



Minimum Planning Requirement (e)

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:

e) implementation of a land-use by-law for the area of the Municipality identified as the suburban area on [the map attached as Appendix A](#), or a substantially similar area, no later than January 31, 2025

How will the municipality meet this requirement and what will this change mean for me?

To meet this requirement, the municipality is proposing three changes to the Regional Plan:

1. Develop a Suburban Plan	
Change to Planning Document	Include a new chapter in the Regional Plan that sets out the direction to develop a secondary municipal planning strategy and land use by-law for the Suburban Area (Suburban Plan).
Impact of Changes	The municipality will be undertaking a comprehensive planning process for the Suburban area (areas outside of the Regional Centre, where municipal water, wastewater, and transit services are available). Stay tuned for future engagement opportunities.



2. Provide Residential Transit-Oriented Development Opportunities	
Change to Planning Document	Provide additional opportunities to allow primarily residential transit-oriented developments to proceed while the Suburban Plan is developed, through a development agreement option.
Impact of Changes	While the Suburban Plan is being developed, the suburban area transit-oriented development agreement option will provide greater opportunities for residential development where properties meet specific criteria, including: • The proposed development is located within an 800-metre walk of a Planned Bus Rapid Transit route, the Mill Cove Ferry Terminal, or the Downsview, Cobequid or Sackville Transit Terminals; • The proposed development site is no more than 2 hectares; and • The proposed development must not result in the demolition of an existing building containing three dwelling units or more.

3. Provide Opportunities for Suburban Growth Area Opportunity Sites	
Change to Planning Document	Provide an opportunity to undertake a neighbourhood planning process and phased development for any of the following Suburban Growth Area Opportunity Sites: • Dunbrack Street and Lacewood Drive • Downsview Mall • Herring Cove Road at Dentith Road • Mill Cove • Portland Street / Baker Drive • Portland Street/ Eisener Boulevard • Tacoma Drive • Woodlawn Mall • Melville Heights, Herring Cove Road
Impact of Changes	While the Suburban Plan is being developed, the Suburban Area Growth Opportunity Sites could be considered for comprehensive planning by Council. Council may consider initial phases of development to proceed through a development agreement or rezoning prior to the completion of the neighbourhood planning process provided that overall site design and regional infrastructure are considered.



Plans Affected:

Regional Plan

Bedford, Dartmouth, Halifax Mainland, and Sackville Drive Land Use By-laws

Have questions about the Minimum Planning Requirements?

Visit: <https://engagehalifax.ca/2025-planning-changes>

Email: regionalplan@halifax.ca

Please share your comments by October 24, 2025.

Have questions about the Suburban Planning process?

Email: suburbanplan@halifax.ca