Minimum Planning Requirement (h)

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:

h) for residential buildings that begin construction before April 1, 2028, provide that no requirement related to unit mix applies

How will the municipality meet this requirement?

- Until April 1, 2028, the land use by-law regulations for apartments are being changed to remove all bedroom count requirements (the amount of studio, 1-bedroom, 2-bedroom units, etc. required per apartment building).

Plans Affected:
Land use by-laws for
-Bedford
-Dartmouth
-Downtown Halifax
-Halifax Mainland
-Regional Centre
-Suburban Housing Accelerator

What will this change mean for me?

- For buildings that begin construction before April 1, 2028, there will not be a requirement for a specific number of units having 1, 2, 3+ bedrooms in apartment buildings.

- Unit mix requirements will continue to apply after the specified date.

Have questions?

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

Email: regionalplan@halifax.ca

Please share your comments by October 24, 2025.