

Planning 101 in Halifax

Government of Nova Scotia



Halifax Charter

Grants certain powers and duties to HRM such as:

- Giving Council authority to govern the municipality.
- Requiring HRM to have a municipal planning strategy.
- Requiring public consultation when adopting planning documents.
- Identifying planning tools HRM may use to control development (e.g., development agreements).

Statements of Provincial Interest

- Protect quality of drinking water.
- Protect public safety and property and reduce
- need for flood control works or restoration in flood risk areas.
- Protect agricultural lands.
- Make efficient use of municipal water supply and municipal wastewater disposal systems.
- Provide housing opportunities to meet the needs of all Nova Scotians.

Other legislation and regulations

1. Minimum planning requirements.
2. Housing in the HRM Act.

Halifax Regional Municipality

Regional Plan

- Provides a framework to guide growth and development in the municipality.
- Directs community planning programs to support complete and sustainable communities.
- Provides region-wide policies that impact community plans and land use by-laws.
- Directs more detailed technical work for issues such as mobility and infrastructure.



Community Plans

Community Land Use By-laws and the Regional Subdivision By-law implement policies in the Regional, Secondary, and Priorities Plans*. Implementation is done through regulations that direct what is permitted on each property when residents apply for building permits and subdivisions.

By-Laws

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*Halifax also has Priorities Plans, which are subject-focused plans used to guide strategic initiatives, including programs, services, partnerships, and facilities, and their associated budgetary requirements. They can sometimes impact Community Plans and Land Use By-laws. For more information, see the Priorities Plans Fact Sheet.