



Minimum Planning Requirement (c)

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:

- c) permit residential uses in all zones, except for all of the following:
- (i) areas zoned for industrial, military, park, transportation reserve, and utility uses,
 - (ii) zones intended to protect the environment, water supply, floodplains or another similar interest;

How will the municipality meet this requirement?

- The Regional Plan will include policy intent to enable residential uses in all zones except for those identified in the regulations.
- Staff reviewed all zones except for those exempt from the regulation (see i and ii of the regulation above) and found that 99.8% of properties already allow for a form of residential use.
- The remaining properties are in the Bedford, Dartmouth, and Sackville Drive plan areas. Adjustments will be made to permit residential uses in the Bedford CHWY (Highway Oriented Commercial) zone, Bedford CSC (Shopping Centre) zone, Bedford CHC (Cushing Hill Commercial) zone, Dartmouth C-3 zone, Sackville Drive DC-1 (Downsview Complex-1) zone, and Sackville Drive DC-1 (Downsview Complex-2) zone.

**Plans Affected:**

Regional Municipal Planning Strategy (Regional Plan), land use by-laws for Bedford, Dartmouth, and Sackville Drive.

What will this change mean for me?

- Residential uses will be permitted on properties zoned CHWY, CSC, CHC in Bedford, C-3 in Dartmouth, and DC-1 and DC-2 in Sackville Drive. Future changes may be proposed through other planning projects such as the upcoming Suburban Plan, or site-specific planning applications. Information on how to participate in these process is posted on our [Active Planning Applications website](#).

Have questions?

Visit: engagehalifax.ca/2025-planning-changes

Email: regionalplan@halifax.ca

Please share your comments by October 24, 2025.