



Minimum Planning Requirement (j)

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:

j) for multi-unit residential buildings that begin construction before April 1, 2028, not require that the ground floor consist of more than 20% commercial space

How will the municipality meet this requirement?

- Until April 1, 2028, zones that currently require up to 100% of the ground floor of a building to be commercial will no longer require more than 20% of the ground floor to be commercial.
- These changes are being applied to Pedestrian Oriented Commercial Streets in the Regional Centre and the Pedestrian Retail zone in Sackville Drive.
- The alternative to providing commercial uses for buildings on these commercial streets is to provide residential units at the ground level.



Plans Affected:

Bedford Municipal Planning Strategy

Regional Municipal Planning Strategy (Regional Plan)

Regional Centre Municipal Planning Strategy

Land use by-laws for:

-Regional Centre

-Sackville Drive

-Bedford

What will this change mean for me?

- Some streets that currently require commercial uses along the ground floor in the Regional Centre and Sackville Drive may now have fewer commercial storefronts. Building owners may choose to provide more commercial uses than the 20% minimum.

Have questions?

Visit: engagehalifax.ca/2025-planning-changes

Email: regionalplan@halifax.ca

Please share your comments by October 24, 2025.