

ATTACHMENT A

PROPOSED AMENDMENTS TO THE DARTMOUTH MUNICIPAL PLANNING STRATEGY

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

1. Deleting the words “Map 9c Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
2. Deleting the words “Map 1c/9b Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
3. Deleting the words “Map 9d Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
4. Deleting the words “Map 1d Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
5. Deleting the words “Map 9e Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
6. Deleting the words “Map 1e Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
7. Deleting the words “Map 9e Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
8. Deleting the words “Map 1d Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
9. Deleting the words “Map 9g Implementation” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
10. Deleting the words “Map 9h Implementation” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
11. Deleting the words “Map 8b Downtown” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.

12. Deleting the words “Map 9I Implementation” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
13. Deleting the words “Map 1G Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
14. Deleting the words “Map 9j Directions for Growth” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
15. Deleting the words “Map 9q Commercial” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
16. Deleting the words “Map 9N Housing” from the “LIST OF MAPS” within the “TABLE OF CONTENTS” and replacing them with the words “Map 9N Russell Lake/Morris Lake Future Land Use and Transportation Plan”.
17. Deleting the words “Map 9O Housing” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
18. Deleting the words “Map 9p Commercial” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
19. Deleting the words “Map 9P Housing” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
20. Deleting the words “Map 1H Housing” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
21. Deleting the words “Map 9(r) Residential” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
22. Deleting the words “Map 9t Sheppards Island – Schedule A-1” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
23. Deleting the words “Map 9W Future Land Use – 249/251 Windmill Road” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
24. Deleting the words “Map 9X Burnside Business Park” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
25. Deleting the words “Map 9Y Burnside Mixed Use Comprehensive Development District” from the “LIST OF MAPS” within the “TABLE OF CONTENTS”.

26. Adding the words “Map 10 Generalized Future Land Use” immediately below the words “Map 9aa Green Village Lane Dartmouth” in the “LIST OF MAPS” within the “TABLE OF CONTENTS”.
27. Item (2) [Port Wallace Area] of Chapter 3 (Directions for Growth) is amended, as shown below in strikeout, by deleting the brackets and words “(Map 1G)” from the third paragraph.

It has been determined that there is servicing capacity in the Caledonia area to allow access to the present City sewerage system for approximately 155 additional acres. Accordingly, the development boundary is relocated in this area to reflect the additional servicing capacity (~~Map 1G~~).

28. Item (4) [North Dartmouth] of Chapter 3 (Directions for Growth) is amended, as shown below in strikeout, by deleting the words “as shown on Map 1c” from the second paragraph.

Due to industrial pressures unforeseen in the drafting of the 1978 MDP the municipal development boundary in North Dartmouth should be extended eastward ~~as shown on Map 1c~~. This will allow the City to meet the pressures for uses that require large tracts of industrial land. These lands can be fully serviced as the market dictates.

29. Policy G-1 of Chapter 3 (Directions for Growth) is amended, as shown below in bold and strikeout, by deleting the bracket and words “(as shown on Maps 1 and 1-A, 1c, 1d and 1e” and replacing them with the words “, as shown on Schedule “B” (Service Requirement Map) of the Regional Subdivision By-law,”.

Policy G-1: It shall be the intention of City Council to retain a development boundary ~~(as shown on Maps 1 and 1-A, 1c, 1d and 1e, as shown on Schedule “B” (Service Requirement Map) of the Regional Subdivision By-law,~~ and direct future development to areas that are presently serviceable within it.

30. Policy ML-11 of Chapter 4 (Housing) is amended, as shown below in bold and strikeout, by deleting the words “Map 9O” in brackets and replacing them with the words “Schedule “B” – Service Requirement Map of the Regional Subdivision By-law”.

ML-11: Within the Morris-Russell Lake secondary plan area, it shall be the intention of Council not to consider any new development on lands zoned CDD unless serviced with both central sewer and water services. It shall be the intention of Council to include all undeveloped lands within the Morris-Russell Lake secondary plan area within a municipal development (service) boundary ~~(Map 9O~~ **Schedule “B” – Service Requirement Map of the Regional Subdivision By-law**).

31. Policy C-10 of Chapter 5 (Commercial) is amended, as shown below in bold and strikeout, by deleting the words “Map 8a and 9” in brackets and replacing them with the words “Map 10”.

Policy C-10: It shall be the intention of Council to permit Adult Cabarets and Massage Parlours in areas designated Commercial on the Generalized Future Land Use Map (~~Map 8a and 9~~ **Map 10**) through development agreement in accordance with Policies IP-12 and IP-13.

32. Policy C-54 of Chapter 5 (Commercial) is amended, as shown below in bold and strikeout, by deleting the words “Map 9X” and replacing them with the words “Map 9y”.

Policy C-54: Council shall establish the Neighbourhood Edge Sub-Designation as shown on ~~Map 9X~~ **Map 9y** – Generalized Future Land Use, to encourage a compatible and orderly transition between high-traffic areas and established residential neighbourhoods, and offer opportunities for single family houses, auxiliary dwelling units, townhouse-style residential blocks, low-intensity arts and crafts, personal services, accessory retail, offices, and small institutional uses, provided that development shall be in a low-rise house form.

33. Policy C-60 of Chapter 5 (Commercial) is amended, as shown below in bold and strikeout, by deleting the words “Map 9x” and replacing them with the words “Map 9y”.

Policy C-60: Council may, within the Main Street Designation, consider the development of similar uses on properties which abut one another, through amendments to the Land Use By-law within any sub-designation except the Neighbourhood Edge Sub-designation, to provide for the development of uses which are permitted by the zone on the abutting property within the abutting sub-designation as shown on ~~Map 9x~~ **Map 9y** (Main Street Generalized Future Land Use Map).

34. Item (5) [Wright’s Cove Secondary Planning Strategy] of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by deleting the words “Schedule WR-1” from the second paragraph and replacing them with the words and brackets “Map 9V”.

The study area, illustrated on ~~Schedule WR-1~~ **Map 9V**, encompassed a variety of uses including marine-dependent uses such as an ocean research institute, a gypsum loading facility, boat repair and restoration businesses, a yacht club, as well as numerous industrial, commercial, institutional and limited residential uses. A substantial portion of the study area was either undeveloped or had potential for redevelopment given the frontage on Halifax Harbour, close proximity to the Capital District and Burnside Business Park, and the proximity to regional road, rail, and transit systems.

35. Policy WC-1 of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by deleting the words “Schedule WC-1” and replacing them with the words “Map 9V”.

Policy WC-1: The Wright’s Cove Future Land Use Plan, presented as ~~Schedule WC-1~~
Map 9V, shall form the framework for land use allocation within the
Wright’s Cove Secondary Plan Area.

36. Policy WC-3 of Chapter 6 (Industrial) is amended, as shown below in bold, by adding the words “, as shown on Map 9V,” after the words “Highway Commercial designation”.

Policy WC-3: The Highway Commercial designation, **as shown on Map 9V**, is intended to support highway related commercial development on lands bordering Windmill Road. Permitted uses shall include retail and wholesale, restaurants, institutional, offices and existing industrial in conformity with the I-2 zone standards of the Land Use By-law. Amendments to the Land Use By-law may be made to permit uses which are similar to those identified under this policy except that no new residential or industrial uses shall be permitted within this designation. By-law amendments may also be made to revise development standards or approval requirements.

37. Policy WC-4 of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by deleting the words “Schedule WR-1” and replacing them with the words and brackets “Map 9V”.

Policy WC-4: Within the Harbour-Related Commercial/Residential designation shown on ~~Schedule WR-1~~ **Map 9V**, existing business will be permitted to expand in accordance with the I-2 (General Industrial) Zone provisions of the Land Use By-law. Harbour-related commercial uses, institutional uses, offices, hotels, townhouses, apartment buildings, restaurants and public and private recreation uses may be considered within this designation subject to approval of a development agreement. The following matters shall be considered in any agreement:

38. Policy WC-5 of Chapter 6 (Industrial) is amended, as shown below in bold, by adding the words “, as shown on Map 9V,” after the words “The Harbour-Industrial designation”.

Policy WC-5: The Harbour-Industrial designation, **as shown on Map 9V**, is intended to support development that is harbour-dependent and industrial in nature. Lands within this designation shall be zoned I-3 (Harbour-Oriented Industrial). Amendments to the Land Use By-law may be made to revise development standards or approval requirements, but no uses shall be permitted that are not supportive of harbour-dependent industrial uses.

39. Item (5) [Wright's Cove Secondary Planning Strategy] of Chapter 6 (Industrial) is amended, as shown below in bold, by adding the words ", as shown on Map 9V," after the words "Open Space designation" in the paragraph immediately following Policy WC-6.

Open Spaces:

An Open Space designation, **as shown on Map 9V**, has been applied to a saltwater marsh and all connecting streams, wetland, as well as to a riparian buffer from these watercourses and to the islands within the cove: Navy Islands, Sheppard's Island and Bill's Island. The designation supports protection of environmentally sensitive areas along with preservation of the tree cover as a visual buffer between developments in the inner cove and existing, or future, harbour-related industrial uses. Passive recreational facilities, such as trails, are also supported.

40. The second paragraph of item (9) [Burnside Comprehensive Development District] of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by replacing the words "Map 9Y" with the words "Map 10".

One area where a mix of medium to high density residential land uses might be considered complementary is in the area 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~~ **Map 10**) as Burnside Comprehensive Development District. In this area a mix of multiple unit dwellings and townhouses may be integrated with commercial and office uses to provide for a vibrant and accessible urban transit village. Limitations on the extent of residential development shall be established to ensure that it does not become the predominant land use in this area. In an effort to achieve compatibility and integration with surrounding and future potential commercial development, and to allow for innovation and flexibility in design, these uses and any commercial retail and office uses may be considered by rezoning to a comprehensive development district.

41. Policy BC-13 of Chapter 6 (Industrial) is amended, as shown below in bold and strikeout, by:
- (a) adding the word "designation" after the words "HRM shall establish a Burnside Comprehensive Development District"; and
 - (b) deleting the words "Map 9Y" and replacing them with the words "Map 10".

Policy BC-13 HRM shall establish a Burnside Comprehensive Development District **designation** on the Future Land Use Map, as shown on ~~Map 9Y~~ **Map 10**, and shall establish a Burnside Comprehensive Development District (BCDD) Zone within the Land Use By-law.

42. Clause (b) of Policy IP-1 of Chapter 11 (Implementation) is amended, as shown below in bold and strikeout, by:

- (a) adding the words “, (6) Waverley Road, (7) Wright’s Cove, (8) Burnside Comprehensive Development District, (9) Main Street, (10) Kuhn Road, (11) Green Village Lane, and (12) Reserve” in the first paragraph after the word “Institutional”.
- (b) deleting the words “In addition, areas outside the development boundary not designated on the Generalized Land Use Map shall be designated Reserve in accordance with Map 9c attached as Schedule “C”.” in the first paragraph and replacing them with the words “Map 10 (Generalized Future Land Use) shows the distribution of the generalized land use designations within the Plan area.”;
- (c) adding the words “generalized land use” in the second paragraph after the words “permitted uses under each” and before the word “category”;
- (d) deleting the words “The generalized land uses are also shown on: Map 9;” in the second paragraph; and
- (e) deleting the third and fourth paragraphs in their entirety.

- (a) Generalized Land Use
The generalized land use categories for the City shall include: (1) Residential, (2) Commercial, (3) Industrial, (4) Park and Open Space, (5) Institutional, **(6) Waverley Road, (7) Wright’s Cove, (8) Burnside Comprehensive Development District, (9) Main Street, (10) Kuhn Road, (11) Green Village Lane, and (12) Reserve.** ~~In addition, areas outside the development boundary not designated on the Generalized Land Use Map shall be designated Reserve in accordance with Map 9c attached as Schedule “C”.~~ **Map 10 (Generalized Future Land Use) shows the distribution of the generalized land use designations within the Plan area.**

Tables 4, 4a and 4b identify, in matrix form, the permitted uses under each **generalized land use** category. The uses permitted in the Zoning By-law shall be consistent with uses permitted under each category as shown in matrix form on Tables 4, 4a and 4b. ~~The generalized land uses are also shown on: Map 9;~~

~~Map 9b, 9c, 9d, 9e, 9g, 9h, 9i (By-law 633), 9i (By-law 724), 9j, 9q, 9m, 9o, 9p (Portland St), 9p (Craigwood,), 9r, 9y and 9z.~~

~~These maps shall be the Generalized Land Use Map for the City of Dartmouth based on the policies contained in this plan.~~

Zoning amendments may be considered for any permitted use within each generalized land use category without a plan amendment provided that they do not conflict with the policies of this plan.

An area immediately adjacent a given generalized land use designation may be considered for a zoning amendment to a use permitted within the adjacent designation without requiring a plan amendment, provided that the policies of this plan are not violated.

43. Clause (c) of Policy IP-1 of Chapter 11 (Implementation) is amended, as shown below in **strikeout**, by deleting the second and third paragraphs in their entirety.

(c) Zoning By-law

The Zoning By-law is the principal mechanism by which land use policies shall be implemented. It shall set out zones, permitted uses and development standards which shall reflect the policies of the Municipal Development Plan as per Section 33(3) of the Planning Act. The zoning by-law may use site plan approval as a mechanism to regulate various uses.

~~Notwithstanding the above, it shall be the intention of Council not to pre-zone lands outside the development boundary as shown on the Generalized Land Use Plan: Map 9;~~

~~Map 9b, 9c, 9d, 9e, 9g, 9h, 9i, 9j, 9k, 9m, 9o, 9p (Portland St), 9p (Craigwood) and 9r.~~

It shall recognize that certain areas are premature for specific zoning classifications by reason of lack of services, public facilities or other constraints. Council shall use the H-zone (Holding Zone). In the H Zone the permitted types of uses shall be limited in accordance with the Reserve classification in Table 4. In this manner, Council can maintain a comparatively high degree of control, and major development proposals contemplated for such areas shall be processed as zoning amendments.

44. The first paragraph of Policy IP-2 of Chapter 11 (Implementation) is amended, as shown below in **bold** and **strikeout**, by:

- (a) deleting the words “Residential areas and”;
- (b) adding the word “Residential” after the words “areas designated”; and
- (b) deleting the words “Map 8a, 8b and the Generalized Land Use Map and amendments thereto” and replacing them with the words “Map 10”.

Policy IP-2 It shall be the intention of City Council to consider permitting the development of day nurseries (other than as home occupations) in

~~Residential areas and areas designated~~ **Residential** (outlined on ~~Map 8a, 8b and the Generalized Land Use Map and amendments thereto~~ **Map 10**) by development agreement.

45. The first paragraph of Policy IP-3 of Chapter 11 (Implementation) is amended, as shown below in bold and strikeout, by deleting the words “the Generalized Land Use Map, as amended, and Maps 8a and 8b” and replacing them with the words “Map 10”.

Where there is an R-1 or R-2 zoned lot in an area designated Residential on ~~the Generalized Land Use Map, as amended, and Maps 8a and 8b~~ **Map 10**, and which lot has insufficient area, frontage or both and which abuts a vacant R-1 or R-2 zoned lot which has insufficient area, frontage or both, it shall be the intention of City Council to consider the resubdivision, but not the consolidation of, two lots, by Development Agreement.

46. Repealing Map 1c (Development Area).
47. Repealing Map 1d (Generalized Land Use).
48. Repealing Map 1d (Development Area).
49. Repealing Map 1e (Development Area).
50. Repealing Map 1G.
51. Repealing Map 1H (Lands of Craigwood Estates).
52. Repealing Map 8b (Amendment By-law C-522).
53. Repealing Map 9 (Generalized Land Use).
54. Repealing Map 9b (Generalized Land Use).
55. Repealing Map 9c (Municipal Development Plan 1983 – Generalized Land Use).
56. Repealing Map 9d (Generalized Land Use).
57. Repealing Map 9e (Generalized Land Use).
58. Repealing Map 9e (Development Area).
59. Repealing Map 9g (Generalized Land Use).
60. Repealing Map 9h (Generalized Land Use).

61. Repealing Map 9I (Generalized Land Use), which became effective on February 8, 1988.
62. Repealing Map 9j.
63. Repealing Map 9N (Generalized Future Land Use Map), which became effective on June 26, 1999.
64. Repealing Map 9O (Development Boundary).
65. Repealing Map 9P (Lands of Craigwood Estates).
66. Repealing Map 9p (Portland St./Portland Valley Area).
67. Repealing Map 9q (Portland St./Portland Valley Area).
68. Repealing Map 9(r) (GFLUM Amendment Lands Redesignated from Park & Open Space to Residential).
69. Repealing Map 9t (Sheppard's Island Map).
70. Repealing Map 9W (Future Land Use Map 249/251 Windmill Road).
71. Repealing Map 9X (Burnside Industrial Business Park).
72. Repealing Map 9Y (Burnside Mixed Use Comprehensive Development District).
73. Adding "Map 10 Generalized Future Land Use", as shown on Attachments A-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