



Minimum Planning Requirement (i)

The Government of Nova Scotia has required that Halifax Regional Municipality include mandatory content in the Regional Municipal Planning Strategy (Regional Plan) to address the issue of housing supply. This will require the municipality to make changes to the Regional Plan, community plans and land use by-laws.

For a full list of changes click [here](#).

Requirement:

i) provide that no requirement for on-site parking applies to residential uses within the urban service area

How will the municipality meet this requirement?

- Land use by-law requirements will be changed so that residential uses that are within the Urban Service Area are not required to provide a specific requirement for parking spots.
- Parking spot provision requirements for all other uses (e.g. commercial, retail, office, etc.) will remain unchanged. If developments include parking, requirements for parking lot design and landscaping, loading spaces, etc. will continue to apply.
- The Urban Service Area is the part of the municipality serviced with municipal water and sewer.



Land Use By-laws Affected:

- | | |
|---|---------------------|
| -Beaver Bank-Hammonds Plains-Upper Sackville | -Bedford |
| -Cole Harbour-Westphal | -Dartmouth |
| -Eastern Passage-Cow Bay | -Halifax Mainland |
| -Musquodoboit Valley-Dutch Settlement | -Chebucto Peninsula |
| -Sackville Drive | -Sackville |
| -Timberlea-Lakeside-Beechville | |
| -Planning Districts 14 and 17 (Shubenacadie Lakes) | |
| -North Preston / Lake Major / Lake Loon / Cherry Brook / East Preston | |

What will this change mean for me?

- Developers and owners of buildings with residential uses that are in the Urban Service Area will no longer be required to provide a specific number of parking spots. They may still voluntarily choose to provide parking spots.
- This change affects the requirements for residential uses on municipal water and sewer across the municipality. To learn what land use by-law applies to your home, please [click here](#).

Have questions?

Visit: engagehalifax.ca/2025-planning-changes

Email: regionalplan@halifax.ca

Please share your comments by October 24, 2025.