



Municipal Affairs
Office of the Minister

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August 8, 2025

Your Worship Andy Filmore
Mayor
Halifax Regional Municipality
Via email: mayor@halifax.ca

Dear Mayor Filmore:

Thank you for your submission of the HRM Regional Plan (the "Plan").

While we were encouraged to see some proposals that would work towards improving the housing situation in the region, left as-is, they didn't go far enough. Beyond that, the document included many proposals that appear intentionally designed to impede housing. For example:

- Clauses EN-34, 40, 47: Changing setbacks from 20 to 30 metres.
- Clause EN-70: Requiring EV-ready parking spaces.
- Minimal changes in zoning to allow more people to build as-of-right.

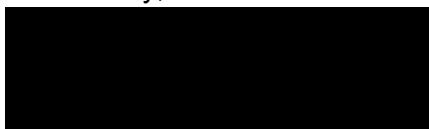
This is unfortunate and, as a result after careful consideration and a thorough review, I simply cannot accept the Plan as submitted and must therefore refuse to approve the Plan.

We, and our colleagues at Growth and Development, are happy to work with you to review your policies and develop a new, more practical, citizen-focused HRM Regional Plan as part of Phase 5, along with a Suburban Plan. My team will reach out to schedule an initial meeting in the coming weeks.

Rest assured, we remain focused on supporting citizens and doing everything possible to provide them with suitable, attainable housing options.

I remain hopeful that, working together, we can produce an updated Regional Plan that will help Nova Scotians attain housing and meet provincial standards, all while supporting the municipality's long-term vision.

Sincerely,



Honourable John Lohr
Minister of Municipal Affairs

c: Honourable Colton LeBlanc, Minister of Growth and Development
Cathie O'Toole, Chief Administrative Officer, HRM
Iain MacLean, Municipal Clerk