentences 2 and 3; replace the words "Open Space" with the word "**Conservation**" in sentence 2; and insert the following clause after

clause (a):

(aa) that a minimum of 60% of the site is retained as open space;

12. In Policy RL-14, change the reference to Policy S-16 to **Policy S-17** in sentences 4 and 5; replace the words “Open Space” with the word “**Conservation**” in sentence 4; and insert the following clause after clause (a):

(aa) that a minimum of 60% of the site is retained as open space;

13. In the pre-amble to Policy RL-15, strike the word “Classic” from sentence 4; replace the words “Open Space” with the word “**Conservation**” in sentences 1 and 4; and change the reference from Policy S-16 to Policy **S-17** in sentence 4.

14. In Policy RL-15, replace the words “Open Space” with the word “**Conservation**” in sentence 1; change the reference to Policy S-16 to **Policy S-17** in sentences 1 and 2; and insert the following clause after clause (a):

(aa) that a minimum of 60% of the site is retained as open space;

NORTH AMERICAN

May 5, 2014

Mr. Austin French
Manager, Planning and Infrastructure
Halifax Regional Municipality
Via email: frencha@halifax.ca



Dear Austin,

This letter is a followup to our meeting on April 30, 2014.

We appreciate you taking the time to review what we both agree are unintentional changes to the Burnside Comprehensive Development District and City of Lakes Business Park boundary as contained in Draft 4 of the proposed amendments to the Halifax Regional Municipal Planning Strategy (RMPS) and Dartmouth Municipal Planning Strategy (DMPS). In this regard, we formally request the following modifications to the proposed amendments:

RMPS Draft 4:

- Correct City of Lakes Business Park boundary on Map 10 to match boundary shown on Map 12 of the current RMPS, Map 2-A of the DMPS and Schedule H of the Dartmouth Land Use Bylaw.

Proposed amendments to the DMPS:

- 9) Burnside Comprehensive Development District - Preamble, paragraph 2: *"One area where a mix of medium to high density residential land uses might be considered complementary is in the area known as Dartmouth Crossing and privately held lands within the City of Lakes Business Park north and east of the Burnside Business Park and the City of Lakes Business Park, as specifically identified on the Future Land Use Map (Map 9Y) as Burnside Comprehensive Development District. In this area a mix of multiple unit dwellings and townhouses may be..."*
- Policy BC-13 - *HRM shall establish a Burnside Comprehensive Development District on the Future Land Use Map, as shown on Map 9Y, and shall establish a Burnside Comprehensive Development District (BCDD) Zone within the Land Use By-law which may be applied to the lands known as Dartmouth Crossing and privately held lands within the City of Lakes Business Park.*
- Policy BC 11 *Within the Burnside Comprehensive Development District, HRM may consider rezoning the lands to the Burnside Comprehensive Development District (BCDD) Zone.*
- Remove Map 9Y Burnside Comprehensive Development District from the the proposed amendment to the DMPS.

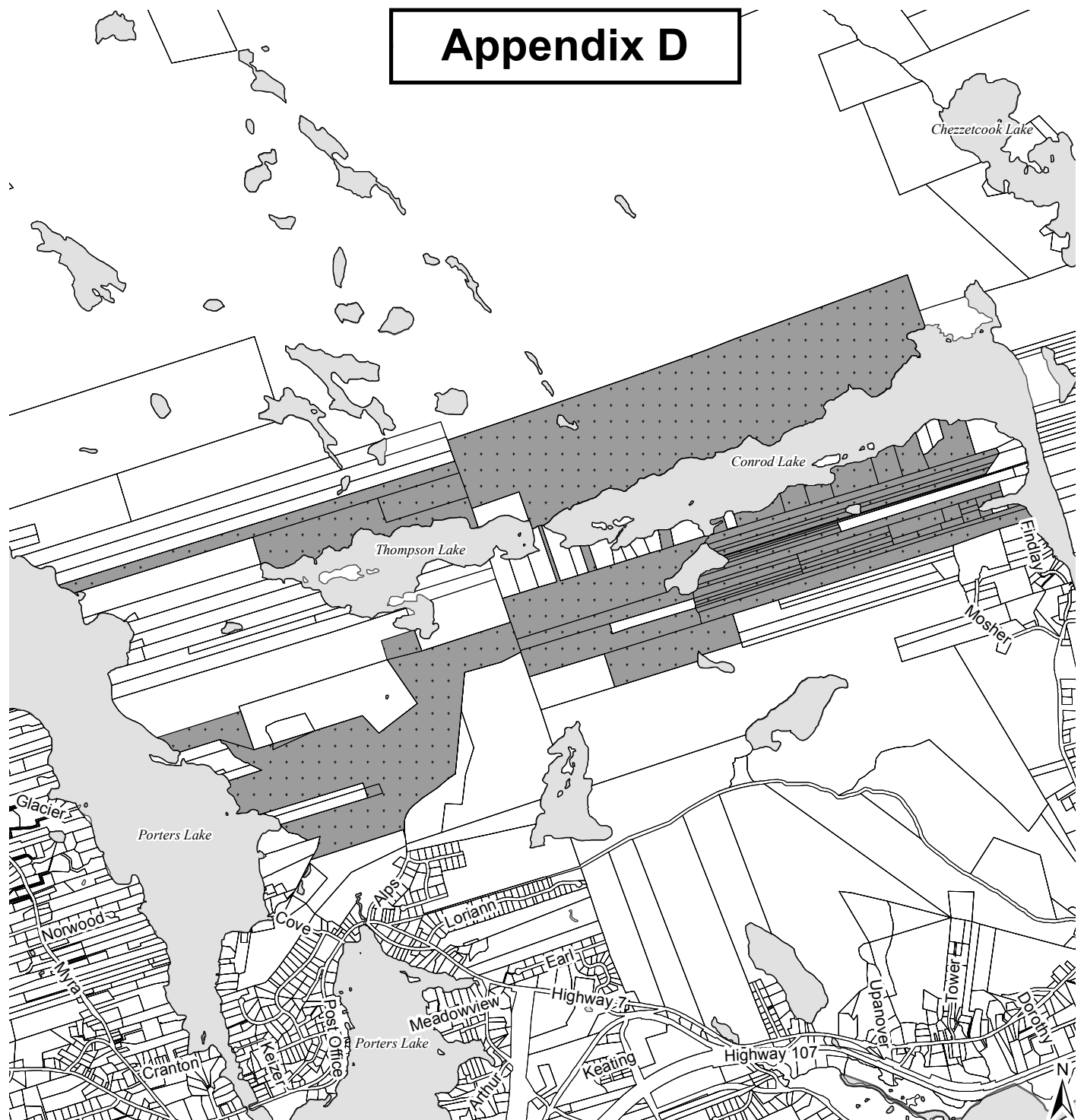
Sincerely,
North American Development Group

Original Signed

Glenn Munro

Managing Partner - Eastern Canada

Appendix D



Map 1
Seven Lakes Developments Lands

 Subject Lands

HALIFAX
REGIONAL MUNICIPALITY

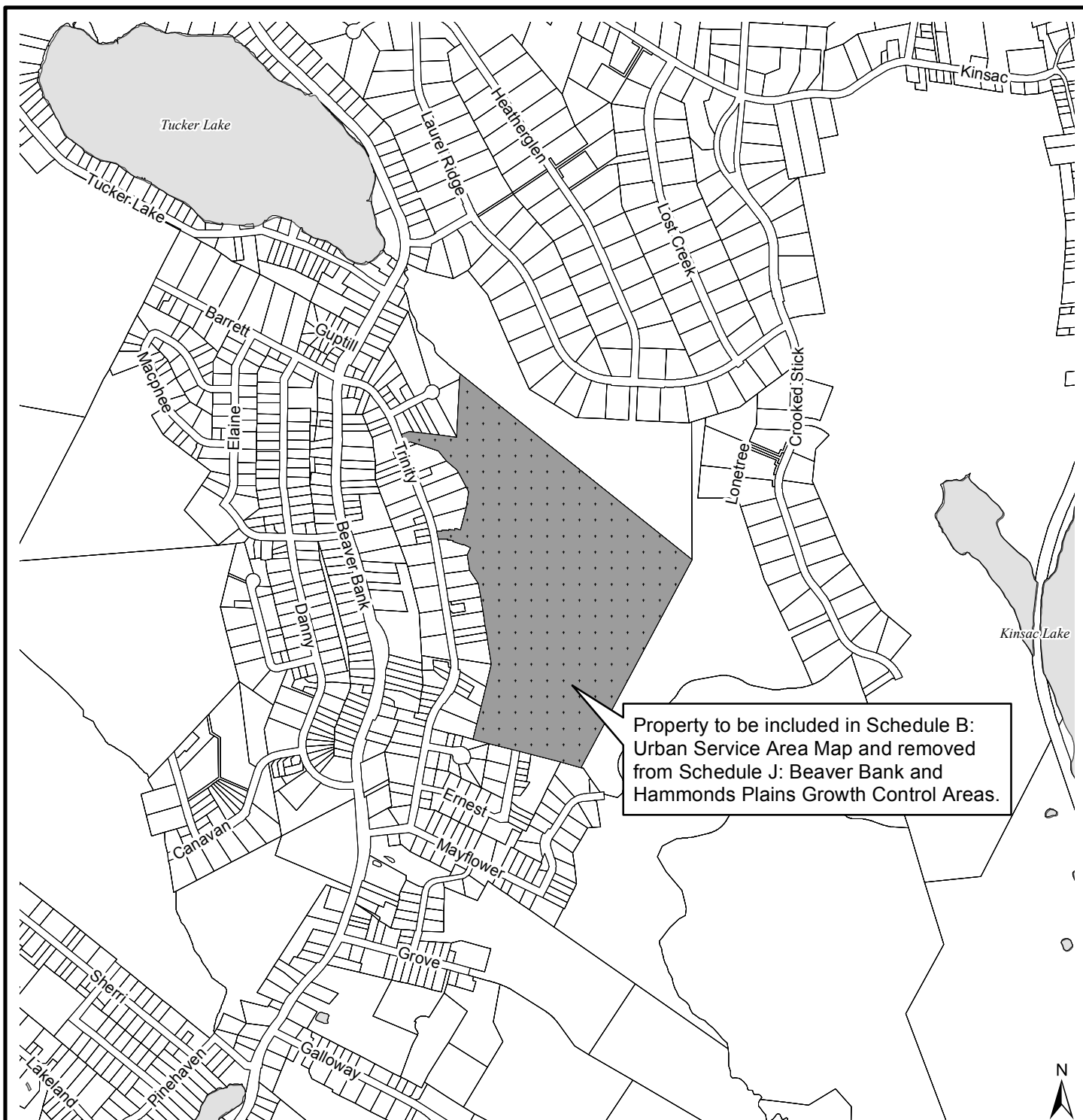
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Planning Districts 8 & 9


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

23 May 2014

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Map 2

 Subject Lands

HALIFAX
REGIONAL MUNICIPALITY

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Planning Districts Beaver Bank, Hammonds Plains and Upper Sackville

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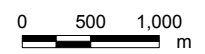
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Map 3

 Lands to be designated as PA - Protected Areas



Planning District Eastern Shore East

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

REVISED




Map 4

Map 10

Draft 4.0

Burnside Area

Legend

-  Burnside Business Park
-  City of Lakes Business Park
-  Dartmouth Crossing Business Park
-  Burnside Business Park Expansion Area
-  Lands to be designated City of Lakes Business Park

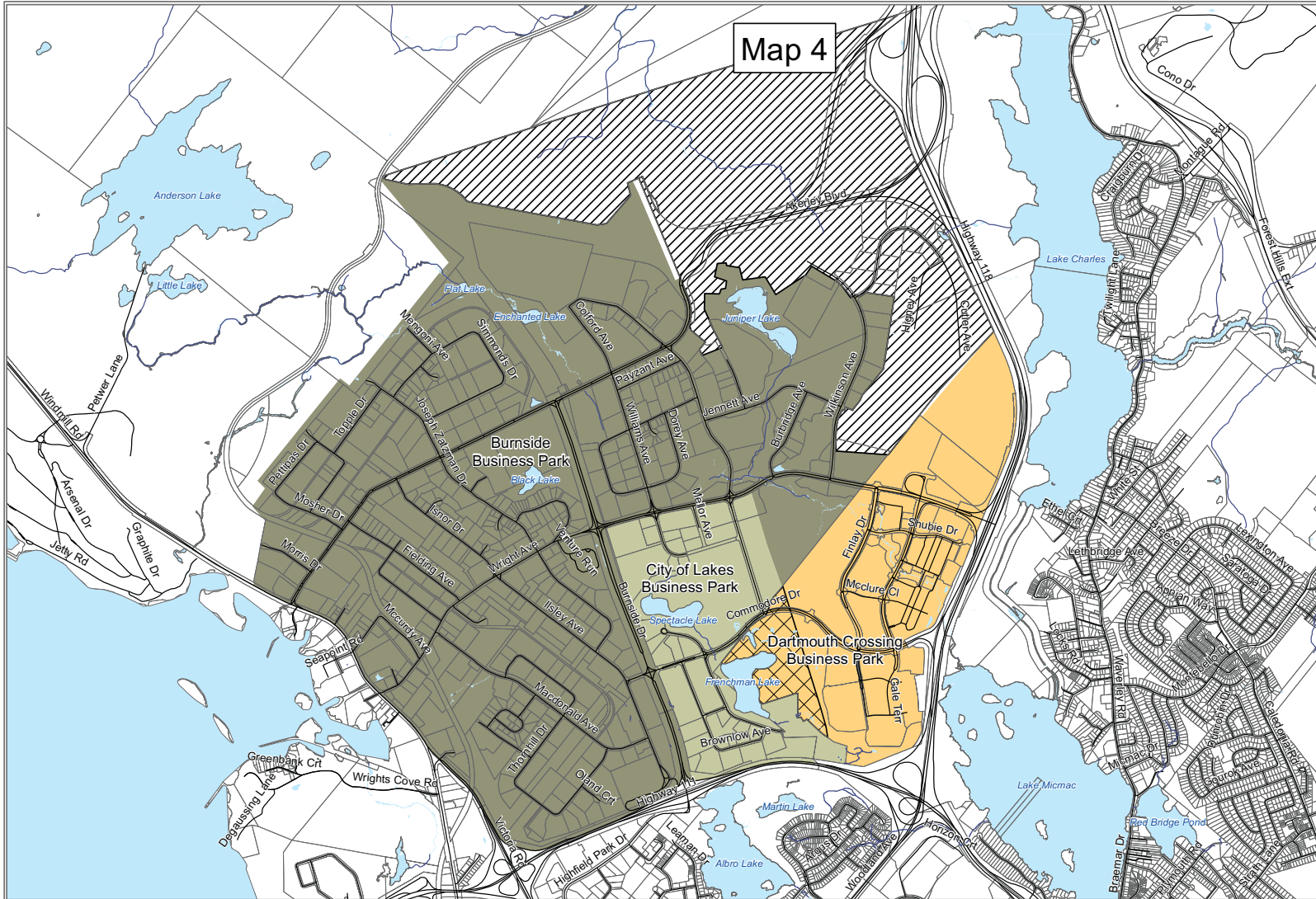


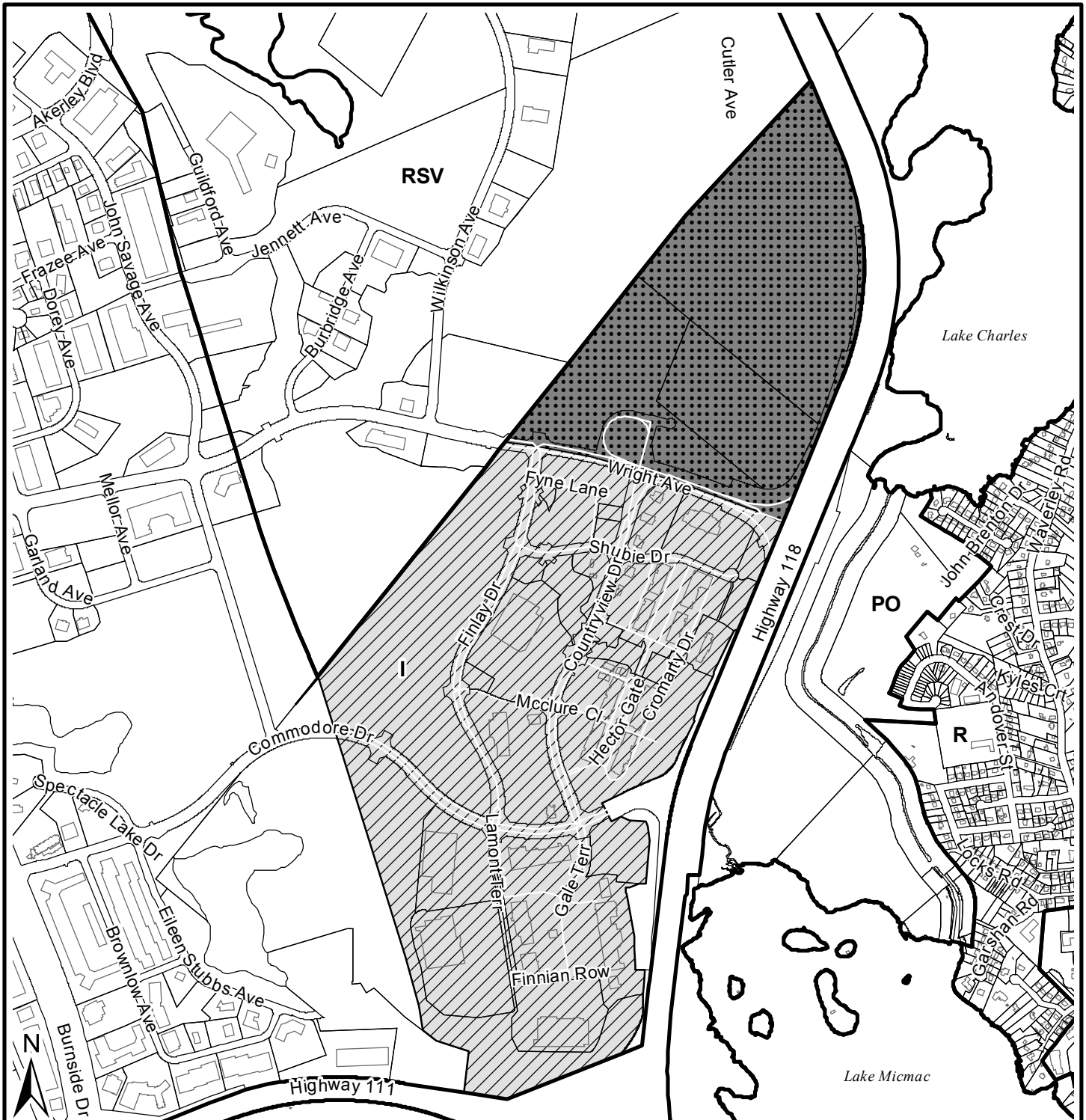
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HALIFAX
REGIONAL MUNICIPALITY

The following is a graphical representation and although care has been taken to ensure the best possible quality, HRM does not guarantee the accuracy of this document.



Notes: This map demonstrates a vision to be implemented over the life of the Regional Plan, through various tools, subject to financial ability and community interest.





Map 9Y - Burnside Comprehensive Development District **Amendment to the Dartmouth Municipal Planning Strategy**



-  Area to be designated as Burnside Comprehensive Development District (see Policy BC-13)
-  Additional Lands to be designated Burnside Comprehensive Development District

Designations

- I Industrial
- R Residential
- RSV Reserve
- PO Park & Open Space



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

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

Dartmouth Plan Area

Effective:

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