



Minimum Planning Requirement (f)

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:

f) for developments enabled under the Municipality's Conservation Design Development policies in the Regional Municipal Planning Strategy that begin construction before April 1, 2028, determine the maximum density of a development based on a lot's gross area and not on its net area

How will the municipality meet this requirement?

- Conservation Design Developments (CDD) are a type of residential subdivision within the rural areas of HRM. CDDs are designed to conserve open space and protect environmental features and can allow for more density than what is typically permitted in unserviced/rural communities. CDDs require development agreements to proceed, which must be reviewed and approved by Community Council.
- Until April 1, 2028, density will be calculated differently for these types of developments, which could result in higher density within a new CDD project. The requirements of CDDs will remain unchanged and public consultation and technical studies will still be required to ensure the environment and transportation systems are not negatively impacted.
- To further support housing options, secondary and backyard suites will be permitted in CDDs without them counting towards density calculations.



Plans Affected:

Regional Municipal Planning Strategy (Regional Plan)

What will this change mean for me?

- If you are involved in applying for or building Conservation Design Development projects, this change may apply to your project. Please contact staff for more information.
- For residents, this change may result in more residential units in CDD projects. Since these projects will still proceed through a Development Agreement process and require Community Council approval, there will be public notification if changes to a CDD are being made in your community.

Have questions?

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

Email: regionalplan@halifax.ca

Please share your comments by October 24, 2025.