

PREPARED FOR

Planning Advisory Committee, January 27, 2025

PREPARED BY

Jason Fox, Director of Planning & Development Services

DATE

January 23, 2025

SUBJECT

Proposed amendments to the Town of Truro’s Municipal Planning Strategy and Land Use By-law to correct typographical errors, formatting errors, and omissions. These amendments are not substantive in nature and are intended to ensure that the Town’s Planning Documents clearly and effectively communicate Council’s land use policies and regulations.

RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Staff recommend that Council approve the amendments set out in this report that will correct non-substantive errors and omissions found in the Town’s November 2023 Municipal Planning Strategy and Land Use By-law.

BACKGROUND

FOLLOW-UP REVIEW / HOUSEKEEPING AMENDMENTS

On November 6th, 2023, Council approved a new Community Plan for the Town of Truro that included a new Municipal Planning Strategy and Land Use By-law (also referred to as the Planning Documents). The approval of these documents marked the end of a extensive plan review process that began in 2019. The review process involved a complete rewrite of the Town’s 2010 Planning Documents and included several significant changes to the way the Town regulates land use and how the planning documents are organized. Together, the new Municipal Planning Strategy and Land Use By-law comprise just under 500 pages of policies, regulations, and explanatory text that set out Council’s comprehensive vision for the future growth and development of Truro.

With any document of this scale and complexity, it is not unusual for minor errors and omissions to find their way into the final draft. These issues are typically identified in the months immediately following adoption of the new Planning Documents when Staff are actively working with, interpreting, and implementing the new policies and regulations. Planning Staff have been working with the new Planning Documents for the past ten months, and during this time Staff have identified a number of typographical errors, cross-referencing errors, formatting errors, and issues that impact the clarity of the Planning Documents. The process of identifying these issues is typically referred to as a “Follow-up Review” and the set of amendments to correct these issues are often referred to as “Housekeeping Amendments”. Staff are recommending that Council approve the housekeeping amendments as described in this report in order to ensure that the Town’s planning policies and regulations are clear, effective, and accurately set out Council’s vision for the growth and development of Truro over the coming decade.

The amendments included in this report have been updated to reflect changes recommended by the Planning Advisory Committee (PAC) at their November 25, 2024 meeting. Planning Staff have also identified two additional housekeeping amendments since this matter was last before PAC. These two amendments have been included in the following list and have been labeled as “new”.

MUNICIPAL PLANNING STRATEGY AMENDMENTS

ISSUE	PAGE/SECTION	RECOMMENDED AMENDMENT
1. Incorrect Policy Reference	Chapter 1, Page 13 Section 1.5 Statements of Provincial Interest	Amend Table under Section 1.5 by updating the last row so that the reference to “Policies UC-14 and UC-15” are deleted and replaced with a reference to “Policies UC-2, UC-3, UC-4, and UC-15”.
2. Duplicated Policies	Chapter 4, Page 6 Subsection 4.2.3	Amend Chapter 4 by removing duplicated Policies UC-14, UC-16, and UC-19.

ISSUE	PAGE/SECTION	RECOMMENDED AMENDMENT
3. Typographical Error	Chapter 4, Page 5 Subsection 4.2.3	<p>Amend the first sentence in the initial paragraph of Subsection 4.2.3 by deleting the text shown stricken and adding the text in italics so that the sentence reads as follows:</p> <p>The large homes that line the busier street in and around Downtown Truro, many of which date from the early to mid 1900s, tend to be less desirable for buyers seeking a single detached dwelling on a quite <i>quiet</i> residential street.</p>
4. Policy Numbers Require Updating	Chapter 4	<p>Amend Chapter 4 by renumbering Policies UC-15 thru UC-51 to UC-14 thru UC-49 to maintain numbering sequence following the removal of duplicated policies UC-14, UC-16, and UC-19.</p>
5. Incorrect Policy Area Reference	Chapter 4, Page 14 Subsection 4.3.6	<p>Amend the initial paragraph in Policy UC-47 (new Policy UC-45 as per amendment no. 2) by deleting the text shown stricken and adding the text in italics so that the initial paragraph of the Policy reads as follows:</p> <p>It shall be a policy of Council to take into consideration advice from the Heritage Advisory Committee on the following matters when evaluating a development agreement proposal in the Downtown Commercial <i>Urban Corridor</i> Policy Area that involves any new structure, exterior structural alterations, new signage, new parking, lighting, or landscaping:</p>
6. Remove Duplication of Policy UG-16	Chapter 5, Page 6 Subsection 5.2.4	<p>Amend Policy UG-10 by deleting the text shown stricken so that Policy UG-10 reads as follows:</p> <p>In the Urban Growth Policy Area, it shall be policy of Council to encourage development proposals that complement or enhance established and intact neighbourhoods and streetscapes.</p>
7. Typographical Error	Chapter 7, Page 5 Subsection 7.2.2 Variety of Housing Types	<p>Amend the third sentence in the third paragraph of Subsection 7.2.2 by deleting the text shown stricken so that the third sentence reads as follows:</p> <p>In an effort to accommodate more housing and increase the variety of housing options, Council in intends to permit residential conversions and accessory dwelling units provided all new structures complement the surrounding neighbourhood and have minimal impact on nearby low density residential uses.</p>
8. Incorrect Policy Area Reference	Chapter 7, Page 10 Subsection 7.2.6	<p>Amend Policy GR-13 by deleting the text shown stricken and adding the text shown in italics, so that Policy GR-13 reads as follows:</p> <p>It shall be a policy of Council to consider the ability of nearby residents to quietly enjoy their home or property when evaluating any new development proposal in the Urban Growth Area <i>General Residential</i> Policy Area, provided that consideration and appropriate weight is also given to the development proposal's conformance with the Town's other Community Goals as outlined in Part D 4 of the Community Plan.</p>
9. Typographical Errors	Chapter 8, Pages 9-10 Subsections 8.2.6 & 8.2.7	<p>Amend Policy Headings to replace current policy headings UC-17, UC-18, DC-19, DC-20, and DC-21 with Policy Headings RS-17, RS-18, RS-19, RS-20, and RS-21 respectively.</p>



ISSUE	PAGE/SECTION	RECOMMENDED AMENDMENT
10. Typographical Error, Omission	Chapter 8, Page 12, Subsection 8.3.1	Amend Policy RS-28 by deleting the text shown stricken, and adding the text shown in italics so that Policy RS-28 reads as follows: The Urban Corridor Policy Area will <i>It shall be a policy of Council to</i> generally apply <i>the Regional Service Policy Area</i> to primarily commercial areas along the Robie Street, Willow Street, and Highway 102 corridors. Also included in the Regional Service Policy Area are areas of commercial and institutional development located just outside of the Downtown, industrial and commercial uses along the CN Railway, and Stanfield's.
11. Typographical Error	Chapter 8, Page 13, Subsection 8.3.2	Amend Policy RS-31 by adding the text shown in italics so that Policy RS-31 reads as follows: <i>Within</i> the Regional Service (RS) Zone, it shall be a policy of Council to permit the conditional development of light residential uses, up to four dwelling units, provided the primary use of the property is commercial.
12. Typographical Error	Chapter 10, Page 13 Subsection 10.3.2	Amend Policy FG-21 to add the text shown in italics, so that Policy FG-21 reads as follows: It shall be a policy of Council to establish the Future Growth (FG) Zone and apply it to lands within the Future Growth Policy Area <i>that</i> are suitable for new residential development and not constrained by topography or proximity to a watercourse.
13. Typographical Error	Chapter 10, Page 13 Subsection 10.3.2	Amend Policy FG-22 by deleting the text shown stricken, so that Policy FG-22 reads as follows: Within the Future Growth (FG) Zone, it shall be a policy of Council to permit the as-of-right development of non-intensive uses, such as those permitted in the General Residential (GR) Zone will be permitted as of right , provided they are developed in a manner that is consistent with the Future Growth Area Conceptual Plans.
14. Misplaced Policy	Chapter 11	Amend Chapter 11 by moving existing Policy ES-11 from its current position under Subsection 12.2.5 to a new position under Subsection 12.2.4 following the existing Policy ES-8 and renumbering Policy ES-11 to Policy ES-9
15. Policy Numbers Require Updating	Chapter 11	Amend Chapter 11 by renumbering Policies ES-9 and ES-10 to ES-10 and ES-11 to maintain numbering sequence following the relocation of existing Policy ES-11.
16. Update Subsection Heading to Reflect Policy Relocation	Chapter 11 Subsection 12.2.4	Amend the Heading for Subsection 12.2.4 to change it from "Accommodate Development in Flood Risk Areas" to "Development in Flood Risk Areas" to ensure the heading encompasses all the policies in that subsection, including the former Policy ES-11 (now Policy ES-9).
17. Typographical Error	Chapter 14, Page 8 Subsection 14.4.6	Amend the first sentence of Policy IM-12 by deleting the text shown stricken and adding the text shown in italics so that the first sentence of Policy IM-12 reads as follows: It shall be a policy of Council to not apply Policies <i>Policy</i> IM-11 where the proposed development agreement would:

ISSUE	PAGE/SECTION	RECOMMENDED AMENDMENT
18. Reference to Non-existent or Incorrect Policy Areas and related Amendments to Clarify Intent	Chapter 14, Page 7 Subsection 14.4.6	<p>Amend the second and third sentences of the second paragraph in Subsection 14.4.6 by deleting the text shown stricken and adding the text shown in italics so that the second and third sentences read as follows:</p> <p>Changing the policy area designation of a property within the Limited Residential <i>Downtown Neighbourhood</i> Policy Area to the General Residential or Commercial <i>Urban Corridor or Downtown Core</i> Policy Areas, for instance, may seem like a reasonable request but this change will open up additional development options. Even if the proposed rezoning is to one of the less intensive zones permitted by these Policy Areas and the proposal involves a fairly innocuous land use there is still the potential for future headaches since the General Residential <i>Urban Corridor</i> Policy Area and Commercial <i>Downtown Core</i> Policy Area also permit more intensive zones which in turn permit more intensive uses.</p>
19. Reference to Incorrect Policy Area	Chapter 14, Page 8 Subsection 14.4.6	<p>Amend Policy IM-12 by deleting the text shown stricken and adding the text shown in italics, so that Policy IM-12 reads as follows:</p> <p>It shall be a policy of Council to not apply Policies IM-11 where the proposed development agreement would:</p> <ol style="list-style-type: none"> a) permit the development of lands within an Environmental or Parks & Open Space Policy Area; or b) permit the development of lands within the Downtown Residential <i>Neighbourhood</i> Policy Area.
20. Incorrect Cross Reference	Chapter 14, Page 21 Subsection 14.10.1	<p>Amend Policy IM-33 by deleting the text shown stricken and adding the text shown in italics, so that Policy IM-33 reads as follows:</p> <p>It shall be a policy of Council to adopt a public engagement process for site specific amendment applications that expands upon the minimum public participation requirements in Policy IM-31 <i>IM-32</i> and makes every reasonable effort to engage area residents in the development application process.</p>

POLICY AREA MAP AMENDMENTS

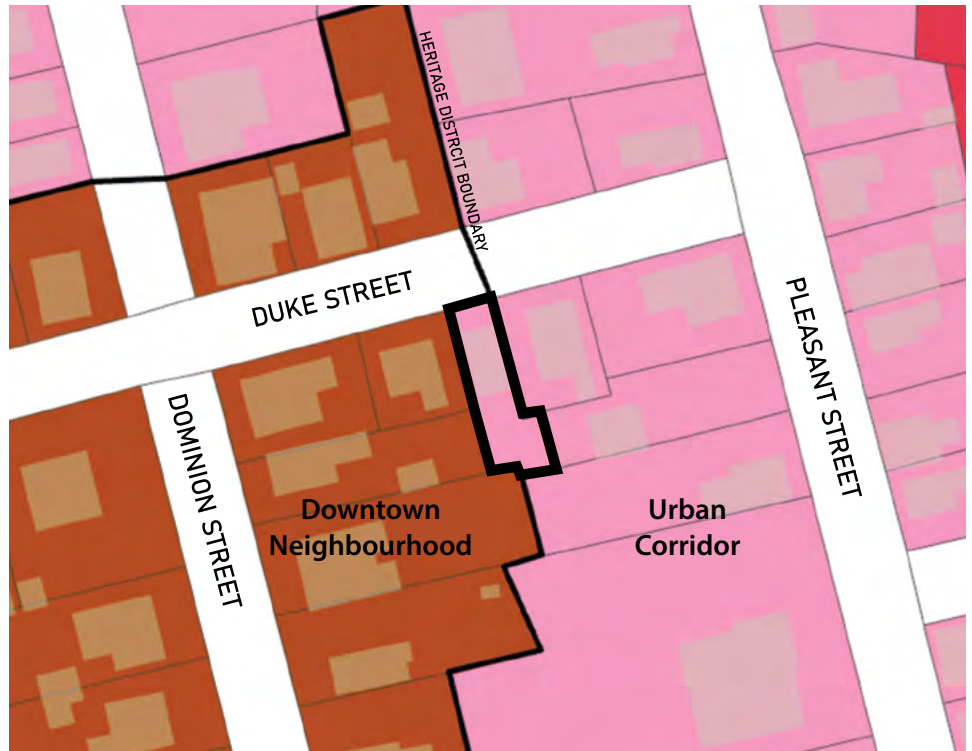
ISSUE

1. Property that is part of a Heritage District is not included in Downtown Neighbourhood Policy Area

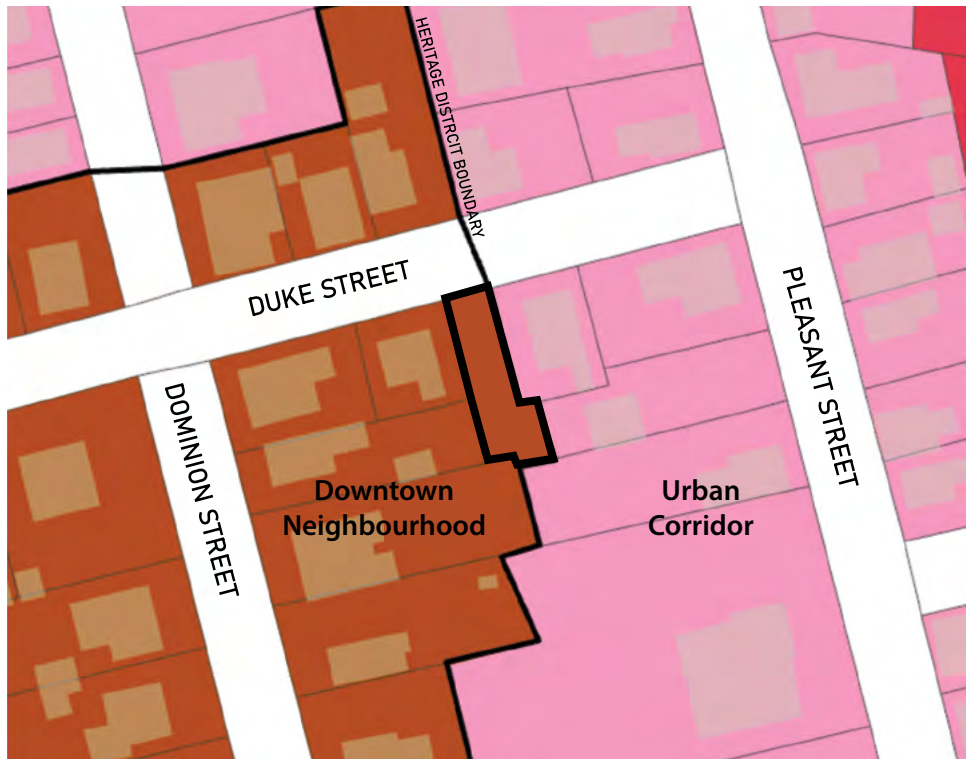
RECOMMENDED AMENDMENT

Amend the Policy Area Map by changing the policy area designation of 74 Duke Street from the Urban Corridor Policy Area to the Downtown Neighbourhood Policy Area. This amendment will ensure that all properties located within the Heritage Districts are within the Downtown Neighbourhood Policy Area in accordance with Policy DN-22.

Excerpt from the Existing Policy Area Map



Excerpt from the Proposed Policy Area Map



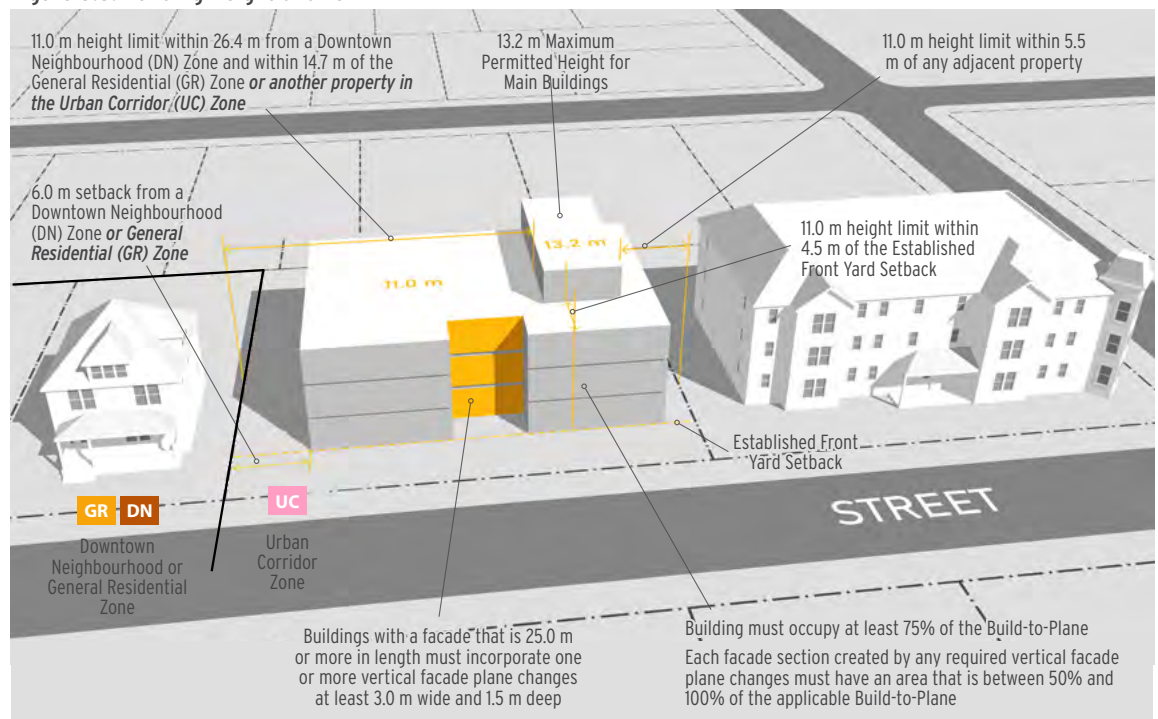
LAND USE BY-LAW AMENDMENTS



ISSUE	PAGE/SECTION	RECOMMENDED AMENDMENT
1. Outdated Definition	Chapter 1, Page 17 Definitions	Remove the entry and definition for “Mini-home Parks”
2. Need to Align Requirement with National Building Code	Chapter 3, Page 1 Subsection 3.1.2 Accessory Buildings	Amend Clause 3.1.2 (e) by deleting the text shown stricken and adding the text shown in italics so that it reads as follows: e) An accessory building shall be situated at least 2.0 m (6.6 ft) from any side or rear lot line unless there is no window, door, or other opening in the wall facing the rear or side yard, in which case the accessory building may be situated 1.5 m (4.9 ft) <i>1.2 m (3.9 ft)</i> or more from any side or rear lot line.
3. Clarification Needed regarding the use of Shipping Containers as Accessory Structures & Dwellings	Chapter 3, Page 7 Subsection 3.1.27 Trucks, Automobiles, Buses, and Shipping Containers	Amend Clause 3.1.27 by deleting the current clause in its entirety and replacing it with the following new Clause 3.1.27: 3.1.27 Trucks, Automobiles, Buses, and Shipping Containers a) No truck, automobile, bus, recreational vehicle, boat, coach, semi-trailer, streetcar body, or railway car, whether or not it is mounted on wheels, shall be used for human habitation or occupied as an accessory building or accessory dwelling unit. b) A shipping container may be used or occupied as a main building provided the shipping container is converted, erected, occupied and used in accordance with this By-law, the National Building Code, and all other applicable By-laws of the Town. c) A shipping container may be used or occupied as an accessory building or as an accessory dwelling unit provided: i) the proposed use or occupancy of the shipping container is a permitted accessory use in the applicable zone; ii) the shipping container is not situated in the Downtown Neighbourhood (DN) Zone; iii) the shipping container is not situated in a required front or required flanking yard in any zone; iv) where the shipping container is within the Downtown Commercial (DC), General Residential (GR), or Urban Corridor (UC) Zones, it shall not be situated in a front or flanking yard or between the main building and any public street; and v) the shipping container is converted, erected, occupied and used in accordance with this By-law, the National Building Code, and all other applicable By-laws of the Town.
4. Incorrect Reference to “bedroom” in Parking Requirements Table	Chapter 3, Page 13 Tables 3.6 and 3.7 Downtown Neighbourhood (DN) and Urban Corridor (UC) Zone Parking Requirements	Amend Tables 3.6: “Downtown Neighbourhood (DN) and Urban Corridor (UC) Zone Parking Requirements” and Table 3.7: “Downtown Core (DC) Zone Parking Requirements” by changing the wording of the parking requirement for a bachelor unit in a Multiple unit Dwelling (three units or more)/Converted Dwelling (three units or more) to read 0.25 spaces/ <i>unit</i> rather than 0.25 spaces/dwelling





ISSUE	PAGE/SECTION	RECOMMENDED AMENDMENT
5. Requirement Does Not Match Industry Standard	Chapter 3, Page 18 Subsection 3.2.11 Bicycle Parking	Amend Clause 3.2.11 (c) by deleting the text shown stricken and adding the text shown in italics so that it reads as follows: c) The entry door to a bicycle room or other indoor facility must be at least 1.0 m (3.3 feet) <i>91.4 cm (36 in)</i> wide.
6. Reference to undefined "Residential" Zoning Category	Chapter 3, Page 18 Subsection 3.2.12 Parking of Commercial Motor Vehicles	Amend clauses (a) and (b) in Subsection 3.2.12 by adding the text shown in italics so that these clauses read as follows: a) A commercial motor vehicle that has more than two axles or that is over 7.5 m (24.6 ft) in length may not be parked or stored in a <i>General Residential (GR), Downtown Neighbourhood (DN), Urban Corridor (UC), or Future Growth (FG)</i> Zone. b) No more than three commercial motor vehicles may be parked or stored on a property in a <i>General Residential (GR), Downtown Neighbourhood (DN), Urban Corridor (UC), or Future Growth (FG)</i> Zone.
7. Typographical Error in Signage Table	Chapter 3, Page 25 Table 3.12 Permitted Signage in the Urban Corridor (UC) Zone	Amend Table 3.12 by deleting the "Total Area" entry for Projecting Wall Signs, which currently reads "0.6 m ² (12.9 ft ²)", and replacing it with "1.2 m ² (12.9 ft ²)".
8. Inconsistent Spelling	Throughout Document Stormwater Management	Amend Table 3.21, Subsection 17.2.5, Clause 18.2.4 (e), and Clause 19.2.4 (e) by replacing the words "Storm" and "Water" and replacing it with "Stormwater"
9. Typographical Error in Downtown Core (DC) Zone Requirements Table	Chapter 4, Page 3 Table 4.2 Downtown Core (DC) Zone Requirements	Amend the "Rear Setback" requirement in Table 4.2: "Downtown Core (DC) Zone Requirements" by deleting the text shown stricken and replacing it with the text shown in italics so that it reads as follows: Minimum 0.0 <i>3.0</i> m (9.8 ft), or 6.0 m (19.7 ft) when abutting a GR, UC or DN Zone. See Subsection "4.2.3 Abutting Yard Requirements"
10. Cross Referencing Error	Chapter 4, Page 8 Subsection 4.3.3 Building Form	Amend Clause 4.3.3 (d) by deleting the text shown stricken and adding the text shown in italics so that it reads as follows: d) Buildings over three stories in height shall have the forth storey stepped back from the front wall of the building a distance of 4.5 m (14.8 ft) or more (see figure 4.8 <i>4.9</i>)
11. Typographical Error	Chapter 4, Page 15 Subsection 4.4.9 Warehousing & Storage	Amend Subsection 4.4.9 by deleting the text shown stricken so that it reads as follows: A warehousing or storage use may be permitted in the Downtown Core (DC) Zone provided the warehousing or storage is operated in conjunction with or accessory to a an office or retail use that is permitted in the Downtown Core (DC) Zone

ISSUE	PAGE/SECTION	RECOMMENDED AMENDMENT
12. Missing Zone Reference	Chapter 5, Page 2 Table 5.2 Urban Corridor (UC) Zone Requirements	Amend Table 5.2 by adding the text shown in italics to the table entry under "Height" so that it reads as follows: Maximum of 11.0 m (36.1 ft) Increased to 13.2 m (43.3 ft) for any portion of a structure over 26.4 m (86.6 ft) from the Downtown Neighbourhood (DN) Zone, over 14.7 m (48.2 ft) from the General Residential (GR) Zone or another property in the Urban Corridor (UC) Zone , and over 4.5 m (14.8 ft) from the Established Front or Flanking Yard Setback for the property (see Subsection 5.2.3)
13. Cross Referencing Error	Chapter 5, Page 6 Subsection 5.3.3 Building Form	Amend Clause 5.3.3 (b) by deleting the text shown stricken and adding the text shown in italics so that the initial paragraph of Clause (b) reads as follows: b) Each separate facade section required pursuant to clause (b) (a) shall be separated from any adjacent facade section by a bay or inset (indentation) that:
14. Missing Zone References	Chapter 5, Page 7 Figure 5.5 Building Height and Form	Amend Figure 5.5 by adding a General Residential (GR) Zone icon and the text shown in italics so that the Figure appears as shown below:

Figure 5.5: Building Height and Form



ISSUE	PAGE/SECTION	RECOMMENDED AMENDMENT
15. Clarification Needed & Cross Referencing Error	Chapter 5, Page 8 Subsection 5.3.4 Exemption from Urban Design Requirements	<p>Amend Subsection 5.3.4 by deleting the text shown stricken and adding the text shown in italics so that the Subsection reads as follows:</p> <p>5.3.4 Exemption from Urban Design Requirements A development permit may be issued for an addition, <i>alteration</i>, or new construction that does not comply with the Urban Design Requirements set out in this Section provided the Development Officer is satisfied that:</p> <ul style="list-style-type: none"> a) the proposal conforms to Municipal Planning Strategy Policy UC-43 and UC-44 <i>Policy UC-40 and UC-41</i>; and b) the permit application includes all information and materials necessary to properly evaluate the proposal.
16. Numbering Errors	Chapter 5, Page 10	Amend Chapter 5 by renumbering Subsections 5.6 and 5.6.1 to 5.5.1 and 5.5.2 respectively
17. Numbering Errors	Chapter 5, Page 11	Amend Chapter 5 by renumbering Section 5.7 and Subsection 5.7.1 to Section 5.6 and Subsection 5.6.1 respectively
18. Additional Clause Needed to Reflect Council's Intent (Policy UC-40)	Chapter 5, Page 10 Subsection 5.4.6 Residential Conversions (up to 12 dwelling units)	<p>Amend subsection 5.4.6 by deleting the text shown stricken and adding the text shown in italics so that the subsection reads as follows:</p> <p>5.4.6 Residential Conversion (up to 12 dwelling units) An existing building in the Urban Corridor (UC) Zone may be converted to a multiple unit residential use with up to 12 dwelling units on a single property without requiring a development agreement or site plan approval provided:</p> <ul style="list-style-type: none"> a) the property meets the lot area and frontage requirements of the Urban Corridor (UC) Zone; b) the proposed development is entirely located within a single existing structure; and c) the existing structure conforms to the setbacks, height, lot coverage, and other requirements of the Urban Corridor (UC) Zone; and d) <i>the conversion does not result in more than one new street facing entry door except on a corner lot, in which case one additional entry door may be permitted on each street facing facade.</i>
19. Missing Symbol on Permitted Uses Table	Chapter 6, Page 1 Table 6.1 Urban Growth Area (UG) Zone Permitted Uses	<p>Amend Table 6.1 "Urban Growth Area (UG) Zone Permitted Uses" by adding the conditional use symbol next to the "Residential (up to 4 units)" line in the table so that this row in the table appears as follows:</p> <div style="border: 1px solid black; padding: 5px; display: flex; align-items: center; justify-content: space-between;"> Residential (up to 4 units) <div data-bbox="1289 1545 1403 1591">   </div> </div>
20. Mistaken Zone Reference	Chapter 7, Page 5 Figure 7.3 Build-to-Plane	<p>Amend Figure 7.3 by removing the incorrect reference to the "UC Zone" in the explanatory note in the upper left hand corner of the graphic and replacing it with "DN Zone" so that the note reads as follows with the deleted text shown stricken and the added text shown in italics:</p> <p>New Structures in the UC Zone <i>DN Zone</i> must occupy 75% of the build-to-plane</p>

ISSUE	PAGE/SECTION	RECOMMENDED AMENDMENT
21. Missing limitation on accommodation uses in conjunction with residential uses	Chapter 7, Page 15 Subsection 7.4.7 Accommodations	<p>Amend subsection 7.4.7 by deleting the text shown stricken and adding the text shown in italics so that the subsection reads as follows:</p> <p>7.4.7 Accommodations An existing building on a property in the Downtown Neighbourhood (DN) Zone may be converted to an accommodation use provided:</p> <ul style="list-style-type: none"> a) the property meets the minimum lot area requirement of the Downtown Neighbourhood (DN) Zone and has at least 12 m (39.4 ft) of frontage on a public street; b) the existing building conforms to the setbacks, height, lot coverage, and other requirements of the Downtown Neighbourhood (DN) Zone; c) the proposed development accommodation use is entirely located within a single building; <i>and</i> d) <i>the total combined number of accommodation units, dwelling units, or housekeeping units shall not exceed 4 units.</i>
22. Discrepancy Between Permitted Uses Table and Conditional Use Requirements	Chapter 10, Page 2 Table 10.1	<p>Amend the listing for Residential (up to 2 units) in Table 10.1 “Business Industrial (BI) Zone Permitted Uses” by deleting the text shown stricken so that this portion of the table reads as follows:</p> <hr/> <p style="text-align: center;">Residential (up to 2 units) </p> <hr/>
23. Incorrect Zone Reference	Chapter 10, Page 4 Subsection 10.2.5 Outdoor Storage and Display	<p>Amend subsection 10.2.5 by deleting the text shown stricken and adding the text shown in italics so that the initial paragraph is the subsection reads as follows:</p> <p>10.2.5 Outdoor Storage and Display Outdoor storage and display may be permitted in the Regional Service (RS) Business Industrial (BI) Zone provided the outdoor storage and display:</p>
24. Typographical Error	Chapter 10, Page 6 Subsection 10.3.4 Residential (up to 2 units)	<p>Amend the heading of subsection 10.3.4 so that it reads “Residential (up to 4 units)” instead of “Residential (up to 2 units)” to ensure that the heading accurately reflects the content of this subsection.</p>
25. Missing Symbol on Permitted Uses Table & Removal of Inconsistent Wording	Chapter 11, Page 1 Table 11.1 Future Growth Area (FG) Zone Permitted Uses	<p>Amend the listing for Residential (Multiple-Unit, 3 to 50 units) and Residential (Multiple-Unit, 51 or more units) in Table 11.1 “Future Growth Area (FG) Zone Permitted Uses” by adding the development agreement symbol next to the “Residential (Multiple-Unit, 3 to 50 units)” line in the table and by deleting the text shown stricken in both of these listings so that this portion of the table appears as follows:</p> <hr/> <p style="text-align: center;">Residential (Multiple-Unit, 3 to 50 units)  </p> <hr/> <p style="text-align: center;">Residential (Multiple-Unit, 51 or more units) </p> <hr/>

ISSUE	PAGE/SECTION	RECOMMENDED AMENDMENT
26. Mapping Error	Chapter 11, Page 7 Figure 11.5 South End Future Growth Area Conceptual Plan	Amend Chapter 11 by deleting the map in “Figure 11.5: South End Future Growth Area Conceptual Plan” and replacing it with the following new map
27. Missing Text and Intent Unclear	Chapter 11, Page 11 Subsection 11.4.1 Uses Exempt from Site Plan Approval	Amend subsection 11.4.1 by adding the text shown in italics so that the subsection reads as follows: 11.4.1 Uses Exempt from Site Plan Approval All <i>permitted</i> uses in the Future Growth Area (FG) Zone, excluding Education Uses, Residential Care Facilities (with 8 or more beds), and Multiple-Unit Residential Uses are exempt from Site Plan Approval provided the use conforms to, or does not preclude the implementation of, the East End Future Growth Area Conceptual Plan and South End Future Growth Area Conceptual Plan shown in Figures 11.4 and 11.5 respectively.
28. Incorrect Reference to Street Classification	Chapter 13, Page 2 Subsection 13.2.3 Lots Fronting of [sic] Collector Roads	Amend Subsection 13.2.3 by deleting the text shown stricken and replacing it with the text shown in italics so that Subsection 13.2.3 reads as follows: 11.4.1 Lots Fronting of Collector Roads on <i>Harmony or Camden Road</i> A development permit shall not be issued for a residential use in the Watershed Residential (WR) Zone unless the use is located on a lot which has frontage on a collector or arterial road as identified on the Street Classification Map found in Chapter 13 of the Municipal Planning Strategy <i>Harmony or Camden Road</i> .



ISSUE	PAGE/SECTION	RECOMMENDED AMENDMENT
29. Reference to information that is not part of the Current Plan	Chapter 19, Page 2 Subsection 19.2.2 Additional Fill	<p>Amend the initial paragraph in subsection 19.2.2 by deleting the text shown stricken and adding the text shown in italics so that the initial paragraph in this subsection reads as follows:</p> <p>11.4.1 Additional Fill Additional off-site fill or fill from outside the same Hydrologic Region <i>of the Flood Way or Flood Way Fringe</i> may be added to the area around any main building that has been flood proofed in accordance with Subsection "19.2.4 Flood Proofing" provided:</p>

LAND USE BY-LAW (ZONING) MAP AMENDMENTS

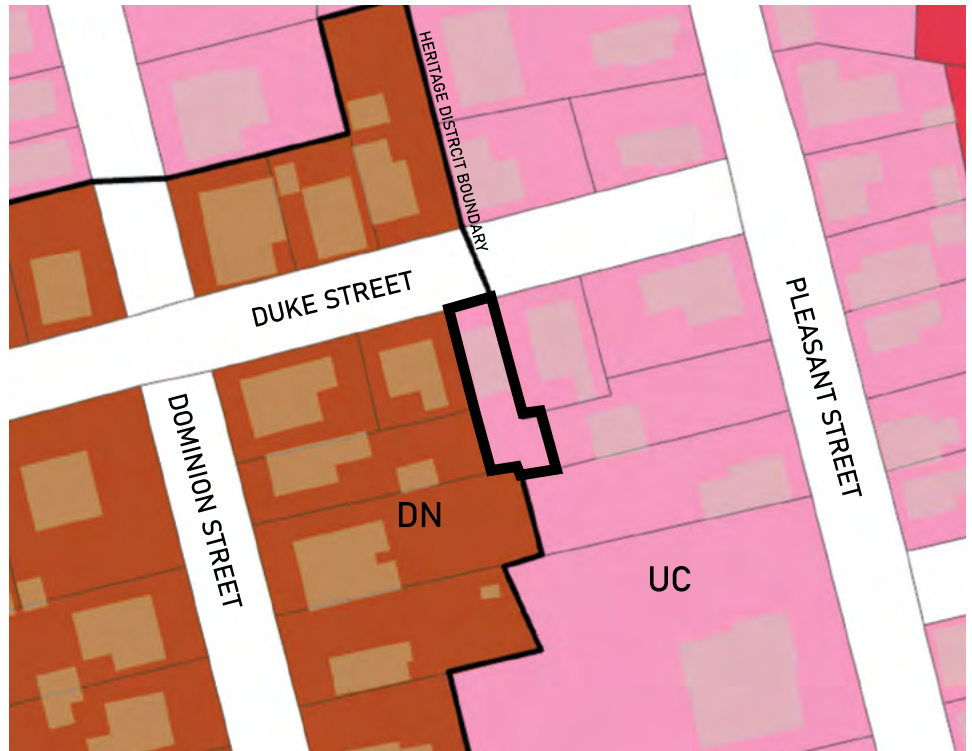
ISSUE

1. Property that is part of a Heritage District is not included in Downtown Neighbourhood (DN) Zone

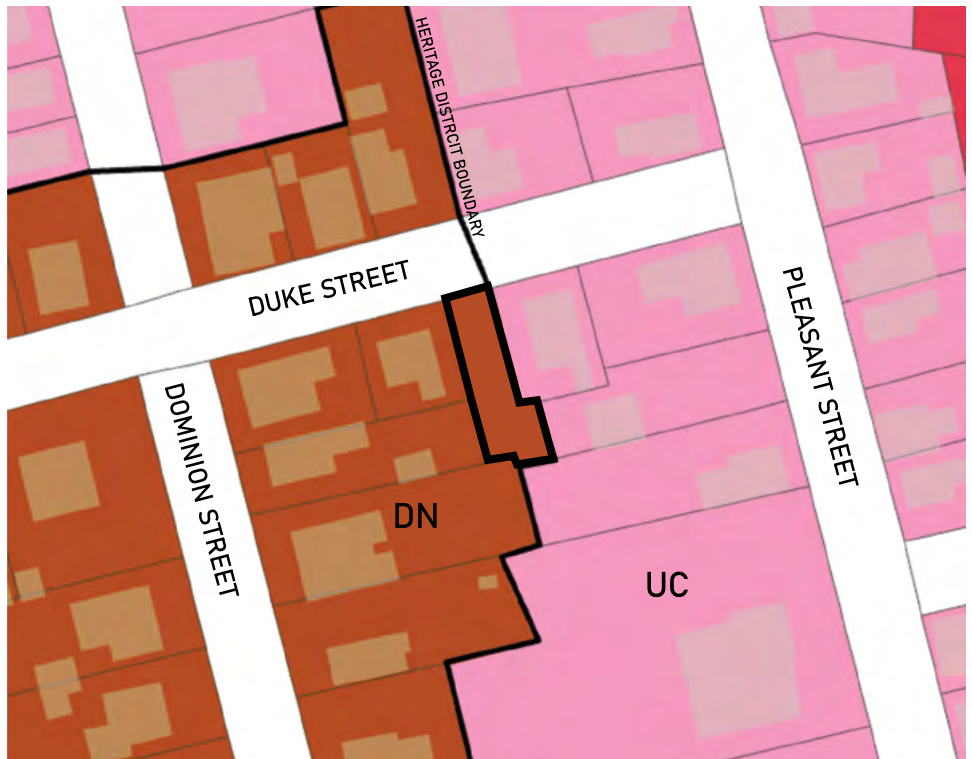
RECOMMENDED AMENDMENT

Amend the Land Use By-law Zoning Map by rezoning 74 Duke Street from the Urban Corridor (UC) Zone to the Downtown Neighbourhood (DN) Zone. This amendment will ensure that all properties located within the Heritage Districts are zoned Downtown Neighbourhood (DN) in accordance with Council's policies.

Excerpt from the Existing Land Use By-law Zoning Map



Excerpt from the Proposed Land Use By-law Zoning Map



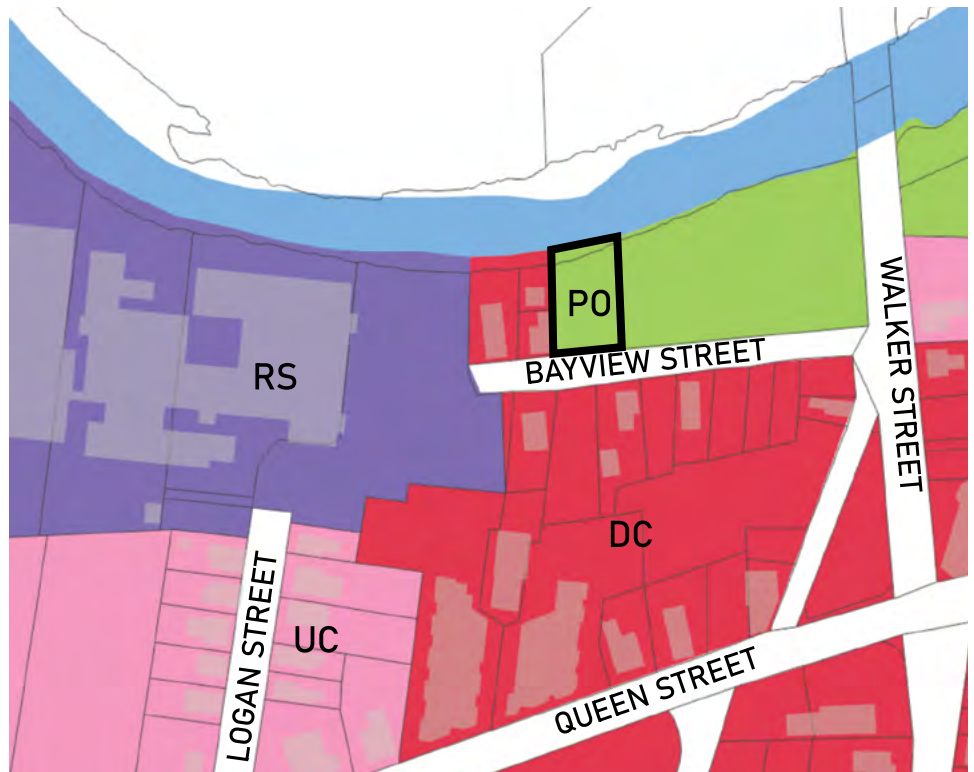
ISSUE

2. Private property incorrectly zoned Parks & Open Space (P0) Zone

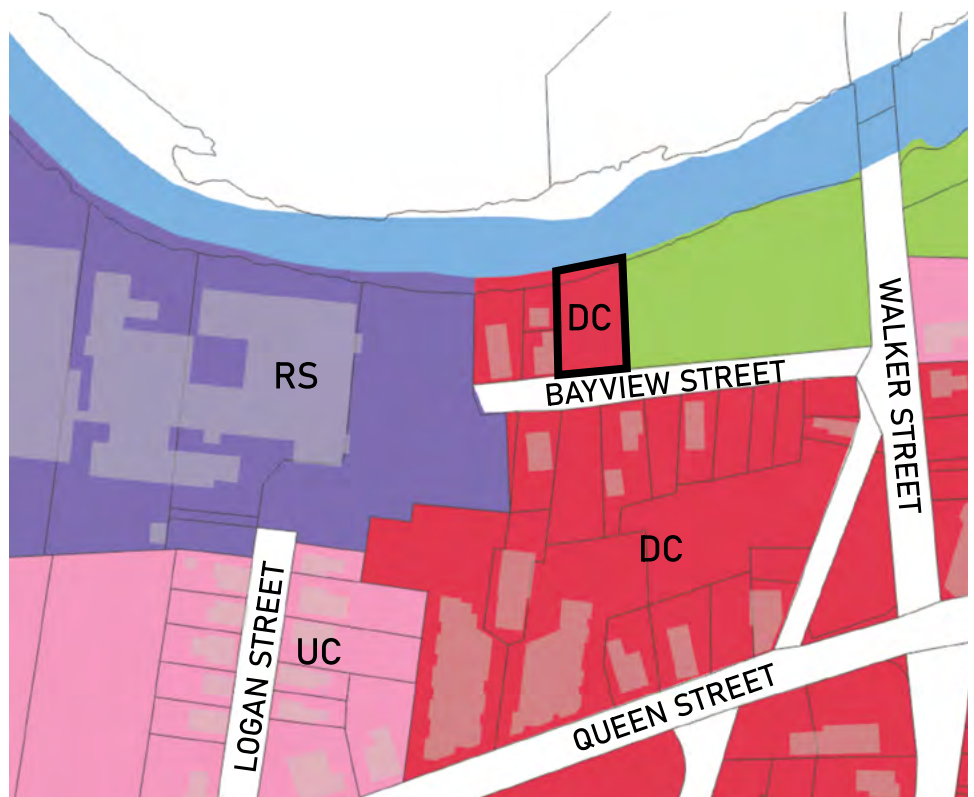
RECOMMENDED AMENDMENT

Amend the Land Use By-law Zoning Map by rezoning 25 Bayview Street (PID no. 20196606) from the Parks & Open Space (P0) Zone to the Downtown Core (DC) Zone. This amendment will ensure that privately owned lands on Bayview Street are all within the DC Zone. .

Excerpt from the Existing Land Use By-law Zoning Map



Excerpt from the Proposed Land Use By-law Zoning Map



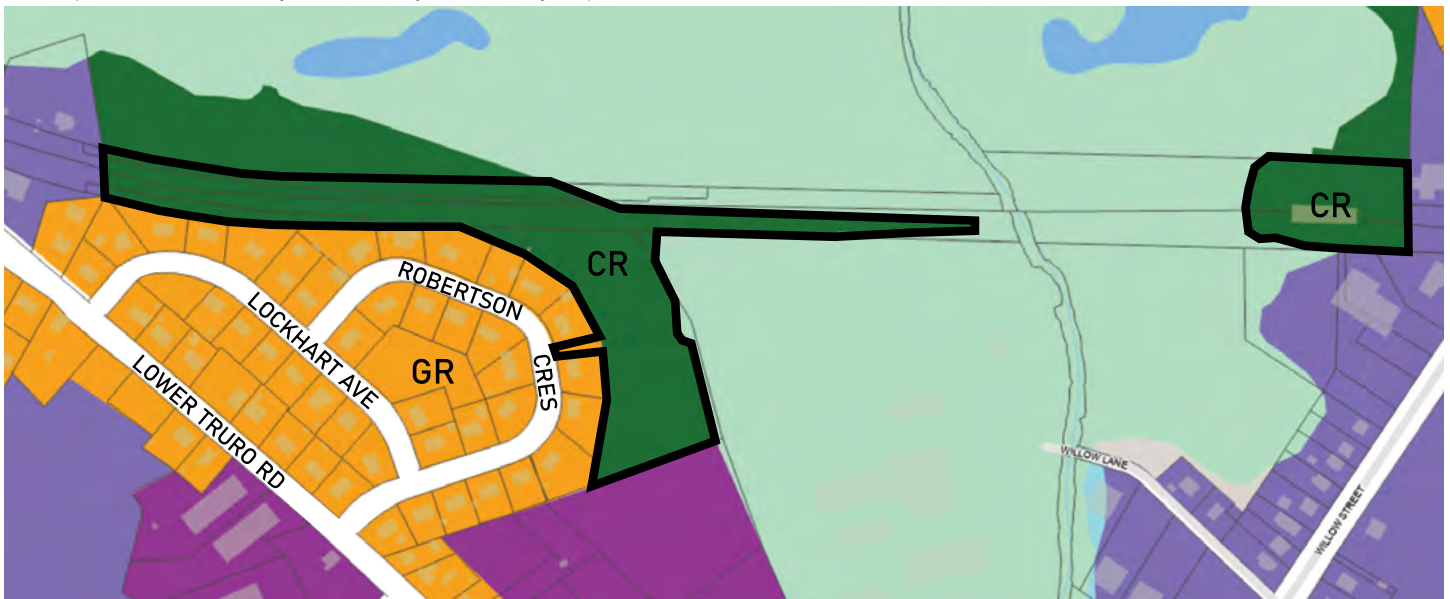
ISSUE

- 3. Town owned park/trail property incorrectly zoned Commercial Recreation (CR) Zone instead of Parks & Open Space (PO)

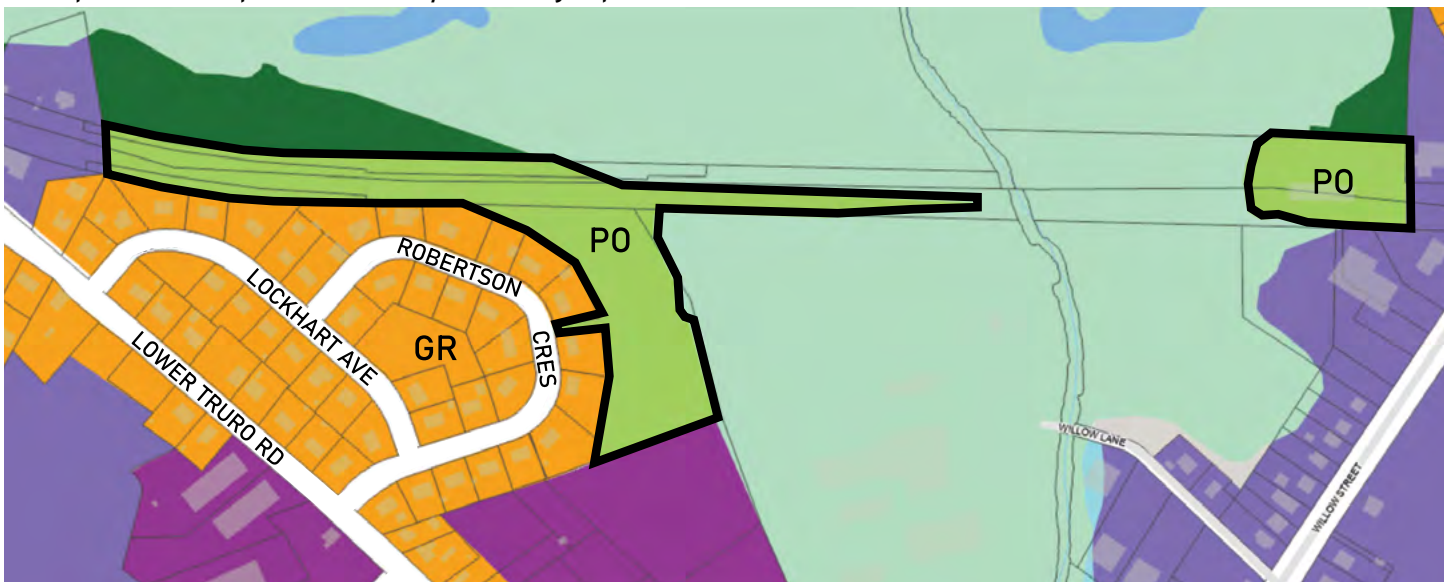
RECOMMENDED AMENDMENT

Amend the Land Use By-law Zoning Map by rezoning Town owned parkland off Robertson Crescent (PID no. 20241550) and sections of the Cobequid Trail (PID nos. 20444147, 20160446, 20444154, 20444162) from the Commercial Recreation (CR) Zone to the Parks & Open Space (PO) Zone. This amendment will ensure that publicly owned parkland and the Cobequid Trail are zoned PO.

Excerpt from the Existing Land Use By-law Zoning Map



Excerpt from the Proposed Land Use By-law Zoning Map



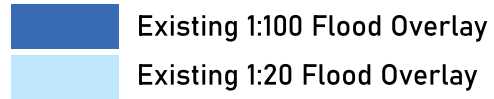
ISSUE

- 4. Errors on flood plain mapping. Original flood elevation data provided by CBCL included errors that were corrected by a subsequent data set. When the Land Use By-law mapping was prepared in 2023, incorrect data was used to delineate the 1:100 and 1:20 flood elevations. The 1:100 and 1:20 Flood Overlays now need to be updated using the correct mapping data.

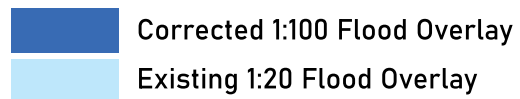
RECOMMENDED AMENDMENTS

Amend the Land Use By-law Zoning Map by updating the boundaries of the 1:100 and 1:20 Flood Overlays to reflect the changes shown below.

EXISTING 1:100 Flood Overlay

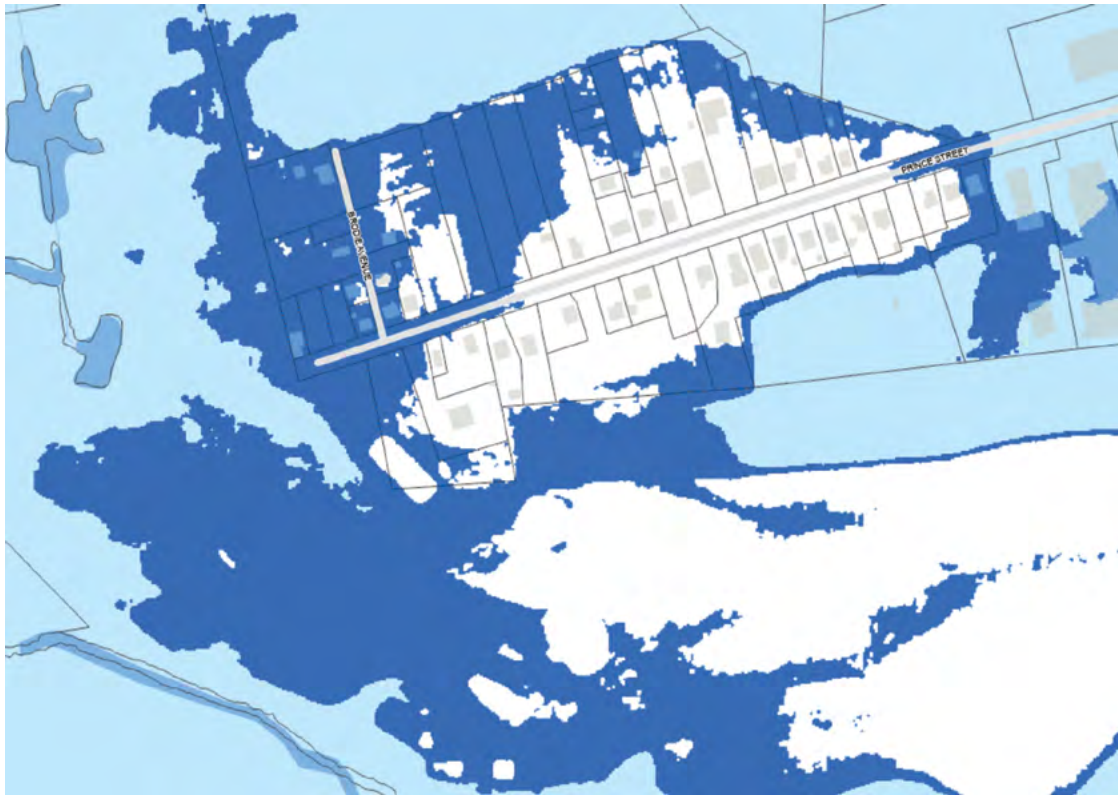


CORRECTED 1:100 Flood Overlay



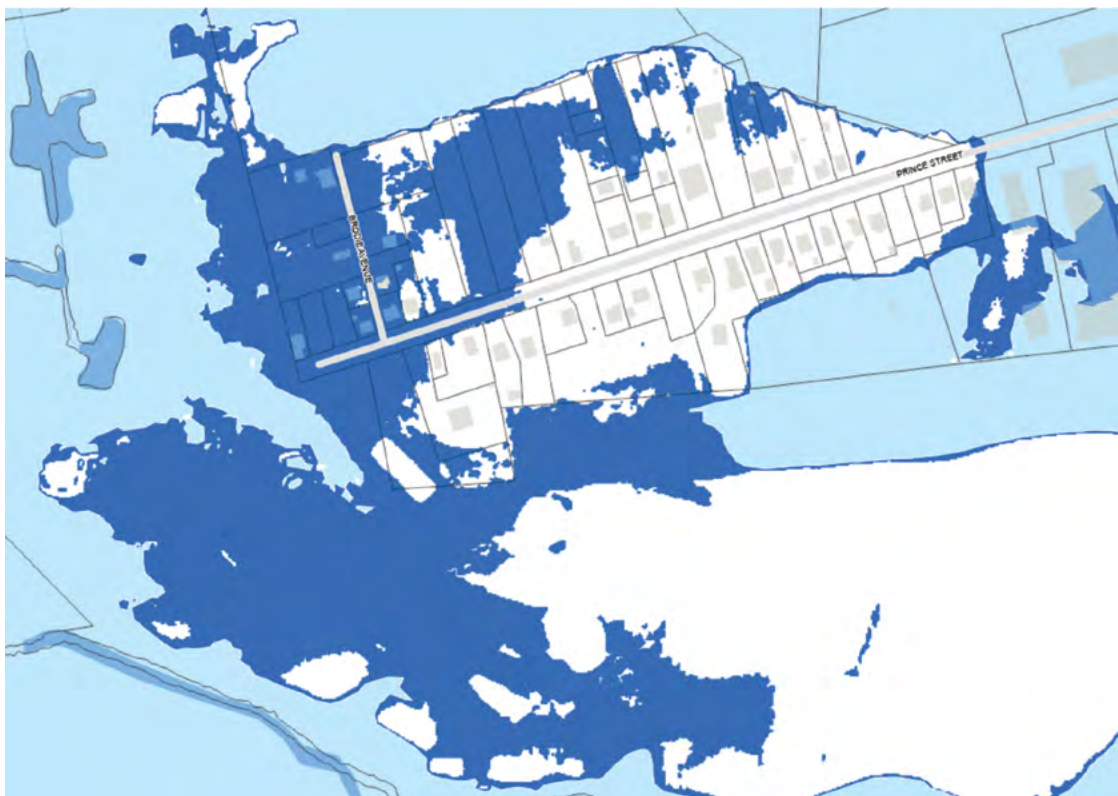
EXISTING 1:100 Flood Overlay

- Existing 1:100 Flood Overlay
- Existing 1:20 Flood Overlay

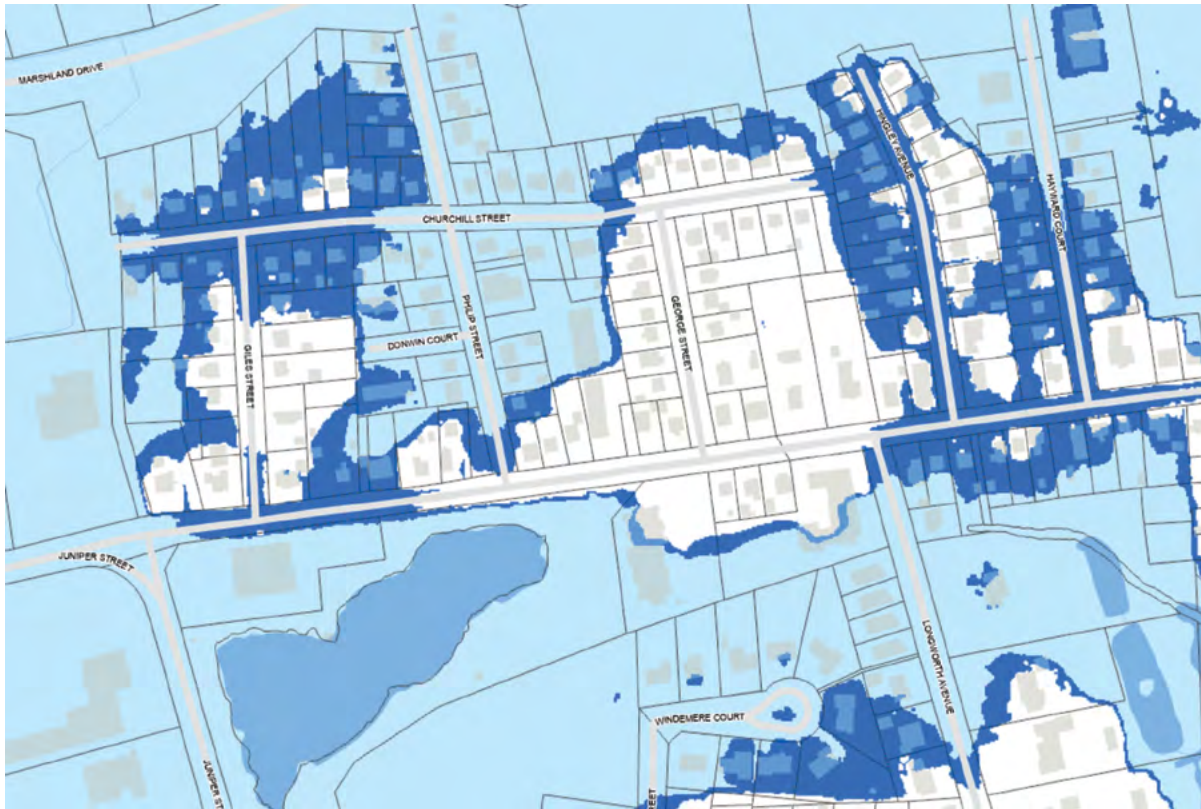
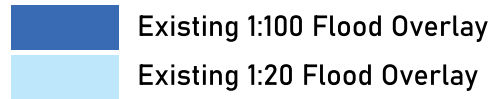


CORRECTED 1:100 Flood Overlay

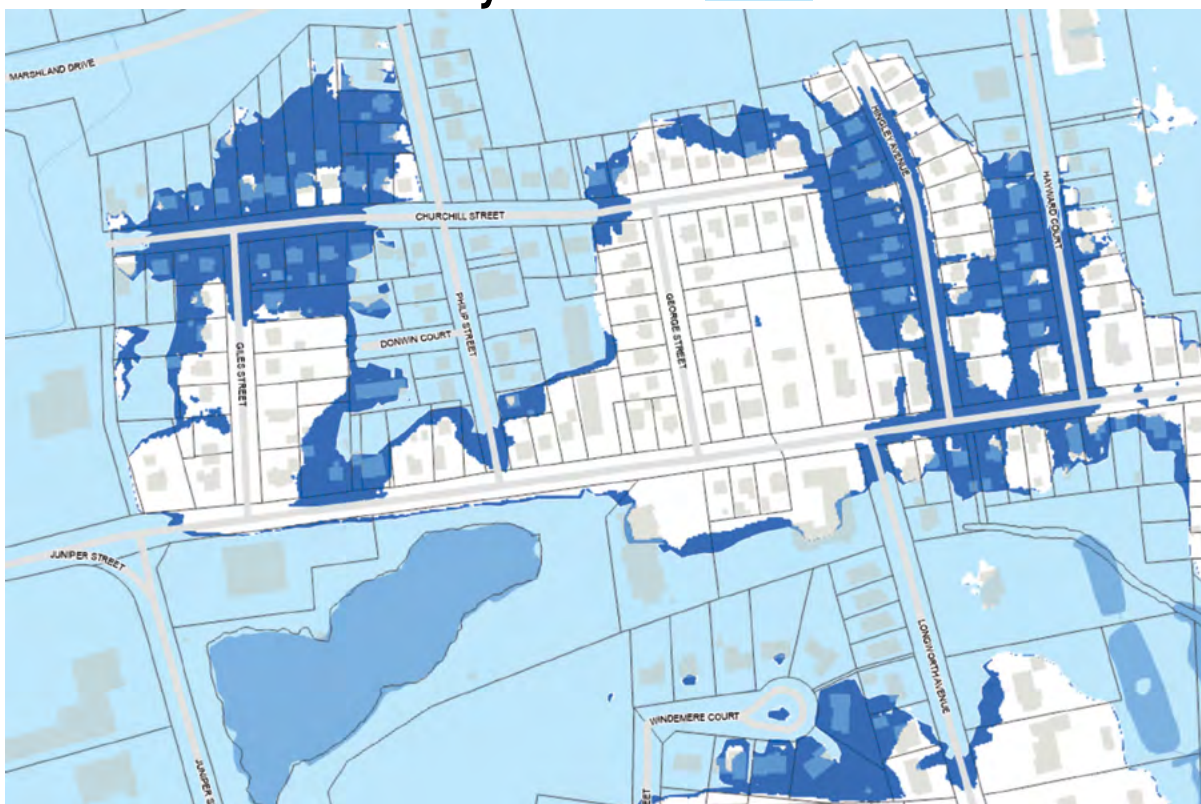
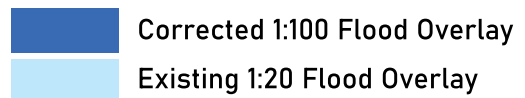
- Corrected 1:100 Flood Overlay
- Existing 1:20 Flood Overlay



EXISTING 1:100 Flood Overlay

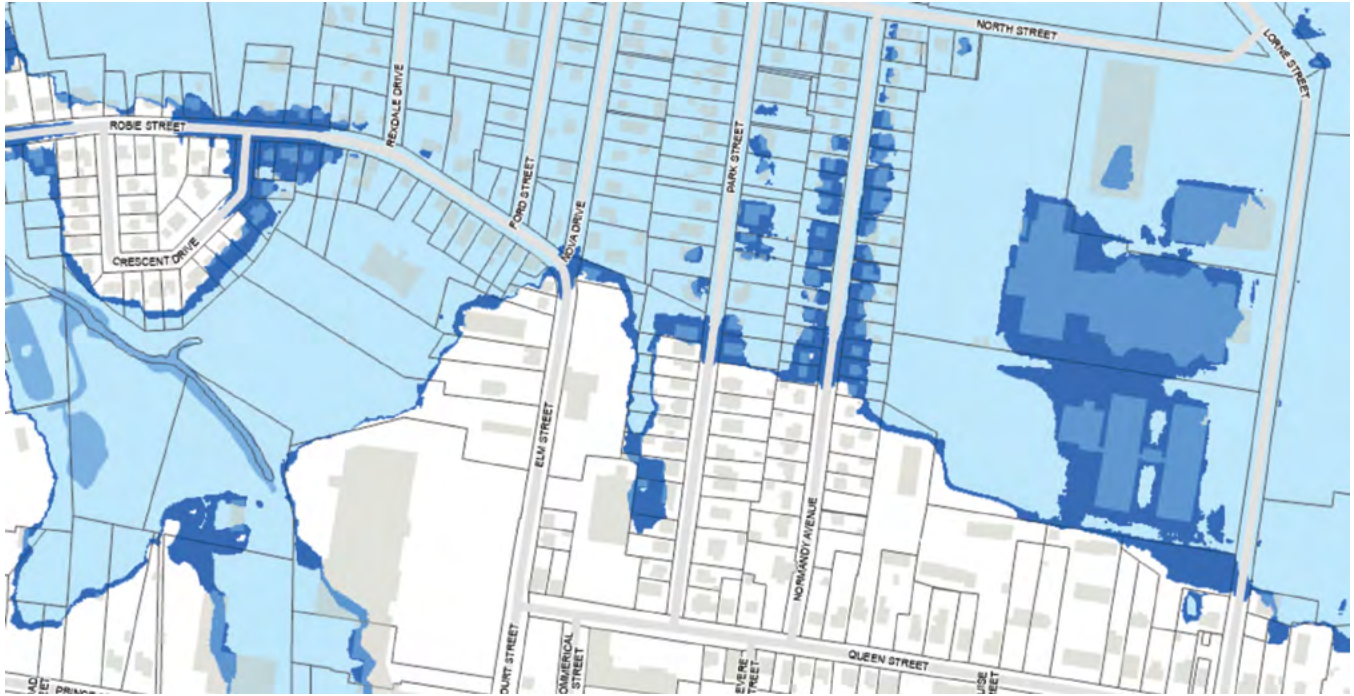


CORRECTED 1:100 Flood Overlay



EXISTING 1:100 Flood Overlay

- Existing 1:100 Flood Overlay
- Existing 1:20 Flood Overlay



CORRECTED 1:100 Flood Overlay

- Corrected 1:100 Flood Overlay
- Existing 1:20 Flood Overlay

