



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

Item No. 14.1.11
Halifax Regional Council
June 14, 2016

TO: Mayor Savage and Members of Halifax Regional Council
Original Signed by 

SUBMITTED BY: _____
John Traves, Q.C., Acting Chief Administrative Officer
Original Signed by _____
Jane Fraser, Acting Deputy Chief Administrative Officer

DATE: April 15, 2016

SUBJECT: By-law M-200 Respecting Standards for Residential Occupancies

ORIGIN

Halifax Regional Council Minutes of November 12, 2013

MOVED and PASSED by Councillor Mason and seconded by Councillor Walker that Halifax Regional Council request a staff report regarding steps, including public and stakeholder consultation, for possible implementation of a residential rental licensing program and/or targeted enforcement and by-law enhancement program to:

- a) Enforce land use by-laws, building codes, and fire safety compliance
- b) Focus on rental structures containing six or less units and on converted dwellings
- c) Recommend whether to limit the geographic scope (a neighbourhood, district or planning area) for enhanced enforcement
- d) To consider programs such as those in London, Ontario; Oshawa, Ontario; Hamilton, Ontario and Waterloo, Ontario.

Halifax Regional Council Minutes of November 19, 2013

MOVED and PASSED by Deputy Mayor Fisher, seconded by Councillor Walker that Halifax Regional Council request a staff report outlining a formal review of the M-100 By-Law respecting Standards for Residential Occupancies and to include and solicit feedback from stakeholders such as tenants and landlords.

Halifax West Community Council Minutes of September 15, 2015

MOVED and PASSED by Councillor Watts, seconded by Councillor Mosher THAT Halifax and West Community Council direct that staff prepare a report reviewing the regulation of rooming and lodging houses in the Land Use By-law for Halifax Peninsula and, if the result of the review identifies areas where the language could be strengthened, draft amendments to the land use by-law for Community Council consideration.

RECOMMENDATION ON PAGE 2

Halifax Regional Council Minutes of December 1, 2015

The following was MOVED and PASSED: That Halifax Regional Council request a staff report respecting an amendment to By-law M-100, the Standards for Residential Occupancies By-law, that increases the indoor temperature from 20 degrees Celsius to 21 degrees Celsius in all areas of the dwelling unit from the 15th day of September in each year to the 1st day of June in the following year in all rental units in which the landlord pays for the heat and return to the Regional Council for consideration of the amendment.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Section 188, Power of Council to Make By-laws;
Halifax Regional Municipality Charter, Section 199, Minimum Standards By-law;
Building Code Act, R.S.N.S, c. 46;
Fire Safety Act, 2002, c.6; and,
Building Code Regulations, N.S. Reg 176/2014,

RECOMMENDATIONS

It is recommended that Halifax Regional Council:

1. Adopt By-law M-200, Respecting Minimum Standards for Residential Occupancies, which will repeal and replace By-law M-100 as set out in Appendix A;
2. Amend Administrative Order 15, Respecting the License, Permit and Processing Fees, as set out in Appendix B; and
3. Direct staff to conduct a facilitated workshop with ACORN (Association of Community Organizations for Reform Now), IPOANS (Investment Property Owners Association of Nova Scotia), AHANS (Affordable Housing Association of Nova Scotia), Housing NS, Dalhousie Student Union, Dalhousie University, Saint Mary's University, University of King's College, Students NS, Navigator Street Outreach, and other stakeholders as necessary, the purpose of which is the development of a residential building licensing model and return to Regional Council with a recommendation

BACKGROUND

Preamble

As the investigation into a residential rental licensing program progressed it became apparent that several barriers exist within the current regulatory framework that would hinder any new program implementation. This report will describe why any program that expands upon the regulation or classification of rooming houses (as currently defined) would result in significant consequence to the existing stock of buildings that appear to operate as rooming houses but are not classified, or able to be defined as such.

At the same time opportunities for improvements were identified that would benefit both a licensing and inspections program. The new By-law M-200 is proposed to strengthen the licensing framework, which has become outdated. This report will also explore the municipal responsibilities under the *Fire Safety Act* and the Minimum Standards for Residential Occupancy By-law as well as responsibilities between Fire and Emergency Services and Building Standards.

By-law M-100 Minimum Standards for Residential Occupancies – housekeeping and general amendments

The M-100 By-law was passed by Halifax Regional Council on January 7, 2003 and became effective on January 11, 2003. As stated in the original report, the purpose of the by-law was to:

1. Establish uniform regulations and standards for residential buildings throughout HRM (at the time there were five by-laws with various standards and some jurisdictions with no by-laws);
2. Ensure existing residential buildings are “safe, warm, and dry”; and
3. Specify reasonable “comfort and convenience” standards which go beyond simply providing basic “safe, warm, and dry” housing.

Although fees were discussed in the original report, there was no Administrative Order included with the package to outline any licensing fees for rooming houses. Since its introduction there have been two minor amendments to the legal language but otherwise no substantial alterations. Aside from the rooming house issues identified in the discussion below, staff reports very few problems with the state of the by-law and its effectiveness in meeting the original stated goals; however, the By-law Review project provided the opportunity to review and make changes to the By-law.

Rooming House Licensing

Prior to amalgamation, the licensing of rooming, boarding and lodging houses (herein rooming houses) was taking place in some, but not all jurisdictions. Post amalgamation, a standard process of licensing rooming houses began with the introduction of the M-100 By-law. The by-law required the licensing of these buildings on the basis of the following definition:

"Rooming, Boarding, and Lodging House "means any building in which three (3) or more rooms providing occupancy are rented for remuneration as separate units of residential accommodation whether or not meals or kitchen facilities are provided, but does not include apartment buildings or multiple unit dwellings as defined by various Land Use By-laws of the HRM or a hotel licensed under the Hotel Regulations Act or an institution licensed under the Homes for Special Care Act or any other general or special Act.

The definition of rooming houses found in the M-100 By-law is different than the definitions found in the individual land use by-laws. Both definitions are used as part of land use investigations for determination of a particular buildings use. The land use by-law definitions for rooming houses are not all the same, as shown in Appendix E.

Fire Safety Act (FSA) inspections and By-law M-100 Minimum Standards for Residential Occupancies (M-100)

The November 19, 2013 Regional Council motion was brought forward by Deputy Mayor Fisher as a result of responding to tenant/landlord issues where he has found it confusing as to who oversees and has jurisdiction in regard to the M-100. By-law M-100 is a by-law that sets the minimum standards for all residential occupancies in HRM and also contains the regulatory framework and technical requirements for the licensing and inspection of rooming houses in the Municipality. *Fire Safety Act* (FSA) Inspections are a Provincial requirement of each Municipality under Section 13 and 14 of the *Fire Safety Act*. A Memorandum of Understanding exists between Fire Services and Building Standards that defines responsibilities for FSA and M-100 inspections. Thus each business unit serves a different type of residential unit.

It is correct to say that client confusion exists for both FSA inspections and M-100 enforcement, and could be attributed to the way responsibility is split between the two business units. Inspection work is divided between Fire Services and Building Standards based on an objective and technical building classification. As a result, several exceptions and clarifications must be considered by staff to reach the correct classification in order to determine what business unit will perform the work. Generally, the underlying work is split between Part 9 Buildings (less than four stories or less than 600m² of floor space) and Part 3 Buildings (four stories or greater, or more than 600m² of floor space). Residential occupancies occur in both Part 9 and Part 3 Buildings. Client confusion exists as to which business unit is taking on the work.

Another source of confusion may be the consistency of the application of the By-law and *Act*. Clarity and consistency may be improved if all buildings under a residential classification were performed by the same business unit.

In 2014 this work was examined in detail by staff at Strategic Planning and Delivery, who subsequently produced a Recommendation Report for M-100 Enforcement and FSA Inspections. The report identifies a strategic direction for consideration by Fire Services and Community and Recreation Services to mutually meet the Municipal responsibilities for inspections under the *Fire Safety Act* and By-law M-100. The report recommended that Community and Recreation Services (now Planning and Development) assume responsibility of all FSA and M-100 inspections for residential occupancies, with all remaining occupancy classifications of building form fall under Fire Services.

DISCUSSION

M-200 Minimum Standards for Residential Occupancies – improvements and general amendments

As a result of the review of this By-law, a number of improvements and changes were identified and are outlined as follows:

- New definitions were added to the By-law, including:
 - applicant,
 - Building Code,
 - *Building Code Act*,
 - daylight hours,
 - fire alarm system,
 - License Administrator,
 - person, and
 - smoke alarm.
- Definitions are placed in alphabetical order.
- The licensing function and processes have moved from the Inspector to the License Administrator.
- Service and Remedy clauses are now consistent with the *Halifax Regional Municipality Charter*.
- Decks were added to the requirement of being “maintained in good repair so as to be structurally sound, free of holes, cracks, and other defects which may constitute accident hazards.”
- The indoor ambient temperature to which every building shall provide suitable heating facilities for maintaining heat throughout all occupied areas has been increased from 20 to 21 degrees Celsius. The temperature of 21 degrees “shall be obtainable throughout all occupied areas.”
- The language concerning Orders to Comply, Licensing, Appeals and Remedy are now consistent with other by-laws.
- The cost for both an initial license and renewal has been proposed to be \$100.00 (one hundred dollars).
- The duration of a license has been increased from one year to two years.

The request to adjust the ambient temperature from 20 to 21 degrees Celsius has been dealt with in this revision, however the date range and specificity around who pays for the heat was not necessary to achieve the change. One of the underlying principles of this By-law is heat and adding more restrictions to the clause may reduce effectiveness. A minor yet effective adjustment to the wording of the heating clause has been proposed to address the past problem where a heating system was only “suitable” for providing the heat. New requirements will indicate heat is to be “obtained” by tenants

In addition to the changes above and as part of staff consultation with stakeholders, other initiatives are being considered or are already being acted upon:

- The development of an Minimum Standards for Residential Occupancies brochure
- The ability for complaints under this By-law to be reported through 311 Online

- Identifying historical case data on the public GIS layer for all properties
- Identifying locations of licensed rooming houses on the public GIS layer.

Rooming House Licensing

The inconsistency and ambiguity of the rooming house definitions within the Minimum Standards for Residential Occupancies By-law and each individual land use by-law plays a role in the challenge of enforcing these building configurations and uses. The land use by-laws also place significant geographical limitations on the properties where rooming houses are allowed to exist. The result is potential conflict which would hinder a licensing program. In addition, the complexity of building configuration has changed significantly from what rooming houses were traditionally. The purpose built rooming houses, with a hallway of rooms, a bathroom at the end of the hall, and a kitchen downstairs currently account for very few of the room rental accommodations in HRM. The majority exist as converted single family dwellings designed to accommodate single room occupancies. A cat and mouse game has resulted from the current definition and regulatory framework which fundamentally takes advantage of the similarities between a traditional family group occupying a house and a group of persons not familiar to one another occupying rooms in a house. The fact that the rooms are rented on an individual basis is challenging to prove and easily circumvented.

Across many jurisdictions, so called rooming houses are regarded as a very cost effective provider of affordable housing. As part of the investigation conducted by staff, it was identified that compared to a government funded shelters, the cost per night of a rooming house appears to be substantially cheaper, and in most cases can operate self-sufficiently as privately operated businesses. The challenge in other jurisdictions has become the availability of rooming houses and the decline of the available stock over time. As city growth occurs, costs and densities increase, and the economic value of operating a rooming house decreases. Subsequently, the available rooming house stock begins to decline as the buildings are converted into more profit focused options. There are some reports that suggest the introduction of grant programs to support these existing rooming houses in order to keep them safe and economically viable. There are 19 licensed rooming houses in HRM and that number has been slowly declining since first regulated in 2004.

In HRM it appears that licensed rooming houses are in decline in favour of converted single unit dwellings that are configured outside the Minimum Standards for Residential Occupancies licensing or regulatory framework; how much of this transition is the result of land use restrictions is not known. From a regulatory perspective, policy in support of alternative building types which condone these modified single units has not kept pace with their creation. This leaves that form of housing potentially more unsafe because:

- in many cases the owner is not occupying the building
- the common and utility areas are less likely to be observed or maintained on a routine basis
- the life safety systems are not designed to accommodate the new use of the building
- there are instances where rented rooms are left without locks to avoid the rooming house designation
- the tenants are often persons not familiar to one another, which means:
 - they are less likely to know the whereabouts of the other tenants
 - they are less likely to notify other tenants in an emergency
 - they are less likely to take steps to mitigate spread of fire
 - they are less likely to ensure all tenants are out of building as a result of a fire
 - there could be a higher risk of theft
 - there could be a higher risk of violence

While not currently defined as rooming houses, single room rentals in areas surrounding Universities are rented at a premium. Room rental accommodations in university areas are unique because they are not considered affordable and the tenants are changing on a regular cycle. These buildings can be very difficult to categorize in current regulation and difficult to differentiate from the single unit dwellings because in some cases a group of students may meet the standard for being a collective unit of interest.

The goal of these buildings appears to be to pack as many bedrooms as possible in them while limiting common areas in order to reduce the probability and effectiveness of weekend gatherings. These converted dwellings are often adjacent to buildings operating as traditional single unit dwellings and those residents are not necessarily comfortable being in proximity to what they feel is a rooming house. While there are many sensible tenants that are good neighbors, the temporary nature of the tenancies can result in less effort being put forward to maintain a positive relationship with the surrounding community. The surrounding universities have staff working on tenancy issues for their areas, but there is no formal association between the different institutions.

Our cross jurisdictional scan has revealed that these issues are common and the solutions are varied. The majority of jurisdictions that staff researched have put some form of licensing system in place. While the definitions and extent of licensing differ, they generally start with the definition of a dwelling unit and then classify them on the basis of the number of rooms, size and percent floor space used for bedrooms. After looking into licensing for several years, the City of Hamilton opted to pass on licensing in favour of a proactive enforcement program that performs targeted enforcement of problem areas.

The proposal of HRM expanding the licensing of rooming houses to include a broader type of room rental accommodation, and the subsequent research and stakeholder consultation has made it clear that this is a very important issue that needs to be carefully planned prior to making any major changes. A definition and regulation, including a licensing component, needs to be developed in order to capture targeted building configurations and uses. An ideal solution is one that:

- promotes a safe building
- allows a cost effective room rental situation
- gives consideration to the surrounding community.

Attention should be given to the land use restrictions that currently limit the permissible locations of such uses. If the definition is expanded to cover more room rental accommodation configurations, it should be expanded to allow these proposed building types in more areas.

Consideration must be given to ensure that a clear separation exists between buildings operating as housekeeping units (large families) and buildings renting single rooms to individuals for the purposes of income. The criteria for consideration could include but not be limited to:

- the dwelling unit definition
- defining a housekeeping unit
- limiting proximity between buildings of this type
- limiting the percentage of bedroom floor space in order to control occupant load
- regulating owner and non-owner occupancies differently

It is likely that any change in the current accepted building configuration and regulatory framework will have a substantial impact on communities and stakeholders. In order to ensure all scenarios are explored and perspectives considered, more stakeholder consultation by staff will be necessary. The intended outcome of the consultation would be a proposed regulatory framework to which the aforementioned building configurations and uses can be identified by a location and regulated via a license.

Fire Safety Act (FSA) inspections and Minimum Standards for Residential Occupancies By-law

The transition of the responsibility of all residential buildings from Fire Services to the Building Standards group was discussed as part of Fire Services approved 2015/16 business plan. As a result, both business units have started examining what would be involved in a transition of responsibility. In addition to the responsibility of FSA and M-200 inspections for all residential Part 9 buildings, the next logical step is for Building Standards to take on the responsibility of FSA and M-200 inspections for all residential Part 3 buildings. In order move forward with this opportunity smoothly the following is being considered and/or implemented:

1. The Memorandum of Agreement currently defining the responsibility of work will have to be amended to allow the transition. This would be part of a union negotiation process.
2. Building Standards is being given access to Fire Department Management (FDM), which is the software Fire Services uses to manage their FSA inspections. This will allow Building Standards staff to determine previous inspection dates and any notes or ongoing issues with specific properties. This access will also benefit the current program of inspecting Part 9 Buildings.
3. The additional buildings being taken on by Building Standards could be transferred into the Hansen system using data from the GIS database
4. An OCA to convert a Compliance Officer FTE into a Building Official 1 FTE in order to increase resource capacity to take on the additional FSA inspections
5. Interns are being hired with the added responsibility of coordinating the dispatch of FSA inspections to staff
6. Fire Services will include Building Standards staff in any training opportunities that arise that pertain to fire inspections and life safety systems
7. A FSA Order was created in Crystal Reports, based on the one Fire Services uses, for consistent application of orders

This transition of responsibility would result in FSA inspections of all residential buildings with more than three units being conducted on a frequency as determined, and undertaken by the Building Standards staff. The buildings would be classified and registered in a database to manage inventory and facilitate system of re-inspection. The re-inspection regime is a requirement of the *Fire Safety Act* and restricted to common areas of individual buildings. There is no current fee for such inspections and there is no proposal to create fees for these inspections going forward.

FINANCIAL IMPLICATIONS

The proposal uses existing staff, but the assignment of designing a data collection program for proposal may cause resource issues in those areas.

RISK CONSIDERATION

This report amends and updates an existing bylaw and also focuses on a consultation group to analyze issues therefore the risk is low.

COMMUNITY ENGAGEMENT

Staff has consulted with:

ACORN – Association of Community Organizations for Reform Now
IPOANS – Investment Property Owners Association of Nova Scotia
Dalhousie Student Union
Dalhousie University
Saint Mary's University
University of King's College
Students Nova Scotia
Navigator Street Outreach (Halifax)
London, Oshawa, Waterloo and Hamilton, Ontario for the licensing bylaw comparison

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

ALTERNATIVES

1. Council may choose to not adopt the new By-law. This is not recommended as discussed in this report.
2. Council may choose to make amendments to the proposed By-law M-200.
3. Council may choose not to amend Administrative Order 15, Respecting the License, Permit and Processing Fees, or not proceed with them in whole or in part. This is not recommended for the reasons outlined in this report.

ATTACHMENTS

Appendix A – By-law M-200, Minimum Standards for Residential Occupancies
Appendix B – Showing Proposed Changes to Administrative Order 15
Appendix C – Amending Administrative Order
Appendix D – Incorporating Proposed Changes to Administrative Order 15
Appendix E – Land use By-law Definition Summary

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Matt Covey, Manager, Building Standards, 902.490.6040

Report Approved by: _____
Jim Donovan/Manager, Municipal Compliance, 902.476.8211

Report Approved by: _____
Martin Ward, A/Director, Legal, Risk and Insurance Services, 902.490.6532

Report Approved by: _____
Bob Bjerke, Chief Planner and Director, Planning and Development, 902.490.1627

Original Signed

Appendix A

HALIFAX REGIONAL MUNICIPALITY BY-LAW M-200 RESPECTING STANDARDS FOR RESIDENTIAL OCCUPANCIES

BE IT ENACTED by the Council of the Halifax Regional Municipality pursuant to the *Halifax Regional Municipality Charter* as follows.

1. (1) This By-law shall be known as “By-law M-200” and shall be cited as the “Standards For Residential Occupancies By-law.” It shall apply to all residential occupancies within Halifax Regional Municipality.
- (2) Where a provision of this By-law conflicts with the provision of another By-law in force within the Municipality, the provision that establishes the higher standards to protect the health, safety, and welfare of the general public shall prevail.

Part 1: INTERPRETATION

2. (1) Unless otherwise defined herein, definitions contained in the current *Building Code Act*, *Fire Safety Act*, *Nova Scotia Building Code Regulations*, the *Halifax Regional Municipality Charter* and the Nova Scotia Building Code also apply to this By-law.
- (2) In this By-law:
 - (a) “Appeals Committee” means the Appeals Committee established pursuant to Halifax Regional Municipality By-law A-100, the Appeals Committee By-law;
 - (b) “applicant” means any person who makes application for any license under the provisions of this by-law;
 - (c) “bathroom” means a habitable room containing at least one toilet, one wash basin and a tub or shower;
 - (d) “Building Code” means the Nova Scotia Building Code in effect at the time of inspection;
 - (e) “*Building Code Act*” means the Nova Scotia *Building Code Act*, R.S.N.S., c.46, as amended from time to time;
 - (f) “dwelling unit” means a suite operated as a house keeping unit, used or intended to be used as a domicile by one or more persons containing cooking, eating, sleeping and bathroom facilities, and includes habitable rooms;
 - (g) “fire alarm system” means an interconnected set of electric or electronic devices, including smoke detectors, heat detectors, pull stations, alarm bell and control panel, working together to detect and sound an alarm in the building when smoke or fire is present or upon manual activation of a pull station;
 - (h) “fire separation” means a construction assembly that acts as a barrier against the spread of fire;

(i) “habitable room” means a room designed for or which may be used for living, sleeping, eating or cooking;

(j) “Inspector” means a person appointed by the Municipality as a Building Official or a Municipal Fire Inspector;

(k) “kitchen” means a habitable room containing a sink, storage area(s), a counter or work area(s) and space provided for cooking and refrigeration appliances including suitable electrical or gas connections;

(l) “License Administrator” means the person or persons designated by the Chief Administrative Officer and includes a person acting under the supervision and direction of the License Administrator;

(m) “Municipality” means the Halifax Regional Municipality (HRM);

(n) “Order to Comply” means a notice to the owner of a building to correct any violations of this By-law;

(o) “owner” includes any one or combination of the following as defined in the *Halifax Regional Municipality Charter*:

(i) a part owner, joint owner, tenant in common or joint tenant of the whole or any part of land or a building;

(ii) in the case of the absence or incapacity of the person having title to the land or building, a trustee, an executor, a guardian, an agent, a mortgagee in possession or a person having the care or control of the land or building; and

(iii) in the absence of proof to the contrary, the person assessed for the property.

(p) “person” means a natural person, corporation, partnership, an association, society, firm, agent, trustee, or registered Canadian charitable organization as defined in subsection 3(bc) of the *Halifax Regional Municipality Charter*, and includes the heirs, executors or other legal representatives of a person, or owner;

(q) “residential occupancy” means the occupancy or use of a building or part thereof for sleeping accommodation but shall not include buildings where people are harboured or detained and does not include hunting camps, cottages or other similar seasonal residences;

(r) “rooming, boarding, and lodging house” means any building in which four (4) or more rooms providing occupancy are rented for remuneration as separate units of residential accommodation whether or not meals or kitchen facilities are provided, but does not include:

(i) apartment buildings or multiple unit dwellings as defined by various Land Use By-laws of the HRM; or

(ii) a hotel licensed under the *Hotel Regulations Act*; an institution licensed under the *Homes for Special Care Act* or any other general or special Act.

(s) “smoke alarm” means a combined smoke detector and an audible alarm device designed to sound an alarm within the room or suite in which it is located upon the detection of smoke within that room or suite; and

(t) “waterproof finish” means ceramic, plastic, sheet vinyl, laminated linoleum or other material rendering a surface impermeable to water.

Part 2: GENERAL REQUIREMENTS

General Duties and Obligations

3. The standards of this By-law are minimum standards.
4. The owner of a building shall maintain the building to the standards as provided in this By-law.
5. Notwithstanding section 4, the owner of a building shall maintain the building to at least the standard to which it was required to be built, unless otherwise specified in this By-law.

Inspections

6. (1) Where an inspection is required or conducted pursuant to this By-law:
 - (a) the Inspector may enter in or upon land or premises at a reasonable time without a warrant;
 - (b) except in an emergency, the Inspector shall not enter a room or place actually being used as a dwelling without the consent of the occupier, unless the entry is made in daylight hours and written notice of the time of the entry is given to the occupier at least twenty-four (24) hours in advance; and
 - (c) where a person refuses to allow the Inspector to exercise, or attempts to interfere or interferes with the Inspector in the exercise of a power granted pursuant to this By-law, the Inspector may apply to a judge of the Supreme Court of Nova Scotia for an Order:
 - (i) to allow the Inspector entry to the building; and
 - (ii) restraining a person from further interference.

Part 3: GENERAL MAINTENANCE STANDARDS

Fire Prevention

7. (1) The owner of every building shall install a fire alarm system in conformance with the requirements of articles **9.10.18.2** and **9.10.18.4** of the Nova Scotia Building Code.
- (2) Fire alarm systems shall be maintained in an operational condition at all times.

- (3) All required fire separations required by the Nova Scotia Building Code shall be installed and maintained so as to prevent the spread of fire from one compartment to the next.

Structural Soundness

8. (1) Every part of a building shall be maintained in a structurally sound condition so as to be capable of safely sustaining the load to which it may normally be subjected.
- (2) The Inspector may direct that tests of materials, equipment, devices, construction methods, structural assemblies or foundation conditions be made, or sufficient evidence or proof be submitted at the expense of the owner, where such evidence or proof is necessary to determine whether the material, equipment, device, construction or foundation meets the prescribed requirements.

Interior Walls, Ceilings and Floors

9. (1) Every floor, ceiling and interior surface of every wall in a building shall be maintained free from dampness.
- (2) Every wall, partition, ceiling and floor in a habitable area of a building shall be maintained so as to provide a continuous surface free of holes, cracks, loose coverings, loose, warped or broken boards or other defects.
- (3) Every floor in a bathroom, toilet room, kitchen, shower room and laundry room shall be impervious to water.
- (4) Walls surrounding showers or bathtubs shall be waterproof and the waterproof finish shall be maintained to a height of not less than:
 - (a) 1.8 m above the floor in shower stalls;
 - (b) 1.2 m above the rims of bathtubs equipped with showers; and
 - (c) 400 mm above the rims of bathtubs not equipped with showers.

Foundations and Exterior Walls

10. (1) Every basement, cellar, crawl space and similar space shall be ventilated and free from excessive dampness so as not to cause damage to remainder of building.
- (2) The assembly of every exterior wall of a building and all components shall be maintained, weather tight, free from loose or unsecured objects and materials, prevent the entrance of insects and animals and prevent deterioration due to weather, insects or animals.
- (3) All foundation supports forming part of a building shall be maintained in good repair so as to prevent settlement of the building.

Pest Control & Building Health

11. (1) Buildings shall be kept free of rodents and insects at all times.
- (2) Methods used for removing such pests shall be in accordance with the provisions of the *Pest Control Products Act*.

- (3) Maintenance shall be provided to prevent significant visual damage to surfaces resulting from dampness.
- (4) Where an Inspector has grounds to believe an unsafe or hazardous condition exists the Inspector may order, at the expense of the owner, tests be conducted by qualified professionals.

Windows and Doors

12. (1) Windows, doors, skylights and basement or cellar hatchways shall be maintained in good repair, weather tight and reasonably draft free.
- (2) All windows that are required to be operable shall have suitable hardware so as to allow the window to be locked or otherwise secured from the inside.
- (3) Doors between an attached garage and the remainder of the building shall be fitted with weather stripping and a self-closing device to prevent the passage of gases into the remainder of the building.

Egress

13. (1) Every dwelling or dwelling unit shall have a safe, continuous and unobstructed passage from the interior of the dwelling to exterior grade level.
- (2) Buildings equipped with a fire escape as a secondary means of egress shall maintain the escape in good condition, be free from obstructions and easily accessed through a window or door operable from inside without requiring keys or specialized knowledge to open.
- (3) Any required egress shall not pass through a room in another dwelling unit or a service room.
- (4) Where egress windows are provided, all secured windows required to be operable shall be so without requirement of keys or specialized knowledge.

Stairs, Decks, and Balconies

14. (1) Interior and exterior decks, stairs, porches, balconies and landings shall be maintained in good repair so as to be structurally sound, free of holes, cracks, and other defects which may constitute accident hazards.
- (2) Existing stair treads or risers that show excessive wear or are broken, warped or loose and any supporting structural members that are decayed or deteriorated shall be repaired or replaced.
- (3) A handrail and guard shall be installed on all stairs comprised of more than three (3) risers.

Fireplaces, Fuel-burning Appliances, and Chimneys

15. (1) Every fuel-fired appliance intended for use as a heating source shall meet the requirements of the applicable CSA Standard.

- (2) Every chimney, smoke-pipe, flue and vent shall be installed and maintained in good repair so as to prevent smoke, fumes or gases from entering the building.
- (3) Every chimney, smoke-pipe, flue and vent shall be installed and maintained in good condition so as to prevent the heating of adjacent combustible material or structural members to unsafe temperatures.
- (4) Equipment that burns fuel in a building shall be vented to the outside air by means of a chimney, flue, smoke pipe, vent pipe or a similar duct.
- (5) Every fireplace used, capable of being used, or intended to be used in a building for burning fuel in an open fire shall be maintained in good repair and so as to prevent the heating of adjacent combustible material or structural members to unsafe temperatures and shall be vented to the outside air by means of a chimney.
- (6) All connections between liquid or gaseous fuel burning equipment in a dwelling and the source of liquid or gaseous fuel shall be maintained in good repair and shall meet the requirements of all applicable standards.
- (7) If in the opinion of the Inspector there is doubt as to the safety of the heating system or parts thereof the Inspector may, at the expense of the owner, direct that tests of materials, equipment, devices, construction methods be made or sufficient evidence or proof be submitted where such evidence or proof is necessary to determine whether the material, equipment, device or construction meets the prescribed requirements.

Heating

16. Every building shall be equipped with suitable heating facilities for maintaining an indoor ambient temperature of 21 degrees Celsius, which shall be obtainable throughout all occupied areas.

Plumbing Facilities and Fixtures

17. (1) All water supply pipes shall be provided with a supply of potable running water from:
 - (a) a source approved by the Halifax Regional Water Commission or from an approved on-site well; or
 - (b) by an alternative potable water supply source.
- (2) All bathroom, kitchen and laundry plumbing fixtures shall supply:
 - (a) hot and cold running water; and
 - (b) hot water capable of being supplied at a temperature of not less than 43 degrees Celsius and a temperature of not more than 60 degrees Celsius;
- (3) A mixing valve shall be provided where required by the Nova Scotia *Building Code*.
- (4) All plumbing fixtures shall be:
 - (a) connected to the sewage system through water seal traps; and

- (b) vented to protect the water seal traps in a manner acceptable to the Inspector.
- (5) Every fixture shall be of such materials, construction and design that will ensure the exposed surfaces of all parts are:
 - (a) hard, smooth, impervious to hot and cold water;
 - (b) readily accessible for cleansing; and
 - (c) free from blemishes, cracks, or other imperfections that may harbor germs or impede thorough cleansing.
- (6) Plumbing, including drains, water supply pipes, toilets and other plumbing fixtures shall be maintained in good working condition free of leaks and defects and all water pipes and appurtenances thereto shall be protected from freezing.
- (7) All service water heaters or coils used to supply hot water to plumbing fixtures shall be equipped with:
 - (a) a temperature relief valve designed to open and discharge sufficient water to keep the temperature of the water from exceeding 99 degrees Celsius; and
 - (b) a pressure relief valve designed to open when the water pressure reaches the rated working pressure of the tank.

Electrical System

- 18. (1) Every building to which this By-law applies shall be wired for electricity and shall be connected to an approved electrical supply.
- (2) All electrical services shall conform to the regulations established by the Canadian Electrical Code.
- (3) The electrical wiring, fixtures, switches, receptacles, and appliances located or used in every building shall be installed and maintained in good working order so as not to cause fire or electrical shock hazards..
- (4) Every bathroom, toilet room, kitchen, laundry room, furnace room, basement, cellar and non-habitable work or storage room shall be provided with a permanent light fixture and a conveniently located switch to control that fixture.
- (5) Lighting fixtures and appliances installed throughout buildings and dwellings, including stairways, corridors, passage ways, garages and basements, shall provide sufficient illumination so as to avoid hazards during normal use.
- (6) If in the opinion of the Inspector there is doubt as to the safety of the electrical system or parts thereof the Inspector may, at the expense of the owner, direct that tests of materials, equipment, devices and construction methods be performed, or sufficient evidence or proof be submitted, where such evidence or proof is necessary to determine whether the material, equipment, device or construction meets the prescribed requirements.

Ventilation

19. (1) All enclosed areas including basements, cellars, crawl spaces, and attics or roof spaces, shall be ventilated as required by the Nova Scotia Building Code.
- (2) Every bathroom or toilet room shall be equipped with:
 - (a) an operable window; or
 - (b) a mechanical exhaust fan which shall be maintained in good working order.
- (3) All mechanical ventilation systems shall be maintained in good working order.

Elevating Devices

20. Elevators and other elevating devices, including all mechanical and electrical equipment, lighting fixtures, lamps, control buttons, floor indicators, ventilation fans, and emergency communication systems shall be operational and hold a current provincial license to operate.

Part 4 ROOMING, BOARDING AND LODGING HOUSES

General Provisions

21. (1) This part shall not relieve any owner of a rooming, boarding, and lodging house from compliance with all of the other standards of this By-law or any other applicable regulations.
- (2) The owner shall maintain the rooming, boarding, and lodging house in a clean, secure and sanitary condition at all times and without limiting the generality of the foregoing shall:
 - (a) maintain an indoor ambient temperature of 21 degrees Celsius throughout all occupied areas;
 - (b) provide working locks on all tenant sleeping rooms that are operable from inside without requiring keys or specialized knowledge;
 - (c) where cooking facilities have been provided, ensure that all appliances are in a clean and safe working condition;
 - (d) not permit cooking in any sleeping room except by the use of a microwave oven;
 - (e) provide at least one bathroom for every six occupants or less;
 - (f) not permit more than two persons to occupy each sleeping room; and
 - (g) not permit the use of any shared bathroom or shared kitchen for laundry purposes.

Life Safety Provisions

22. (1) All common laundry rooms shall meet the requirements of the current Nova Scotia Building Code.

- (2) Every open side of a stairway or flat roof to which access may be gained through a doorway, terrace, balcony, porch, landing, ramp or stairwell shall have a guard and handrail conforming to the requirements of the current Nova Scotia Building Code.
- (3) In the case where guards and handrails are required to be maintained, they shall be maintained to the standard to which they were built.

Bathrooms

23. (1) Every shared bathroom or toilet room shall be fully enclosed and provided with a door equipped with a locking device and latch.
- (2) Where a bathroom is shared by occupants an entrance shall be provided from a common passage way, hallway, corridor or other common space to the bathroom.
- (3) Every bathroom shall be equipped with either an operable window or a mechanical exhaust fan which shall be maintained in good working order.

Kitchens

24. (1) Every kitchen shall be equipped with:
 - (a) a sink that is equipped with hot and cold running water and is surrounded by surfaces impervious to grease and water;
 - (b) a storage area of not less than 0.23 m³;
 - (c) a counter or work area at least 0.61 metres in width by 1.22 metres in length, exclusive of the sink, and covered with a material that is impervious to water and grease and is easily cleanable; and
 - (d) a space provided for cooking and refrigeration appliances including electrical or gas connections.

Sleeping Rooms

25. A sleeping room shall:
 - (a) have a minimum floor area of 8 m² and a minimum ceiling height of 1.95 metres;
 - (b) have a minimum floor area of 5 m² per occupant, where occupied by more than one person; and
 - (c) not serve any other uses such as a lobby, hallway, closet, bathroom, laundry room, stairway, kitchen or service room.

Electrical

26. (1) Electrical power shall be available at all times in all parts of every occupied dwelling.
- (2) Every habitable room in a building shall have at least two duplex receptacles.
- (3) In sleeping rooms, bathrooms, laundry rooms or combinations thereof:

(a) where the separation distance between shower, tub, or shower/tub combination and a duplex receptacle is less than 3 metres the receptacle shall be protected by ground fault interruption; and

(b) in no instance shall duplex receptacles be placed any closer than 1 metre to a shower, tub, or shower/tub combination.

Windows

27. Every sleeping room shall have a door, window or skylight opening directly to an outside space capable of providing natural ventilation, with the sum of the openings being no less than five (5) percent of the floor area of the sleeping room.

Additional Provisions

28. (1) In addition to the General Provisions, the building shall comply with the following:

(a) every sleeping room shall have at the entrance a solid core door with self-closing device and positive latching mechanism acceptable to the Inspector;

(b) every floor level containing sleeping rooms shall be served by at least one (1) exit or acceptable means of emergency egress;

(c) all floor assemblies shall be constructed as fire separations;

(d) buildings with 10 or less persons occupying sleeping rooms shall provide and maintain a smoke alarm system comprised of the following:

(i) in each common hallway and on the ceiling of each floor adjacent to the stairways a photo-electric ULC smoke alarm with a visual indication that it is in operating condition;

(ii) such alarms shall be electrically interconnected with each other so that each alarm will sound in all others throughout the building;

(iii) this system shall be installed using permanent connections to an electrical circuit used for lighting, excluding kitchen circuits, and shall have no disconnect switch between the fuse or breaker and the smoke alarms; and

(iv) all sleeping rooms, kitchens, service rooms and laundry rooms shall be equipped with smoke alarms;

(e) shall have portable fire extinguishers as required under the Nova Scotia Building Code;

(f) emergency lighting shall be installed in all common areas;

(g) all sleeping rooms, kitchens, service rooms and laundry rooms shall be separated from the remainder of the building by a fire separation;

(h) all sleeping rooms shall have windows which meet the egress requirements of the Nova Scotia Building Code or be provided with an exterior exit;

(i) at least one copy of the fire safety plan shall be prominently posted on each floor as approved by the Inspector; and

(j) every fuel-fired appliance intended for use as a central heating source shall be located in a room separated from the remainder of the building by a fire separation.

Part 5: ADMINISTRATIVE RESPONSIBILITIES

Powers of License Administrator

29. The License Administrator is authorized and empowered to:

- (1) grant a license;
- (2) refuse to grant a license;
- (3) revoke a license; and
- (4) issue the owner a Notice to comply with this By-law;

Licensing Requirements

30. (1) No person shall operate a rooming, boarding and lodging house in the Municipality which is not validly licensed under this By-law.

(2) No license granted under the provisions of this By-law shall be assigned or transferred by the person to whom it is issued.

(3) Every application for a license and license renewal to operate a rooming, boarding and lodging house shall be submitted to the License Administrator on the appropriate application form, together with appropriate fee as prescribed by Administrative Order 15, and such application shall include the following documentation and information:

(a) the name home and business street address and the telephone number of the applicant, and the name and street address and the telephone number of the owner(s), if other than the applicant;

(b) the written consent of the owner of the rooming, boarding or lodging house, if other than the applicant;

(c) address of the rooming, boarding and lodging house for which the license is sought;

(d) in the event that the applicant does not reside permanently in the Municipality, the name and signed consent of a person 19 years of age or over who will reside permanently in the Municipality as agent of the applicant for purposes of this By-law;

- (e) maximum number of occupants and number of rooms available for such purposes;
 - (f) number of bathrooms in the premises;
 - (g) location and capacity of rooms to be used for dining purposes, and
 - (h) a floor plan in duplicate of such premises showing measurements and designation of each room, provided that it shall not be necessary to submit such floor plan if the application is for a renewal of a license held in the previous year for the same premises, and if such application states that there has been no change in number, location, size and use of the rooms in such premises since the time of issue of the former license.
- (4) If the application complies with the provisions of this By-law and with all other relevant by-laws of the Municipality, the License Administrator shall issue a license specifying the number of rooms available and maximum number of occupants permitted.
 - (5) The license shall be valid for two (2) years from date of issuance.
 - (6) Every license issued hereunder shall be displayed in a prominent place in the main entranceway of the premises for which it is issued.
 - (7) No application shall be approved and any license already issued shall be revoked if the License Administrator determines that:
 - (a) any material information contained in the application is false or is incomplete in any respect;
 - (b) the premises for which the application is filed do not comply with the provisions of this By-law;
 - (c) the rooming, boarding and lodging house is operated in a manner contrary to this By-law; or
 - (d) the rooming, boarding and lodging house is in violation of any other By-law affecting such premises or is in violation of the *Health Protection Act* or any regulation thereunder.
31. The owner may appeal the License Administrator's decision to refuse to issue a license or revocation of an existing license to the Appeals Committee within seven (7) days of being notified of the decision.

Orders by the Inspector

- 32. (1) If after an inspection, the Inspector is satisfied that in some respect the building does not conform to the standards prescribed in this By-law, the Inspector:
 - (a) shall serve or cause to be served to the owner(s) of the property, an Order to Comply; and

- (b) may at the same time post a copy of such Order to Comply in a prominent place within or on the premises for which it is issued or provide all occupants of the building with a copy.
- (2) Every Order to Comply shall contain:
- (a) the standards to which the building does not comply;
 - (b) the date after which the building will be subject to a re-inspection to confirm compliance with the Order to Comply; and
 - (c) the action that will be taken against the owner, should the building not comply to the prescribed standards at the time of the re-inspection.
- (3) Where an Order to Comply has been served upon an owner, and the owner provides the Inspector with a schedule outlining specific time frames within which the work specified in the Order to Comply will be completed, the Inspector may accept or amend the schedule at which time the schedule will become a part of the Order to Comply.
- (4) An owner may appeal an Order to Comply to the Appeals Committee within four days after the Order to Comply is served.
- (5) Where an owner fails to comply with the requirements of an Order to Comply within the time specified in the Order to Comply, the Inspector may enter upon the property and carry out the work specified in the Order to Comply.

Appeals

33. (1) The refusal by the License Administrator to grant a license may be appealed by the applicant for the license to the Appeals Committee within seven (7) days of being served with a notice of the refusal.
- (2) An applicant may, within seven (7) days of being served with a Notice that a license will be revoked under subsection 31(7), appeal the decision of the License Administrator to the Appeals Committee.
34. An appeal pursuant to subsection 32(4) or subsections 33(1) and (2) shall be commenced by filing a written notice with the Municipal Clerk which clearly states the grounds for the appeal.
35. If the applicant files an appeal, but the Appeals Committee is not scheduled to meet before the date on which the license is to be suspended or revoked, or the date the work is to be completed according to the Order to Comply, the suspension, revocation or Order to Comply shall be held in abeyance until the Appeals Committee has rendered its decision on the appeal.
36. After hearing an appeal, the Appeals Committee may:
- (a) deny the appeal;

- (b) allow the appeal and reverse the decision of the License Administrator or Inspector; or
- (c) make any decision the License Administrator or Inspector could have made under this By-law.

Cost of Work

- 37. If the Council, a committee, the Inspector or another employee of the HRM causes work to be done pursuant to section 32 the owner shall be fully responsible for the cost of the work, with interest at the rate determined by the Council, by policy, from the date of the completion of the work until the date of payment.
- 38. In addition to any other remedies at law, if the Council, a committee, the Inspector or another employee of the HRM causes work to be done pursuant to this By-law, the cost of the work, with interest at the rate determined by the Council, by policy, from the date of the completion of the work until the date of payment, is a first lien on the principle use property upon which, or for the benefit of which, the work was done.

Service

- 39. (1) Any Notice, Order, decision or other document required to be served under this By-law may be served personally, by mailing it to the person at the latest address shown on the assessment roll or the application for the license, by electronic mail or by facsimile.
- (2) A Notice, Order, decision or other document is deemed to have been served on the third day after it was sent.

Penalties

- 40. (1) Failure to meet each and every standard specified in this By-law shall constitute a separate and distinct offence.
- (2) Every person who violates or fails to comply with any of the provisions of this By-law shall be liable, upon summary conviction, to a penalty of not less than One Hundred Dollars (\$100) and not exceeding Ten Thousand Dollars (\$10,000.00) and in default of payment to imprisonment for a period not exceeding two (2) months.
- (3) In any prosecution or proceeding in respect to any contravention of, or failure to comply with any provision of this By-law, which contravention or failure of compliance continues from day to day, the Court or Judge before whom the matter of such contravention or failure of compliance is heard, may, in addition to the penalty imposed for such contravention or failure, impose a further penalty not exceeding one hundred dollars or in default of payment ten (10) days imprisonment, for each day during which such contravention or failure has been continued.

Repeal

41. The following By-law is hereby repealed:

HRM By-law M-100, the Minimum Standards By-law

Done and passed in Council this ___ day of _____, 2016

MAYOR

MUNICIPAL CLERK

I, Kevin Arjoon, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above noted by-law was passed at a meeting of the Halifax Regional Council held on, _____, 2016.

Appendix B
Showing Proposed Changes to AO 15

Section 21

By-law #	Short Title	Details	Fee
By-law S-1000	<i>Sidewalk Café By-law</i>		
		Seasonal Sidewalk Cafe License Fee for unenclosed sidewalk café.	\$250 per Seasonal Sidewalk Café
		Seasonal Sidewalk Café License fee for unenclosed sidewalk café where the tables and chairs are removed from the sidewalk each day by the closing time of the principle use property.	No fee
		Seasonal Sidewalk Café License Fee for enclosed sidewalk cafés smaller than 9.29 square meters.	\$400 per Seasonal Sidewalk Café
		All other Seasonal Sidewalk Café License Fee.	\$800 per Seasonal Sidewalk Café
		Annual Sidewalk Café License Fee for: a) an initial Annual Sidewalk Café License or; b) a Substantive Change to a previous Annual Sidewalk Café License; or c) a change to the encroachment term.	\$1,400 per Annual Sidewalk Café
		Renewal of Annual Sidewalk Café License Fee.	\$1,000 per Annual Sidewalk Café
		Parking Meter Removal and Reinstatement Fee.	\$150 per meter per sidewalk café season
		Street Post Removal and Reinstatement Fee.	\$150 per street post per sidewalk café season

22.

By-law #	Short Title	Details	Fee
By-law M-200	<i>Residential Standards By-law</i>		
		Rooming House License Fee.	\$100 per New License
		Rooming House License Renewal Fee.	\$100 per License Renewal

**HALIFAX REGIONAL MUNICIPALITY
ADMINISTRATIVE ORDER 15
RESPECTING RESPECTING LICENSE, PERMIT AND PROCESSING FEES**

BE IT ENACTED by the Council of Halifax Regional Municipality that Administrative Order 15, the *Respecting License, Permit and Processing Fees* Administrative Order is amended as follows:

1. By adding the following section number and table immediately following the table in Section 21:

22.

By-law #	Short Title	Details	Fee
By-law M-200	<i>Residential Standards By-law</i>		
		Rooming House License Fee.	\$100 per New License
		Rooming House License Renewal Fee.	\$100 per License Renewal

**Appendix D
Incorporating Proposed Changes to AO15**

HALIFAX REGIONAL MUNICIPALITY

ADMINISTRATIVE ORDER NUMBER 15

Respecting License, Permit And Processing Fees

BE IT RESOLVED as an Administrative Order of the Council of the Halifax Regional Municipality as follows:

SHORT TITLE

1. The Administrative Order may be cited as Administrative Order Number 15, the License, Permits and Processing Fees Administrative Order.

LICENSE FEES ESTABLISHED

2. The fees for licenses issued pursuant to the By-laws mentioned in Schedule "A" to this Administrative Order shall be as set forth therein.

Done and passed in Council this 30th day of March, 1999.

Walter Fitzgerald
Mayor

Vi Carmichael
Municipal Clerk

Schedule A

1. Notwithstanding the processing fees set forth in the various Municipal Planning Strategies, Land Use By-Laws and Subdivision By-Laws in force in Halifax Regional Municipality, including the Heritage By-law, the following processing fees shall apply in the place and stead of the fees:

Major Applications (Type 1):

Entails applications including, but not limited to, municipal planning strategy amendments; comprehensive development districts; commercial, industrial or institutional re-zonings or development agreements involving a building with a footprint in excess of 930m² (10 000 ft²); re-zonings or development agreements regarding multiple-unit dwellings (townhouses or apartment buildings); re-zonings or development agreements to facilitate the construction of new streets for single unit dwellings; any proposal involving large tracts of land (i.e. golf courses); and substantial amendments to any Type 1 project.

Processing fee

\$1100.00 (non-refundable)

In addition, the applicant shall be responsible for advertising costs, and the Municipality may require the deposit of an appropriate amount to cover such costs.

Intermediate Applications (Type 2):

Entails applications including, but not limited to, text changes to by-laws; commercial, industrial or institutional re-zonings or development agreements involving a building with a footprint less than 930m² (10 000 ft²); heritage property development agreements; proposals involving a major lot modification; proposals involving decks, balconies or signs; proposals involving the creation of an additional dwelling unit in an existing building containing less than 5 units; alterations to non-conforming uses; demolition and de-registration of heritage properties; proposals for non-substantial amendments to any Type 1 project; and any amendment to any Type 2 project.

Processing fee

\$330.00 (non-refundable)

In addition, the applicant shall be responsible for advertising costs, and the Municipality may require the deposit of an appropriate amount to cover such costs.

Minor Applications (Type 3):

Entails applications including, but not limited to approval of telecommunications facilities; discharge of development agreements; and extensions to time deadlines

Processing fee

\$330.00 (non-refundable)

In addition, the applicant shall be responsible for advertising costs, and the Municipality may require the deposit of an appropriate amount to cover such costs.

Variances

\$500.00 (\$200 is non-refundable - if appealed remaining \$300 is non-refundable)

Schedule A

Planning Pre-Applications

Entails applications to provide feedback on a planning application proposal based on preliminary information. The comments provided follow a technical review of the proposal based on planning policy and municipal and other applicable regulations. The Pre-Application process also aims to identify the submission requirements (i.e., drawings, studies, reports, outside agency feedback) for Major and Intermediate Planning Applications or Substantive Site Plan Applications in Downtown Halifax.

Processing fee **\$330.00 (non-refundable)**

The Pre-Application processing fee may be applied toward processing fees for Major and Intermediate planning applications or Substantive Site Plan Applications in Downtown Halifax received within 90 business days of completion of the Pre-Application file.

Downtown Halifax Substantive Site Plan Applications

Entails applications pursuant to section 5(13) of the Land Use By-law for Downtown Halifax.

Processing fee **\$770.00 (non-refundable)**

Development Permits:

Type of Use

	<u>Processing Fee</u>
Multiple, Institutional, Commercial and Industrial (new or additions)	\$250.00
Low Density New Residential(up to two units) and Enclosed Additions and MICI renovations and lease hold improvements	\$100.00
Accessory Structures (including decks)	\$25.00

Zoning Confirmation Letters Processing fee
\$100.00

Schedule A

Minor Variances

By-law #	Short Title	Section	Fee
2. By-law 70 (County)	Lot Grading By-law	S.7.1	\$75.00
3. By-law 23290	Grade Alteration By-law	S.6	\$75.00
4. By-law O-109	Open Air Burning By-law Residential Commercial	s.10(1)	No Fee \$50.00

5. The fees pursuant to By-law T-1000, the Taxi, Accessible Taxi and limousine By-law are as follows:

- (a) The annual fee for an owner's licence is \$50.00, or for a partial term shall be the licence fee prorated on a monthly basis.
- (b) The owner's renewal fee is \$50.00, or for a partial term shall be the licence fee prorated on a monthly basis.
- (c) The permanent driver's licence fee is \$100.00 for a two year term or for a partial term shall be the licence fee prorated on a monthly basis.
- (d) The driver application fee is \$50.00 which includes a 12 month license if the applicant successfully passes the testing requirements.
- (e) The fee to change or replace a destroyed, lost or stolen licence is \$10.00.
- (f) The fee for a taxi, limousine, or accessible taxi bumper sticker is \$1.00.
- (g) The fee for each semi annual Hotel Standard vehicle inspection is \$17.50.

6.

By-law #	Short Title	Section	Fee
By-law E-200	Encroachment By-law	S. 5(2)	
Encroachment up to 1.5 square metres			\$ 60.00
Encroachment from 1.5 to 2.5 square metres			\$ 95.00
Encroachment over 2.5 square metres			\$125.00

Schedule A

Encroachment Bylaw S. 6

- (1) Encroachment other than those described in paragraph 4(a)(iv) of Bylaw E-200 shall be subject to an annual rental fee in the amount of \$1.00 per 0.1 square metres of such encroachment, with a minimum fee of \$10.00.
- (2) Temporary Encroachments shall be subject to a daily rental fee for the temporary use of the street or a part thereof during construction at the following rate:
 - (a) \$0.30 per square metre for the travelled way;
 - (b) \$0.25 per square metre for the sidewalk between the curb and 2 metres back from the curb face; and
 - (c) \$0.15 per square metre for the balance of the sidewalk and to the street line or property line which shall be payable monthly in advance, with the first month's payment due at the time the license is issued and subsequent payments being due one month from the time of the previous due date.
- (3) For the purpose of subsection (2), where the encroachment occupies any part of a metered parking space, it shall be deemed to occupy the total metered parking space and the daily rental fee shall apply to 16.7 square metres of travelled way.

7.

By-law #	Short Title	Section	Fee
By-law P-800	Pesticide By-law	S. 7(2)	\$0.00
		Any other permits	\$0.00

8. Fees

- 1. Halifax Regional Municipality shall collect a \$2000¹ application fee, to change the name of a private road, public street or highway listed on the Civic Address File, where the existing street name is not in contravention of the HRM Civic Addressing Policies (i.e. a personal preference), except where a street name change resolves a civic addressing problem.
- 2. Halifax Regional Municipality shall collect a fee of \$300 per property to change a civic number, when the existing number is not in contravention of the Civic Addressing Policies (i.e. a personal preference) and only where a whole new number is available, except where a civic number change resolves a civic addressing problem.
- 3. Halifax Regional Municipality shall collect a fee of \$150² for the manufacture and installation of each Private Road sign and sign post as provided for in **Part 10** of the Civic Addressing By-law.

¹ This application fee assumes a consultative process.

² This fee is under review.

Schedule A

9.

By-law #	Short Title	Section	Fee
By-law P-1000	On-Street Parking Exemptions & Permits	S. 4(1)	
		Residential Parking Exemption	\$30.00 Annual
		Visitor Parking Exemption	1 Day - \$5.00 14 Day - \$20.00
		Parking Permit – Area “A”	\$40.00 Monthly
		Parking Permit – Area “B”	\$35.00 Monthly
		Parking Permit – Area “C”	\$30.00 Monthly
		Parking Permit – Area “D”	\$20.00 Monthly
		Lost or Stolen Exemptions or Permits Replacements	\$10.00 each

The areas as described below include all streets which are located in the boundary up to and including both sides of the identified boundary street.

Area "A" within the former City of Halifax

All that area of the former City of Halifax bounded as follows:

Beginning at the point of intersection of the shoreline of Halifax Harbour with the extension easterly of the northern official street line of Cogswell Street; Thence westerly following the northerly official street line of Cogswell Street to the extension northerly of the western official street line of Ahern Street; Thence westerly and southerly following the western official street line of Ahern Street and the extension thereof to the western official street line of Bell Road; Thence southerly following the western official street line of Bell Road, South Park Street and Young Avenue and the extension thereof to the southern official street line of Point Pleasant Drive; Thence easterly following the southern official street line of Point Pleasant Park Drive and the extension thereof easterly to the shoreline of Halifax Harbour; Thence Northerly following the shoreline of Halifax Harbour to the place of beginning.

Area "B" within the former City of Halifax

All that area of the former City of Halifax bounded as follows:

Beginning at the point of intersection of the shoreline of Halifax Harbour with the extension easterly of the northern official street line of Cogswell Street; Thence westerly following the northerly official street line of Cogswell Street to the extension northerly of the western official street line of Ahern Street; Thence westerly and southerly following the western official street line of Ahern Street and the extension thereof to the western official street line of Bell Road; Thence southerly following the western official street line of Bell Road, South Park Street and Young Avenue and the extension thereof to the southern

Schedule A

official street line of Point Pleasant Drive; Thence westerly following the southern official street line of Point Pleasant Park Drive to the eastern official street line of Franklyn Street; Thence southerly and westerly following the eastern official street line of Franklyn Street and the boundary of the Point Pleasant Park to the eastern shore of the waters of the North West Arm; Thence Northerly following the shoreline of North West Arm to point of intersection of the extension southerly of the western street line of Bellevue Avenue; Then northerly following the western street line of Bellevue Avenue to the southern street line of Oakland Road; Then easterly following the southern street line of Oakland Road to the point of intersection with the extension of the western official street line of Waterloo Street; Then northerly following the western official street line of Waterloo Street and the extension thereof to the northern official street line of South Street; Thence westerly following the northern official street line of South Street to the western official street line of Seymour Street; Thence northerly following the western official street line of Seymour Street and the extension thereof to the northern official street line of Coburg Road; Thence westerly following the northern official street line of Coburg Road to the western official street line of Vernon Street; Thence northerly following the western official street line of Vernon Street and the extension thereof to the northern official street line of Quinpool Road; Thence easterly following the northern official street line of Quinpool Road to the eastern official street line of Windsor Street; Thence northerly following the eastern official street line of Windsor Street to the southern official street line of Cunard Street; Thence easterly following the southern official street line of Cunard Street to the western official street line of North Park Street; Thence southerly following the western official street line of North Park Street to the southern official street line of Cornwallis Street; Thence easterly following the southern official street line of Cornwallis Street and the extension thereof to the western shore of Halifax Harbour ; Thence southerly following shore of the Halifax Harbour to the place of beginning.

Area "C" within the former City of Halifax

The remaining streets within Peninsula Halifax outside of those areas as described in Areas "A" and "B" for the former City of Halifax.

Area "C" within the former City of Dartmouth

Beginning at the point of intersection of the shoreline of Halifax Harbour with the extension westerly of the northwestern official street line of Brookside Avenue; Thence northeasterly following the northwestern official street line of Brookside Avenue to the southwestern official street line of Wyse Road; Thence southeasterly following the southwestern official street line of Wyse Road to the extension of the northwestern official street line of Boland Avenue; Thence northeasterly following the northwestern official street line of Boland Avenue and the extension thereof to the northeastern official street line of Victoria Road; Thence northwesterly following the northeastern official street line of Victoria Road to the southeastern official street line of Woodland Avenue; then northeasterly following the southeastern official street line of Woodland Avenue to the point of intersection of the extension of the northeastern official street line of Maple Street; Thence southeasterly following the northeastern official street line of Maple Street and the extension thereof to the northwestern official street line of Ochterloney Street; Thence northerly following the northwestern official street line of Ochterloney Street to the western official street line of Prince Albert Road; Thence southerly following the western official street line of Prince Albert Road to the extension northwesterly of the southwestern official street line of Pleasant Street; Thence southeasterly following the southwestern official street line of Pleasant Street to the eastern official street line of Albert Street; Thence southerly following the eastern official street line of Albert Street to the shoreline of Halifax Harbour; Thence generally Northerly following the shoreline of Halifax Harbour to the place of beginning.

Schedule A

Area "D" within the former City of Dartmouth

The remaining streets within the former City of Dartmouth outside the area as described in Area "C".

10.

By-law #	Short Title	Section	Fee
By-law B-600	Blasting By-law	s. (18)	
		For Blasting less than 50 cubic metres of rock	\$100.00
		All other applications	\$600.00

11. Repealed – October 14, 2006

By-law #	Short Title	Section	Fee
By-law A-200	Automatic Machines By-law	S. 2. 5	
	Juke Box		\$125.00
	Amusement Machine		\$125.00
	Bulk Machine		\$ 25.00
	Vending Machine		\$ 55.00
	Mechanical Ride		\$ 35.00

Continuous period of time for an automatic license is defined as a twelve month period starting on April 1st and ending March 31st.

12.

By-law #	Short Title	Section	Fee
A. By-law P-500	Parking By-law	10	Within the former City of Dartmouth \$1.00/hour
B. By-law P-500	Parking By-law	10	Within the former City of Halifax \$1.50/hour

13.

By-law #	Short Title	Section	Fee
By-law C-501	Vending On Municipal Lands	4	
	Food Services vehicle		\$915.00 annum
	Bicycle Wagon		\$120.00 annum
	Stands		\$230.00 annum
	Artisans/Craftspeople -Spring Garden Road	40 (3)	\$ 35.00 annum
	-Waterfront	40 (3)	\$250.00 annum
	Newspaper Boxes	42 (2)	\$ 55.00 annum

14.

By-law #	Short Title	Section	Fee
By-law A-201	Automatic Machine Licensing By-law		
	Amusement Machine		\$35.00 annum
	Bulk Machine (Coin Mechanism)		\$10.00 annum
	Laundry Machine		\$25.00 annum
	Vending Machine License (Snack/Beverages)		\$55.00 annum
	Newspaper Boxes		\$55.00 annum

15.

By-law #	Short Title	Section	Fees
By-law S-801	By-law for Temporary Signs	5(3)(h)	
	Multiple Resident Signs		30.00 per license per 30 day Occasion
	Mobile Signs		\$30.00 per license per 30 day occasion
	Box signs		\$100.00 per license per year
	Banners		\$60.00 per license per occasion
	Sandwich Boards		\$80.00 per license per Year
	Inflatable Signs		\$30.00 per license per 30 day occasion
	Community Event Sign		\$20.00 per license
	Multi Special Event		\$30.00 per license per

	Signs		occasion
--	-------	--	----------

16.

Permanent Sign Fees	Within Former City of Dartmouth	Fees
	9.29 square metres or less	\$ 40.00 per sign
	Over 9.29 square metres	\$200.00 per sign
	Sign area is measured from the outermost area of the display surface and includes the entire display surface and any background	
	Within Former City of Halifax	
	Non-illuminated signs	\$30.00 per sign
	Illuminated signs	\$35.00 per sign
	Billboards	\$60.00 per sign

17.

Schedule of Engineering Fees – Local Improvement Charges	
Paving	5% of property owners share of total construction costs
Stand-alone curb	5% of property owners share of total construction costs
Sidewalk, Curb & Gutter	10% of property owners share of total construction costs

18.

By-law #	Short Title	Section	Fee
By-law N-300	Nuisance By-law	S.8(3)	\$50.00

19.

By-law #	Short Title	Section	Fee
By-law S-300	Streets By-law	23 (2)	
		Activity	
		Lateral Connection – Main	\$200.00
		Renew Lateral Connection – Main	\$200.00
		Sewer Cap Off	\$200.00
		Water Lateral Cap	\$200.00
		Water Lateral Main to Prop	\$200.00
		Extension to Sewer Main	\$700.00
		Sewer Main Repair	\$700.00
		New Watermain	\$700.00
		Watermain Relining	\$700.00
		Watermain Renewal	\$700.00
		Culvert	\$200.00
		Curb/Sidewalk Cut	\$200.00
		Utility Pole Support Anchor(s)	\$125.00

By-law #	Short Title	Section	Fee
		Utility Pole Installation	\$125.00
		Replace Utility Pole	\$125.00
		Oversize Move	\$125.00
		Temporary Closure – Crane	\$200.00
		Partial Closure – Crane	\$200.00
		Partial Closure – Movie	\$200.00
		Temporary Closure – Movie	\$200.00
		Partial Closure – General	\$200.00
		Temporary Closure – General	\$200.00
		Overhead Power Lines	\$125.00
		Overhead Telecom Lines	\$125.00
		Monitor Well/Borehole	\$125.00
		Rickshaws	\$200.00
		Special Events	No Charge
		Overhead Banner	\$125.00
		Lateral Connection- Pro Line	\$200.00
		Renew Lateral Connection – Prop	\$200.00
		Water Lateral Renewal	\$200.00
		Buried Electrical Lateral	\$200.00
		Buried Electrical Main	\$200.00
		Buried Telecom Lateral	\$200.00
		Buried Telecom Main	\$200.00
		Newspaper Boxes	\$125.00
		Refuse Container	\$125.00
		Advertising Benches	\$125.00
		Kiosk/Booths	\$125.00
		Transit Shelter	\$125.00
		Capital Project	\$125.00
		Repairs to Street Surface	\$125.00
		Repairs to sidewalk	\$125.00
		Road Construction	\$125.00
		Temp Workplace Adjacent to ROW	\$125.00
		Temporary Workplace on ROW	\$125.00
		Natural Gas Lateral	\$200.00
		Natural Gas Main (<20m)	\$200.00
		Natural Gas Main (21m < 500m)	\$700.00
		Natural Gas Main (>500 m)	Staff Time
		24(1)(a)	\$1000.00 Security Deposit
		24 (1)(b)	
		SID (Percentage of Pavement Reinstatement Cost)	
		8.5 – 10	30%
		7.0 – 8.5	25%

		SID (Percentage of Pavement Reinstatement Cost)	
		6.0 – 7.0	20%
		4.0 – 6.0	15%
		0.0 – 4.0	5%
		24 (1)(c)	15% of total restoration Cost based on current unit prices
		25 (2)	\$ 1000.00 Application Fee \$20,000.00 Security Deposit
		25(6)	\$65.00 per inspection
		28(h)(i) 28(h)(ii)	\$2 million per occurrence \$2 million per occurrence
		30(2)	\$1000.00 Security Deposit

20.

Solar Collection System Permit	Fee
Consolidated processing fee for the development and construction inspections for the installation of Solar Collection Systems	\$150.00

Section 21

By-law #	Short Title	Details	Fee
By-law S-1000	<i>Sidewalk Café By-law</i>		
		Seasonal Sidewalk Café License Fee for unenclosed sidewalk café.	\$250 per Seasonal Sidewalk Café
		Seasonal Sidewalk Café License fee for unenclosed sidewalk café where the tables and chairs are removed from the sidewalk each day by the closing time of the principle use property.	No fee
		Seasonal Sidewalk Café License Fee for enclosed sidewalk cafés smaller than 9.29 square meters.	\$400 per Seasonal Sidewalk Café
		All other Seasonal Sidewalk Café License Fee.	\$800 per Seasonal Sidewalk Café
		Annual Sidewalk Café License Fee for: a) an initial Annual Sidewalk Café License or; b) a Substantive Change to a previous Annual Sidewalk Café License; or c) a change to the encroachment term.	\$1,400 per Annual Sidewalk Café
		Renewal of Annual Sidewalk Café License Fee.	\$1,000 per Annual Sidewalk Café
		Parking Meter Removal and Reinstatement Fee.	\$150 per meter per sidewalk café season
		Street Post Removal and Reinstatement Fee.	\$150 per street post per sidewalk café season

22.

By-law #	Short Title	Details	Fee
By-law M-200	<i>Residential Standards By-law</i>		
		Rooming House License Fee.	\$100 per New License
		Rooming House License Renewal Fee.	\$100 per License Renewal

Amendment No. 1
Processing Fees

Notice of Motion: March 23, 1999
Approved: March 30, 1999

Amendment No. 2
Items 2 & 3 added to Schedule "A"

Notice of Motion May 4, 1999
Approved: May 11, 1999

Amendment No. 3

Item 4 added to Schedule "A"
(By-Law O-100 Open Air Burning By-Law)

Notice of Motion: June 1, 1999
Approved: June 15, 1999

Amendment No. 4

addition of Item 5 to Schedule "A"
(By-Law T-108 Taxi & Limousine)

Notice of Motion: June 1, 1999
Approved: July 6, 1999

Amendment No. 5

addition of Item 6
(By-Law E-200 Encroachments)

Notice of Motion: June 1, 1999
Approved: July 13, 1999

Amendment No. 6

addition of Item 7
(By-Law P-800 Pesticides)

Notice of Motion: December 12, 2000
Approved: January 9, 2001

Amendment No. 7
Add Item 8
(Fees)

Notice of Motion: February 5, 2002
Approved: February 12, 2002

Amendment No. 8
Add Item 9
(On Street Parking Exemptions and Permits)

Notice of Motion: December 10, 2002
Approved: March 18, 2003

Amendment No. 9
Add Item 10
(Blasting By-law)

Notice of Motion: November 4, 2003
Approved: November 18, 2003

Amendment No. 10
Add Item 11
(Automatic Machines)

Notice of Motion: February 3, 2004
Approved: March 2, 2004

Amendment No. 11
Amendments to Schedule A
(Heritage Property Demolition and De-registration & Planning Applications)

Notice of Motion: (Councillor Sloane) June 13, 2006
Approval June 20, 2006

Amendment No. 12
Addition to schedule - Section 12
(Parking Meter Rates)

Notice of Motion:
Approval: June 20, 2006
Effective Date July 1, 2006

Amendment No. 13

Addition to schedule
(Commerce & Vending on Municipal Lands)

Notice of Motion: July 4, 2006
Approval: September 12, 2006
Effective Date: September 16, 2006

Amendment No. 14

Addition to schedule
(Automatic Machines)

Notice of Motion: August 8, 2006
Approval: October 3, 2006
Effective Date: October 14, 2006

Amendment No 15

Addition to schedule
(Sign By-law)

Notice of Motion: June 27, 2006
Approval: September 12, 2006
Effective Date: November 18, 2006

Amendment No 16

Addition to schedule
(Street Improvements)

Notice of Motion: March 6, 2007
Approval: April 10, 2007
Effective Date: April 1, 2006

Amendment No 17

Addition to schedule
(By-Law N-300 Nuisances)

Notice of Motion: July 3, 2007
Approval: August 7, 2007

Amendment No 18

Addition to schedule
(By-law S-308 Streets)

Notice of Motion: June 24, 2008
Approval: July 8, 2008

Amendment No. 19

Addition to schedule
(By-law C-500)

Notice of Motion:

May 11, 2010

Approval:

May 18, 2010

Amendment No. 20

Addition to schedule
(By-law S-309)

Notice of Motion:

June 22, 2010

Approval: August 3, 2010

Amendment No. 21

Replace Section 1 of Schedule A

Notice of Motion:

September 21, 2010

Approval:

September 28, 2010

Amendment No 22

Replace Schedule "A", Section 5

Notice of Motion:

September 21, 2010

Approval:

October 19, 2010

Effective Date:

December 24, 2010

Amendment No 23

Amendment to Section 9

Notice of Motion:

January 24, 2012

Approval:

January 31, 2012

Amendment No 24

Addition to schedule

Notice of Motion:

September 25, 2012

Approval:

October 2, 2012

Amendment No 25

Amendments to # 5

Notice of Motion:

September 25, 2012

Approval:

October 23, 2012

Effective Date:

November 17, 2012

Amendment No 26

Replace Section 13

Notice of Motion:

June 24, 2014

Approval:

September 9, 2014

Amendment No 27

Amendment to Minor Variances

Notice of Motion:

July 22, 2014

Approval:

September 9, 2014

Amendment No 28

Amendment – addition of Section 21 – Sidewalk Café

Notice of Motion:

September 9, 2014

Approval:

October 21, 2014

Amendment No 29

Amendment – Revised Section 15 – Signs

Notice of Motion:

October 7, 2014

Approval:

January 13, 2015

Effective Date:

April 17, 2015

Amendment No 31

Amendment – Revised Section 15 – Signs

Notice of Motion:

February 24, 2015

Approval:

March 31, 2015

Effective Date:

April 17, 2015

Amendment No. 32

Amendments – Section 19 & 21

Notice of Motion:

April 28, 2015

Approval:

May 12, 2015

**Appendix E
(Land Use By-law Definition Summary)**

HRM Land Use Bylaws - Rooming House / Boarding House / Lodging House definitions

Beaver Bank, Hammonds Plains and Upper Sackville

BOARDING OR ROOMING HOUSE means a dwelling in which the proprietor supplies either room or room and board, for monetary gain, to more than three (3) but not more than six (6) persons, exclusive of the owner of the building or members of his family, and which building is not open to the general public.

Bedford

Boarders and Lodgers

The leasing of not more than two rooms in any dwelling unit in an RSU, RTU, RMU, RTH, RCDD or RR zone shall be permitted but no window display or sign in excess of two (2) square feet in respect to the use permitted by this clause shall be allowed. One off-street parking space, other than those required for the dwelling, shall be provided for each room devoted to boarders.

Cole Harbour / Westphal

BOARDING OR ROOMING HOUSE means a dwelling in which the proprietor supplies either room or room and board, for monetary gain, to more than three (3) but not more than six (6) rooms, exclusive of rooms intended for the solve use of the proprietor of the proprietor's family, and which building is not open to the general public.

Dartmouth

LODGING HOUSE - means a building or part thereof in which sleeping accommodation is provided for remuneration in not fewer than three nor more than eight rooms, with or without meals, but does not include a hotel licensed under the Hotel Regulations Act or an institution licensed under the Homes for Special Care Act or any other general or special act. (As amended by By-law C-657, Feb 2/89)

Downtown Dartmouth

A rooming house means a building or part thereof in which sleeping accommodation is provided for remuneration in not fewer than three nor more than six rooms, with or without meals, but does not include a hotel licensed under the Hotel Regulations Act or an institution licensed under the Homes for Special Care Act or any other general or special act.

Eastern Passage / Cow Bay

BOARDING OR ROOMING HOUSE means a dwelling in which the proprietor supplies either room or room and board, for monetary gain exclusive of the owner of the building or members of his family, and which building is not open to the general public.

Eastern Shore (East)

Not specifically defined.

Eastern Shore (West)

Not specifically defined.

HRM Land Use Bylaws - Rooming House / Boarding House / Lodging House definitions

Halifax

"Lodging House" means the whole of dwelling house comprised of a single dwelling unit in which four or more bedrooms are rented on an individual basis and/or secured through means such as locking devices, and may contain common rooms such as a living room.

Downtown Halifax

Not specifically defined.

Lake Echo / Porters Lake

BOARDING OR ROOMING HOUSE means a dwelling in which the proprietor supplies either room or room and board, for monetary gain, to more than four (4) but not more than fourteen (14) persons, exclusive of the owner of the building or members of his family, and which building is not open to the general public.

Lawrencetown

BOARDING OR ROOMING HOUSE means a dwelling in which the proprietor supplies persons, exclusive of the owner of the building or members of his family, and which building is not open to the general public.

Musquodoboit Valley / Dutch Settlement

BOARDING OR ROOMING HOUSE means a dwelling in which the proprietor supplies either room or room and board, for monetary gain, to more than three but not more than six persons, exclusive of the owner of the building or members of his/her family, and which is not open to the general public.

North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston

BOARDROOM OR ROOMING HOUSE means a dwelling in which the proprietor supplies either room, or room and board for monetary gain, to more than two but not more than six persons, exclusive of the owner of the building or members of his family and which building is not open to the general public.

Prospect

Not specifically defined.

Sackville

BOARDING OR ROOMING HOUSE means a dwelling in which the proprietor supplies either room or room and board, for monetary gain, using more than three but not more than six rooms, exclusive of those used by the owner of the building or members of his family, and which building is not open to the general public.

Sackville Drive

Not specifically defined.

HRM Land Use Bylaws - Rooming House / Boarding House / Lodging House definitions

Shubenacadie Lakes

BOARDING OR ROOMING HOUSE means a dwelling in which the proprietor supplies either room or room and board, for monetary gain, to more than three but not more than six persons, exclusive of the owner of the building or members of the family, and which building is not open to the general public.

St. Margaret's Bay

Not specifically defined.

Timberlea / Lakeside / Beechville

BOARDING OR ROOMING HOUSE means a dwelling in which the proprietor supplies either room or room and board, for monetary gain to more than three but not more than six persons, exclusive of the owner of the building or members of his family and which building is not open to the general public.