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Item No. 14.1.2
Regional Centre Community Council
January 26, 2026

TO: Chair and Members of Regional Centre Community Council

FROM: Erin MacIntyre, Acting Executive Director of Planning and Development

DATE: January 5, 2026

SUBJECT: **PLANAPP 2025-01836: Land Use By-Law Amendment for the Rezoning of 348 Pleasant Street, Dartmouth**

ORIGIN

Application by ZZap Consulting Inc.

EXECUTIVE SUMMARY

This report recommends that Regional Centre Community Council approve an amendment to the Regional Centre Land Use By-Law by rezoning 348 Pleasant Street, Dartmouth (PID 00247940), from the INS (Institutional) zone to the COR (Corridor) zone. The proposed rezoning will enable the development of a 20-metre-high (7-storey) multi-unit residential building on the site in the future. Should the subject site be rezoned, any use permitted within the COR zone could be established on the lands. The COR zone permits a variety of residential and commercial uses, including multi-unit buildings, which coincide with permitted building height maximums outlined within a schedule in the Regional Centre Land Use By-Law. Staff recommend Regional Centre Community Council approve the rezoning request in accordance with Policy IM-6 of the Regional Centre Secondary Planning Strategy and Land Use By-law.

RECOMMENDATION

It is recommended that Regional Centre Community Council:

1. Give First Reading to consider the proposed amendment to Schedule 2 (Zone Boundaries) of the Land Use By-law for the Regional Centre, as set out in Attachment A, to rezone the lands at 348 Pleasant Street, Dartmouth, (PID 00247940) from INS (Institutional) Zone to COR (Corridor) Zone, and schedule a public hearing;

2. Adopt the amendment to Schedule 2 of the Land Use By-law for the Regional Centre, as set out in Attachment A.

BACKGROUND

ZZap Consulting Inc., on behalf of the property owner, is applying to rezone the lands at 348 Pleasant Street, Dartmouth (PID 00247940), from the INS (Institutional) Zone to the COR (Corridor) Zone, to enable the construction of a seven-storey (20-metre) residential multi-unit building. This rezoning can be considered in accordance with Policy IM-6 of the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law.

Subject Site	348 Pleasant Street, Dartmouth (PID 00247940)
Location	North of Atlantic Street and Mayfield Drive, North-East of Carl Morash Memorial Park, and south / adjacent to the Nova Scotia Hospital campus and residence (Simpson Landing)
Regional Plan Designation	Halifax Harbour & Business (HARB) / Industrial Park (Secondary Designation)
Community Plan Designation (Map 1)	Institutional Employment (IE) under the Regional Centre Secondary Municipal Planning Strategy
Zoning (Map 2)	Institutional (INS) under the Regional Centre Land Use By-Law
Size of Site	899 square metres (9,678 square feet)
Street Frontage	31 metres (101 feet)
Current Land Use(s)	Residential facility (housing and office space)
Surrounding Use(s)	NSCC Ivany Campus, the Dartmouth General Hospital, Nova Scotia Hospital and residence, residential dwellings, a church, and the Woodside Ferry terminal

Proposal Details
The applicant proposes to rezone the subject property from the existing Institutional (INS) zone to the Corridor (COR) zone to enable the construction of a seven-storey (20-metre) multi-unit residential building in the future. The applicant has submitted preliminary details regarding the multi-unit building, proposed to have 50 units and built to the requirements outlined within the COR zone of the Regional Centre Land Use By-Law (LUB). It's important to note that if the rezoning is approved, the proposed development and site layout could change at the permitting stage as long as the proposal continues to comply with the proposed COR zone. The exact layout of any new development would be reviewed at that time to ensure conformance with the land use by-law requirements such as setbacks, street wall height and stepbacks, density, and landscaping.

General location of the subject property (highlighted in yellow) and context of the surrounding area

Enabling Policy and LUB Context
The subject property is designated Institutional Employment (IE) under the Regional Centre Secondary Municipal Planning Strategy (SMPS) and zoned Institutional (INS) under the Regional Centre Land Use By-Law (LUB). The Institutional Employment designation enables large scale institutions, including universities, colleges, hospitals, and the Department of National Defense lands, as well as smaller institutions that support complete communities, such as religious institutions, libraries, emergency services, recreational clubs and community facilities, schools, cultural facilities and similar uses. The IE designation was applied to the subject site given the current use of the building as a residential facility with office space and its location directly abutting the Nova Scotia Hospital and residence. Implementation policy IM-6(d) of the SMPS enables the rezoning of lands zoned INS to any zone enabled in an abutting designation. The lands abutting the subject property are designated Corridor (COR) under the SMPS. Implementation Policy IM-7 of the SMPS works in tandem with IM-6, ensuring that Council takes into account the Vision, Core Concepts, Urban Design Goals, and all applicable objectives and policies set out in the Regional Plan and the SMPS when considering the request for a rezoning. A full review of the applicable policies is included within Attachment B.

The Corridor Designation seeks to introduce mid-rise density to support transit use, while maintaining the integrity of adjacent low-rise residential areas and integrating new development with the existing character of each Corridor. Lands within this Designation contain a mix of residential and commercial uses and typically abut low-rise residential areas in the rear yard. The corresponding COR zone supports a mix of land uses, including residential, commercial, institutional, recreational, open space, and urban agricultural uses. Within the SMPS, the COR designation identifies Pleasant Street as a Corridor street, from Tupper Street to Atlantic Street, which includes the subject site. While the zoning is proposed to change from INS to COR on the subject site, the designation does not need to change through this application.

The maximum building height for the site is 20 metres (66 feet), as set out in Map 4 of the SMPS. The COR zone surrounding the subject site has a maximum height of seven storeys within Map 4. The difference in the height measurement stems from amendments made through the May 2025 approval of the Housing Accelerator Fund (HAF) Urgent Changes to Planning Documents for Housing that changed how height was measured in the LUB, changing the standard from metres to storeys in certain zones, to provide developers with more flexibility when establishing higher density, multi-unit residential buildings with a variety of building materials including wood and timber. The maximum height permitted for the subject site would not change to seven storeys without an amendment to the SMPS, which has not been requested and is not a part of this application. While it is noted that the proposed development on the site is to be seven storeys, it must not exceed 20 metres in height. Height requirements will be reviewed in detail as part of the permit process.

As previously mentioned, should the subject site be rezoned to the COR zone, any use permitted within the zone could be established on the site, permitted the application meets all requirements of the zone and LUB. A list of all the uses permitted as-of-right under the COR zone can be found within Table 1A of the LUB (Attachment C).

DISCUSSION

Staff have reviewed the proposal relative to all relevant policies and advise that it is reasonably consistent with the intent of the SMPS. Attachment A contains the proposed rezoning that would allow a 20 metre high, multi-unit residential building on the site.

LUB Amendment Review
Attachment B provides an evaluation of the proposed rezoning in relation to relevant SMPS policies. Of the matters reviewed to satisfy the SMPS criteria, the following have been identified for more detailed discussion:

Land Use Compatibility
Policy IM-6(d) permits lands currently zoned INS to be rezoned to any zone contained with an abutting designation. The subject property is zoned INS and abuts lands that are designated COR under the

Regional Centre SMPS. As a result, the subject property can be rezoned to COR, which is enabled through the COR designation. In considering a rezoning request through policy IM-6, Council must ensure the request is in keeping with the details outlined in Policy IM-7, a complementary policy to IM-6.

Policy IM-7(a) refers to the proposal being consistent with the Vision, Core Concepts, Urban Design Goals, and all applicable objectives and policies set out in the Regional Plan and the SMPS. As the area surrounding the subject site along Pleasant Street is already designated as a Corridor, the site being rezoned to COR is consistent with the objective of establishing mid-rise (four to seven storeys) developments along major transportation routes and links. Pleasant Street is identified as a Transit Priority Corridor within the Integrated Mobility Plan, with the site located approximately 200 metres from the Woodside Ferry terminal and in close proximity to the Circumferential Highway (Highway 111), making it an ideal site for transportation and transit connections for future residents.

Policy IM-7(b) requires Council to consider that the request is not premature or inappropriate by reason of proximity of the proposed development to schools, parks, and community facilities, and the capability of these services to absorb any additional demands. The subject site is located adjacent to or in proximity to a wide variety of services, including two medical facilities (hospital & psychiatric hospital), the NSCC Ivany campus, a public park, and a small commercial shopping outlet.

Policy IM-7(d) requires consideration to ensure the request to rezone will adequately mitigate potential conflicts between the proposed development and nearby land uses in terms of built form, impacts and integration with the existing uses in the area, traffic, and lighting and noise. These aspects will be managed through the requirements of the COR zone; however, the area already supports a wide variety of uses and is along a more major, four-lane commuter road. Additionally, while most of the area surrounding the subject site is currently low-rise developments, the LUB permits up to seven storeys for the adjacent Corridor-zoned lots.

Priorities Plans
In accordance with Policy G-14A of the Halifax Regional Plan, staff considered the objectives, policies and actions of the priorities plans, inclusive of the Integrated Mobility Plan, the Halifax Green Network Plan, HalifACT, and Halifax's Inclusive Economic Strategy 2022-2027 in making its recommendation to Council.

Conclusion
Staff have reviewed the proposal in terms of all relevant policy criteria and advise that the proposal is reasonably consistent with the intent of the SMPS. Should the subject site be rezoned, the proposed 20 metre, multi-unit development would be required to meet all requirements of the LUB before any permit is issued for construction. Therefore, staff recommend that the Regional Centre Community Council approve the proposed LUB amendment to rezone the property at 348 Pleasant Street, Dartmouth.

FINANCIAL IMPLICATIONS

The HRM cost associated with processing this planning application can be accommodated with the approved 2025-2026 operating budget for Planning and Development.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application may be considered under existing SMPS policies. Community Council has the discretion to make decisions that are consistent with the SMPS, and such decisions may be appealed to the N.S. Regulatory and Appeals Board. Information concerning risks and other implications of adopting the proposed LUB amendment are contained within the Discussion section of this report.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and the Public Participation Administrative Order (2023-002-ADM). The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, and letters mailed to property owners within the notification area. A total of 34 letters were mailed to property owners and tenants within the notification area (Map 2). The HRM website received a total of 52 unique pageviews over the course of the application, with an average time on page of three minutes and one second. There were no public comments received through the public consultation phase of this application, up to and including the writing of this report.

A public hearing must be held by Regional Centre Community Council before they can consider approval of the proposed LUB amendment. Should Community Council decide to proceed with a public hearing on this application, in addition to the advertisement on the HRM webpage, property owners within the notification area shown on Map 2 will be notified of the hearing by regular mail. The HRM website will also be updated to indicate notice of the public hearing.

The proposal will potentially impact the local residents in the area, in the event of new construction taking place on the site in the future.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development.

ALTERNATIVE

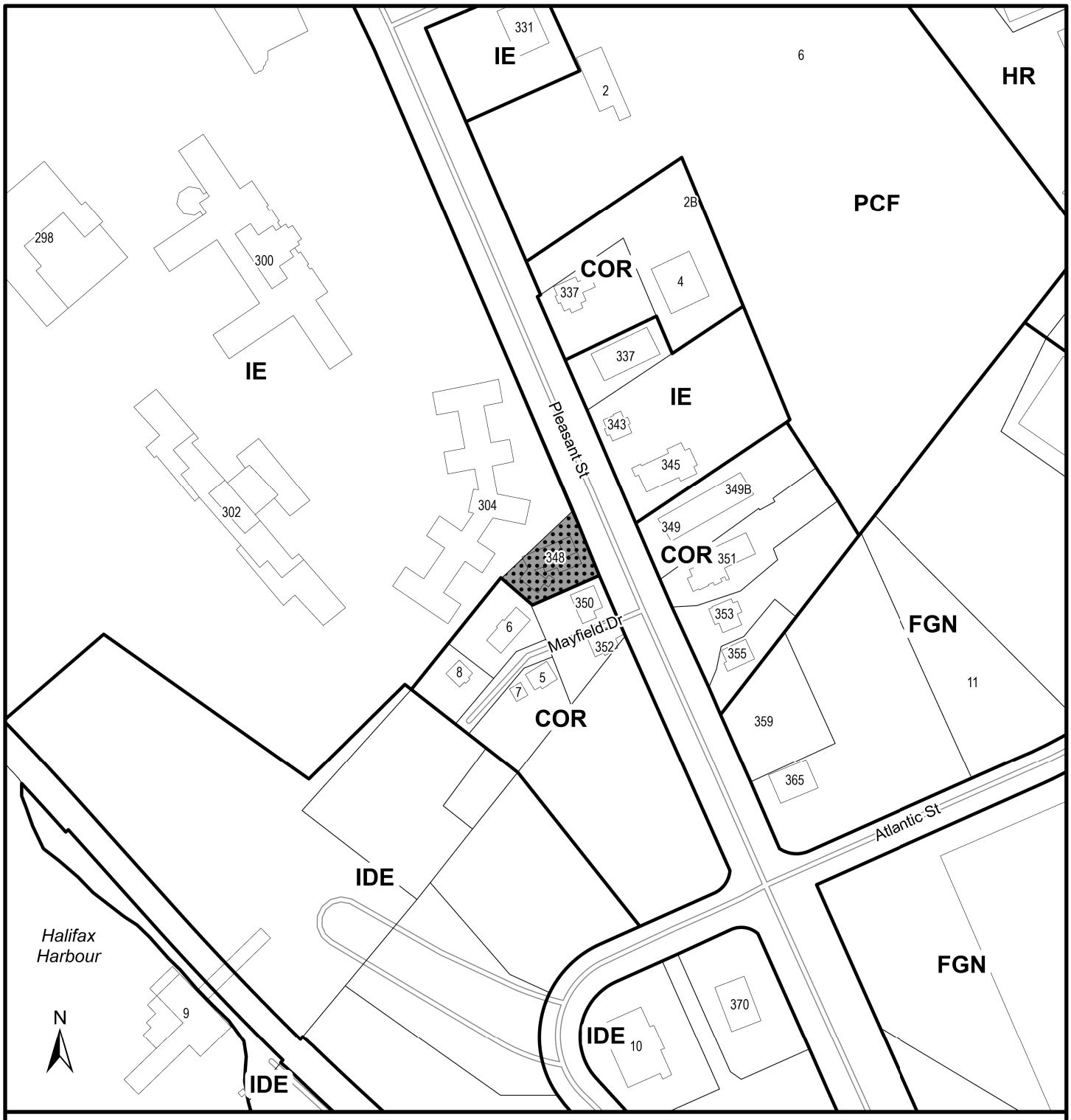
1. Regional Centre Community Council may choose to refuse the proposed LUB amendment, and in doing so, must provide reasons why the proposed amendment does not reasonably carry out the intent of the SMPS. A decision of Council to refuse the proposed LUB amendment is appealable to the N.S. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.

2. Regional Centre Community Council may choose to approve the proposed LUB amendment subject to modifications, and such modifications may require a supplementary staff report. A decision of Council to approve this proposed LUB amendment is appealable to the N.S. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

Map 1:	Generalized Future Land Use
Map 2:	Zoning and Notification Area
Attachment A:	Proposed Amendment to the Land Use By-law for the Regional Centre
Attachment B:	Review of Relevant SMPS Policies
Attachment C:	Regional Centre LUB Excerpt – COR Zone

Report Prepared by: Matt Conlin, Planner III, Urban Enabled Planning Applications, 902.719.9457



Map 1 - Generalized Future Land Use

348 Pleasant Street
Dartmouth

Subject Property

Regional Centre
Plan Area

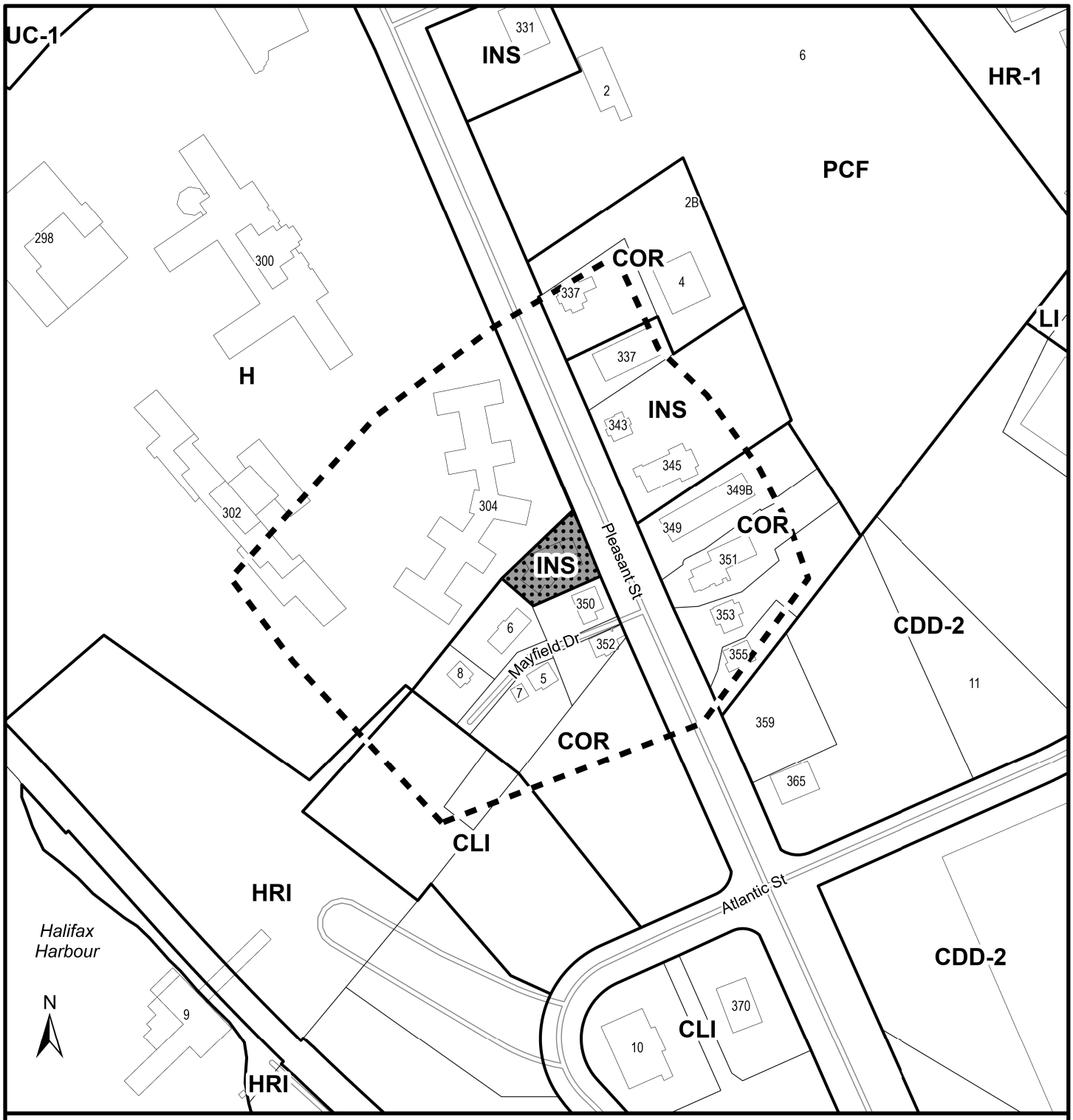
Designation

COR	Corridor
FGN	Future Growth Node
HR	Higher-Order Residential
IDE	Industrial Employment
IE	Institutional Employment
PCF	Parks and Community Facility

0 40 80 m

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

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



Map 2 - Zoning and Notification Area

348 Pleasant Street
Dartmouth

Subject Property

Area of Notification

Regional Centre
Land Use By-Law Area

Zone

CDD-2	Comprehensive Development District 2
CLI	Commercial Light Industrial
COR	Corridor
H	Hospital
HR-1	Higher-Order Residential
HRI	Harbour-Related Industrial
INS	Institutional
LI	Light Industrial
PCF	Parks and Community Facilities
UC-1	University and College 1

HALIFAX

0 40 80 m

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

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ATTACHMENT A

Proposed Amendment to the Land Use By-law for the Regional Centre

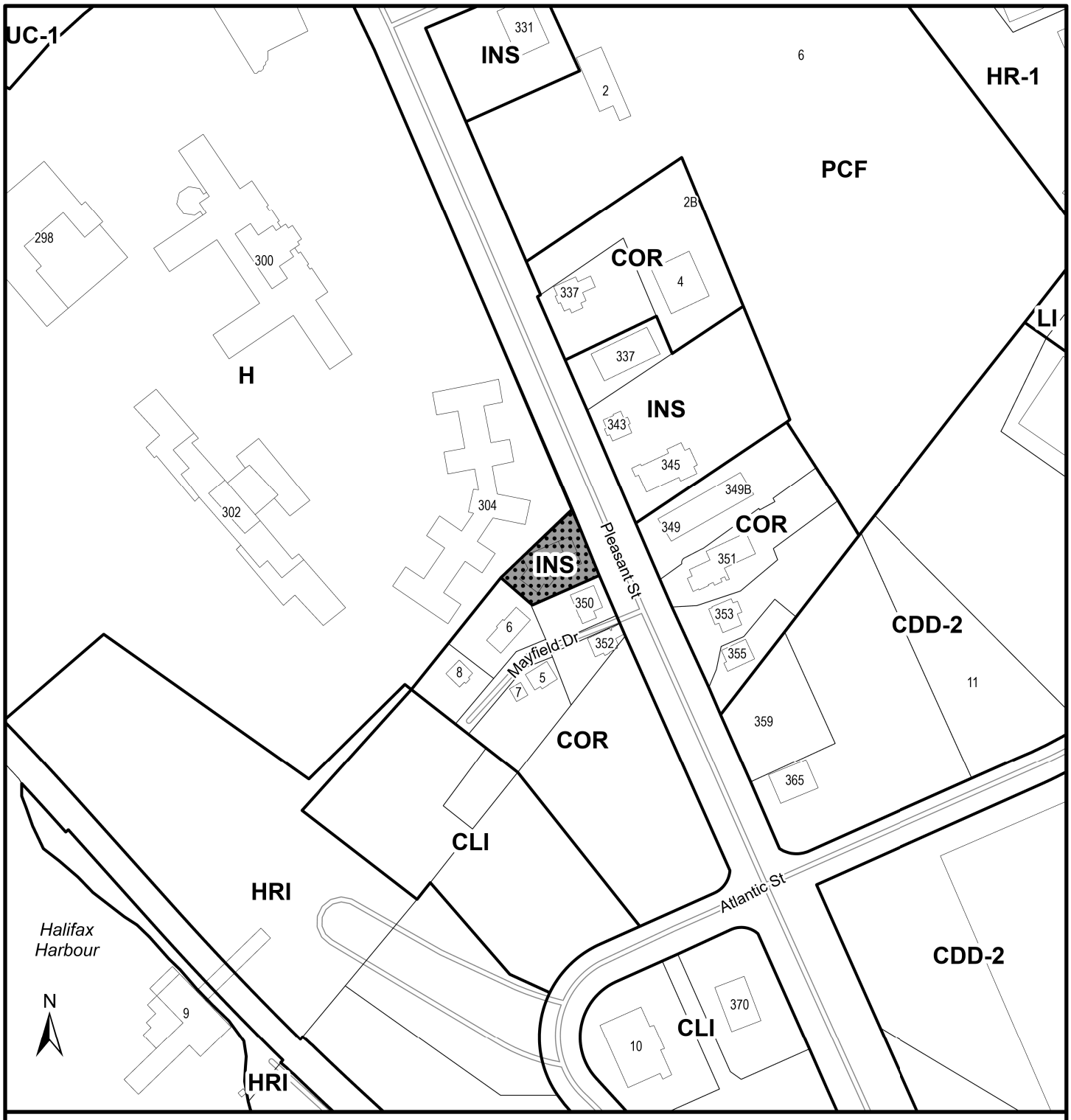
BE IT ENACTED by the Regional Centre Community Council of the Halifax Regional Municipality that the Land Use By-law for Regional Centre is hereby further amended as follows:

1. Amend Schedule 2, the Zone Boundaries, by rezoning the property identified as 348 Pleasant Street, Dartmouth (PID 00247940), from the INS (Institutional) Zone to the COR (Corridor) Zone, as shown on the attached Schedule A.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Regional Centre Community Council held on the xx day of (month), 2026

_____

Iain MacLean
Municipal Clerk



Schedule A

348 Pleasant Street
Dartmouth

Area proposed to be rezoned from INS (Institutional) to COR (Corridor)

Regional Centre
Land Use By-Law Area

Zone

CDD-2	Comprehensive Development District 2
CLI	Commercial Light Industrial
COR	Corridor
H	Hospital
HR-1	Higher-Order Residential
HRI	Harbour-Related Industrial
INS	Institutional
LI	Light Industrial
PCF	Parks and Community Facilities
UC-1	University and College 1

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0 40 80 m

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

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Attachment B – Review of Relevant SMPS Policies

Regional Centre Secondary Municipal Planning Strategy	
DISCRETIONARY APPROVALS	
Policy	**Staff Comments**
Policy IM-6 *Subject to Policy IM-7, Council may consider amendments to the zoning boundary schedule of the Regional Centre Land Use By-law that carry out the intent of this Plan and:*	
(a) rezone the land to another zone enabled within the same designation as the land is located, provided that the lands are located within the Parks and Community Facility, Established Residential, Industrial Employment or Institutional Employment Designations;	N/A
(b) rezone the land to the PCF, RPK, or INS Zone, provided that the lands are not located within the Water Access Designation;	N/A
(c) rezone lands located within the Higher-Order Residential Designation to any zone enabled in the Established Residential Designation;	N/A
(d) rezone lands zoned INS to any zone enabled in an abutting designation; and	Proposal is to rezone the land currently zoned INS (Institutional) to COR (Corridor), which is directly abutting the subject site, within the COR designation.
(e) rezone lands located within any designation, except the Water Access Designation, to any zone enabled within the Institutional Employment Designation, provided that the land subject to rezoning: *i) abuts the Institutional Employment Designation, and* *ii) is up to a maximum land area of 2 Hectares.*	N/A
IMPLEMENTATION	
Policy IM-7 *In considering proposals to amend the Land Use By-law, amend the zoning boundaries, or enter into development agreements, Council shall consider that:*	
(a) the proposal is consistent with the Vision, Core Concepts, Urban Design Goals, and all applicable	The proposed amendments to the zoning boundaries are consistent with

objectives and policies set out in the Regional Plan and this Plan;	the objectives and policies set out in the Regional Plan and the Regional Centre Municipal Planning Strategy.
(b) the proposal is not premature or inappropriate by reason of: *i) the financial capacity of the Municipality to absorb any costs relating to the development,* *ii) the adequacy of municipal wastewater facilities, stormwater systems or water distribution systems,* *iii) the proximity of the proposed development to schools, parks, and community facilities, and the capability of these services to absorb any additional demands,* *iv) the adequacy of transportation infrastructure for pedestrians, cyclists, public transit and vehicles for travel to and within the development, and* *v) the impact on registered heritage buildings, heritage streetscapes, and heritage conservation districts;*	(i) No costs to the Municipality are expected through a change in zoning. (ii) No concerns with service adequacy have been identified by Halifax Water. (iii) The subject site is adjacent to the NSCC Ivany Campus and adjacent and in proximity to the Dartmouth General hospital and surrounding medical campus. The site is also in close proximity to two baseball diamonds. A change in zoning would mean any proposed development on the lands would need to meet the requirements and restrictions of the proposed zone (COR) before any permit for development could be issued. (iv) The subject site is in close proximity to the Woodside Ferry Terminal and the Trans Canada Trail, an active transportation trail that runs through the NSCC campus. Two bus routes run down Pleasant St. with a stop on either side of the road, nearby to the subject site. (v) No heritage buildings or conservation districts have been identified on the site or in the vicinity of the subject site.
(c) the subject lands are suitable for development in terms of the steepness of grades, soil and geological conditions, locations of watercourses, wetlands, and susceptibility to flooding;	These details are manageable and would be addressed at the permitting stage when applying for development of the lands.
(d) that development regulations in the proposed rezoning or development agreement will adequately mitigate potential conflict between the proposed development and nearby land uses, by reason of: *i) type of use(s),* *ii) built form of the proposed building(s),*	i-vi) Staff do not foresee any issues in satisfying this policy based on the applicable COR Zone regulations, surrounding land uses, and building requirements; however, these matters will be assessed in detail through the

iii) impacts on adjacent uses, including compatibility with adjacent residential neighbourhoods, parks, community facilities, and railway operations, *iv) traffic generation, safe access to and egress from the site, and parking,* *v) open storage and signage, and* *vi) impacts of lighting, noise, fumes and other emissions.*	development agreement and site design review process.
Halifax Regional Municipal Planning Strategy (Regional Plan)	
CHAPTER 3: SETTLEMENT AND HOUSING 3.2 Land Use Designations	
3.3 PLANNING AND DESIGN FOR GROWTH CENTRES *Tables 3-1 and 3-2 outline the types of centres intended for the Urban Settlement and Rural Commuter Designations respectively and the associated design characteristics which are to be supported when preparing secondary planning strategies. Table 3-3 lists other Rural Centres which are no longer targeted for growth, but will continue to be recognized for their role in the rural settlement pattern. Directives for preparing a secondary planning strategy for the Regional Centre are found under Chapter 6.* ***Table 3-1: Future Characteristics of Urban Settlement Growth Centres*** ***Map 1: Settlement and Transportation*** *This property falls within the Woodside Regional Local Growth Centre identified on Map 1. Table 3-1 of the Regional Plan lists intended future characteristics of Regional Local Growth Centres. Characteristics intended for the Woodside area which are applicable to this request include:* • *Mix of medium to high density residential, commercial, institutional and recreation uses* • *In established residential neighbourhoods, low to medium density residential uses* • *Pedestrian oriented facades* • *Transit service to connect to other centres and Regional Centre* • *Access to AT (Active Transportation) routes* • *Interconnected private and public open space*	Staff advise that this request is supported and reasonably consistent with the Regional Local Growth Centre designation and intentions.

9.6 PRIORITIES PLANS	
Since the adoption of this Plan in 2014, Regional Council has approved several priority plans including the Integrated Mobility Plan, Halifax Green Network Plan, HalifACT, and Halifax's Inclusive Economic Strategy 2022-2027. The second review of this Plan began in 2020 and is expected to be readopted by Regional Council in 2023. The review will revise the policies of this Plan to ensure they are consistent with the priorities plans as approved. In the interim, this Plan supports the priorities plans which are actively used by staff to guide ongoing work.	
G-14A *In considering development agreements or amendments to development agreements, or any proposed amendments to the Regional Plan, secondary planning strategies, or land use by-laws, in addition to the policies of this Plan, HRM shall consider the objectives, policies and actions of the priorities plans approved by Regional Council since 2014, including:* *(a) The Integrated Mobility Plan;* *(b) Halifax Green Network Plan;* *(c) HalifACT;* *(d) Halifax's Inclusive Economic Strategy 2022-2027; and* *(e) any other priority plan approved by Regional Council while this policy is in Effect*	The request to change zoning on the lands does not interfere with the objectives, policies, and actions of the Priorities Plans outlined in Policy G-14A.
Integrated Mobility Plan	
3. MODE-SPECIFIC POLICIES	
3.1 Active Transportation	
Objective 3.1.1 *Encourage walking and bicycling by building complete and connected networks that respond to the needs of urban, suburban and rural communities, for all ages and abilities.*	Rezoning would enable the development of a multi-unit building that is in close proximity to an active transportation trail on the NSCC campus. The lot is also on the main road (Pleasant Street) that can be used to access the Shearwater Flyer Trail system, a major active transportation trail system for the Municipality identified within the IMP.
3.2 Transit	
Objective 3.2.1 *Enhance transit service by increasing the priority of transit and improving the integration of transit service with land use and settlement patterns.*	This proposed use on the lands with the new zoning would be an infill development which allows a comparably denser land use to be

	integrated within existing transit service, along a Transit Priority Corridor (Pleasant Street), as identified in the IMP. The location and possible density of this proposal lends itself to more residents being able to access transit, while having the potential to improve ridership of the existing route (buses and Woodside ferry).

Table 1A: Permitted uses by zone (DD, DH, CEN-2, CEN-1, COR, HR-2, and HR-1)

Residential	DD	DH	CEN-2	CEN-1	COR	HR-2	HR-1
Single-unit dwelling use	●	●	●	●	●	㉑	⑮
Semi-detached dwelling use	●	●	●	●	●		⑮
Duplex apartment use (RCCC-Sep 4/24;E-Apr 17/25)	●	●	●	●	●		⑮
Townhouse dwelling use	●	●	●	●	●	⑮	⑮
Two-unit dwelling use	●	●	●	●	●	㉑	⑮
Three-unit dwelling use	●	●	●	●	●	⑮	⑮
Four-unit dwelling use (RC- May 23/24;E-June 13/24)	●	●	●	●	●	⑮	⑮
Multi-unit dwelling use	●	●	●	●	●	⑮	⑮
Repealed(RC- May 23/24;E-June 13/24)							
Backyard suite use	●	●	●	●	●	⑮	⑮
Small shared housing use	●	●	●	●	●	⑮	⑮
Large shared housing use	●	●	●	●	●	⑮	⑮
Short-term bedroom rental (RC-Feb 21/23;E-Sep 1/23) use	●	●	●	㉔	●	⑮㉔	⑮㉔
Home occupation use	●	●	●	●	●	⑮	⑮
Home office use	●	●	●	●	●	⑮	⑮
Work-live unit use	●	●	●	●	●	⑮	⑮
Grade-related dwelling unit use	●	●	●	●	●	⑮	⑮
Model suite use	●	●	●	●	●	⑮	⑮
Cluster housing use					㉑	㉑	㉑
Commercial	**DD**	**DH**	**CEN-2**	**CEN-1**	**COR**	**HR-2**	**HR-1**
Broadcast and production studio use	●	●	●	①	●		
Cannabis lounge use	●	●	●				
Cannabis retail sales use	●	●	●				
Casino use		●					
Catering use	●	●	●	●	●	③	③
Commercial recreation use							
Cruise ship terminal use	●	●					
Dealership use							
Drinking establishment use	●	●	●				
Financial institution use	●	●	●		●	③	
Fitness centre use	●	●	●	①	●	③	
Garden centre use	●	●	●	●	●		
Grocery store use	●	●	●		●	③	
Hotel use	●	●	●		●		
Kennel use							
Local commercial use	●	●	●	●	●	③	③
Local drinking establishment use	●	●	●		●	③	
Makerspace use	●	●	●	●	●	③	③
Micro-brewery use	●	●	●		●	③	
Micro-distillery use	●	●	●		●	③	
Office use	●	●	●	①	●	③	
Pawn shop use			●		●		
Personal service use	●	●	●	●	●	③	③
Pet daycare use	●	●	●	●	●	③	③
Quick charging station use	●	●	●		●		
Restaurant use	●	●	●	●	●	③	② ③

Retail use	●	●	●	①	●	③	
Self-storage facility use			●		●	③	
Service station use			●				
Service use	●	●					
Short-term rental use (RC-Feb 21/23;E-Sep 1/23)	●	●	●	㉔	●	㉔	㉔
Studio use	●	●	●	●	●	③	③
Veterinary facility use	●	●	●		●	③	③
Any other commercial use (if not prohibited above)	●	●	●				
Urban agriculture	**DD**	**DH**	**CEN-2**	**CEN-1**	**COR**	**HR-2**	**HR-1**
Educational farm use							
Farmers' market use	●	●	●	●	●	●	●
Urban farm use	●	●	●	●	●	●	●
Institutional	**DD**	**DH**	**CEN-2**	**CEN-1**	**COR**	**HR-2**	**HR-1**
Convention centre use	●	●	●				
Cultural use	●	●	●	●	●	●	●
Daycare use (RC-Oct 26/22;E-Nov 11/22)	●	●	●	●	●	●	●
Emergency services use	●	●	●	●	●	●	●
Hospital use							
Library use	●	●	●	●	●	●	●
Minor spectator venue use	●	●	●		●	●	
Major spectator venue use	●	●					
Medical clinic use	●	●	●	●	●	●	●
Public building use	●	●	●	●	●		
Religious institution use	●	●	●	●	●	●	●
School use	●	●	●	●	●	●	●
Shelter use	●	●	●	●	●	●	●
University or college use	●	●	●		●	●	
Industrial	**DD**	**DH**	**CEN-2**	**CEN-1**	**COR**	**HR-2**	**HR-1**
Auto repair use							
Cannabis production facility use							
Car wash use							
Crematorium use							
Data storage centre use	●	●					
Industrial training facility use							
Light manufacturing use							
Marine-related use	⑬	⑬					
Marine-related use existing on the coming into force date of this By-law	●	●					
Recycling depot use			●		●		
Research and development facility use	●	●	●				
Storage yard use							
Warehousing use							
Wholesale food production use	●	●	●		●		
Wholesale use							
Park and community facilities	**DD**	**DH**	**CEN-2**	**CEN-1**	**COR**	**HR-2**	**HR-1**
Boating club use	●	●					
Cemetery use							
Club recreation use	●	●	●	●	●	●	●
Community recreation use	●	●	●	●	●	●	●
Conservation use	●	●	●	●	●	●	●
Park use	●	●	●	●	●	●	●
Water access	**DD**	**DH**	**CEN-2**	**CEN-1**	**COR**	**HR-2**	**HR-1**
Water access structure use	●	●	●	●	●	●	●
Military	**DD**	**DH**	**CEN-2**	**CEN-1**	**COR**	**HR-2**	**HR-1**
Military use							

Other	DD	DH	CEN-2	CEN-1	COR	HR-2	HR-1
Accessory structure or use	●	●	●	●	●	●	●
Historic site or monument use	●	●	●	●	●	●	●
Parking structure use	●	●	●	●	●	●	●
Temporary construction use	●	●	●	●	●	●	●
Temporary use (RC-Oct 26/22;E-Nov 11/22)	●	●	●	●	●		
Transportation facility use	●	●	●	●	●	●	●
Underground parking, access, and servicing for a CEN-2 use				●			
Utility use	●	●	●	●	●	●	●
Prohibited in all zones	**DD**	**DH**	**CEN-2**	**CEN-1**	**COR**	**HR-2**	**HR-1**
Adult entertainment use							
C&D transfer, processing, and disposal use							
Heavy industrial use							
Obnoxious use							
Salvage use							

① Use is permitted to occupy no more than 200 square metres of floor area per lot.

② Use is permitted on a corner lot only.

③ Use is permitted within a mixed-use building that has no less than 75% of its floor area occupied by residential uses.

⑬ Use is permitted within the Dartmouth Waterfront (DW) Special Area, as shown on Schedule 3A, and the Halifax Waterfront (HW) Special Area, as shown on Schedule 3B.

⑮ Use is permitted, except within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F. New or expanded residential uses within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F, shall only be permitted by development agreement, in accordance with Section 497.

㉑ Use is not permitted, except for access and servicing functions to a lot or portion of a lot that permits the use.

㉔ Use is permitted accessory to a residential use provided that the dwelling unit is the primary residence of the operator, in accordance with Section 53. (RC-Feb 21/23;E-Sep 1/23)