



Minimum Planning Requirement (g)

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:

g) not impose maximum height restrictions in a manner that negatively affects the density of residential buildings using mass timber or any other construction method

How will the municipality meet this requirement?

- Apartment buildings will now have their maximum heights measured in total storeys instead of in feet or metres. This will allow for more flexibility in construction methods such as the timber-framed buildings.
- Proposed Regional Plan Policy S-0 requires establishing height maximums that offer flexibility and support construction of mid and high-density residential developments. This will be implemented through amendments to the land use by-laws to support mass timber construction and other new construction methods, which can be impacted by specific height measurements.
- Community Plans in the Suburban Area will be amended to measure streetwall height in storeys.
- The definition of height in the land use by-law will reflect the height conversion to storeys.



Plans Affected:

Land use by-laws for

- Bedford
- Cole Harbour/Westphal
- Dartmouth
- Eastern Passage/Cow Bay
- Halifax Mainland
- Planning Districts 14/17 (Shubenacadie Lakes)
- Sackville Drive
- Suburban Housing Accelerator

What will this change mean for me?

- Going forward, medium and high density residential developments will be measured and regulated in storeys instead of feet and metres.
- Where applicable, streetwall maximum heights will be converted from feet and metres to storeys.

Have questions?

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

Email: regionalplan@halifax.ca

Please share your comments by October 24, 2025.