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In force date of regulations: As of March 5, 2005*, the date that a regulation comes into force is determined by subsection 3(6) of the *Regulations Act*. The date that a regulation is filed and any specified effective dates are important in determining when the regulation is in force.

*Effective November 28, 2023, subsection 3(6) of the *Regulations Act* was replaced. (See subsection 3(5) of Chapter 54 of the Acts of 2022, *An Act to Amend Chapter 393 of the Revised Statutes, 1989, the Regulations Act*.)

N.S. Reg. 190/2025

Made: September 25, 2025

Filed: September 25, 2025

Prescribed Petroleum Products Prices

Order dated September 25, 2025
made by the Nova Scotia Energy Board
pursuant to Section 14 of the *Petroleum Products Pricing Act*
and Sections 16 to 19 of the *Petroleum Products Pricing Regulations*

[Please note: *Prescribed Petroleum Products Prices* filed with the Office of the Registrar of Regulations on and after January 23, 2023, will no longer be published in the *Royal Gazette Part II*. Publication of the *Prescribed Petroleum Products Prices* has been dispensed with by order of the Attorney General dated January 23, 2023, and published on page 63 of the February 10, 2023, issue of the *Royal Gazette Part II*. Current and historical *Prescribed Petroleum Products Prices* are available for inspection in person at the Office of the Registrar of Regulations and can be viewed on the Nova Scotia Energy Board's website at the following address: <https://nserbt.ca/nseb/mandates/gasoline-diesel-pricing>.]

N.S. Reg. 191/2025 to 193/2025

Made: September 25, 2025

Filed: September 25, 2025

Bear Harvesting Regulations—amendment;
Deer Hunting Regulations—amendment;
General Wildlife Regulations—amendment

Order in Council 2025-270 dated September 25, 2025
Amendment to regulations made by the Governor in Council
pursuant to subsection 113(1) of the *Wildlife Act*

The Governor in Council on the report and recommendation of the Minister of Natural Resources dated September 12, 2025, and pursuant to subsection 113(1) of Chapter 504 of the Revised Statutes of Nova Scotia, 1989, the *Wildlife Act*, is pleased, effective on and after October 1, 2025, to

- (a) amend the *Bear Harvesting Regulations*, N.S. Reg. 60/1988, made by the Governor in Council by Order in Council 88-349 dated March 29, 1988, in the manner set forth in Schedule “A” attached to and forming part of the report and recommendation;
- (b) amend the *Deer Hunting Regulations*, N.S. Reg. 239/2013, made by the Governor in Council by Order in Council 2013-216 dated June 25, 2013, in the manner set forth in Schedule “B” attached to and forming part of the report and recommendation; and
- (c) amend the *General Wildlife Regulations*, N.S. Reg. 205/1987, made by the Governor in Council by Order in Council 87-1181 dated September 29, 1987, in the manner set forth in Schedule “C” attached to and forming part of the report and recommendation.

N.S. Reg. 191/2025

Bear Harvesting Regulations—amendment

Schedule “A”

**Amendment to the *Bear Harvesting Regulations*
made by the Governor in Council under subsection 113(1)
of Chapter 504 of the Revised Statutes of Nova Scotia, 1989,
the *Wildlife Act***

- 1 Section 4 of the *Bear Harvesting Regulations*, N.S. Reg. 60/1988, made by the Governor in Council by Order in Council 88-349 dated March 29, 1988, is amended by striking out “sixteen” wherever it appears and substituting “twelve”.
- 2 Section 5 of the regulations is amended by striking out “end of the general open season for hunting deer specified in the *Deer Hunting Regulations* in any year” and substituting “first Saturday of December”.
- 3 Section 6 of the regulations is amended by striking out “date specified for the end of the general open season for hunting deer in the *Deer Hunting Regulations* made under the Act” and substituting “first Saturday of December”.

N.S. Reg. 192/2025

Deer Hunting Regulations—amendment

Schedule “B”

**Amendment to the *Deer Hunting Regulations*
made by the Governor in Council under subsection 113(1)
of Chapter 504 of the Revised Statutes of Nova Scotia, 1989,
the *Wildlife Act***

- 1 Subsection 10(2) of the *Deer Hunting Regulations*, N.S. Reg. 239/2013, made by the Governor in Council by Order in Council 2013-216 dated June 25, 2013, is amended by striking out “first Saturday in December” and substituting “second Saturday in December”.
- 2 The regulations are further amended by striking out “16 years” wherever it appears and substituting “12 years”.

N.S. Reg. 193/2025

General Wildlife Regulations—amendment

Schedule “C”

**Amendment to the *General Wildlife Regulations*
made by the Governor in Council under subsection 113(1)
of Chapter 504 of the Revised Statutes of Nova Scotia, 1989,
the *Wildlife Act***

The *General Wildlife Regulations*, N.S. Reg. 205/1987, made by the Governor in Council by Order in Council 87-1181 dated September 29, 1987, are amended by

- (a) repealing Section 11 added by N.S. Reg. 283/2015; and
- (b) adding the following Section immediately after Section 10:

Sunday hunting

10A For the purpose of the exception allowed by subsection 71(1) of the Act, hunting is lawful on any Sunday falling on or between October 1st and December 31st of each year for all species of wildlife that are allowed to be hunted under the Act and its regulations, except moose.

N.S. Reg. 194/2025

Made: October 2, 2025

Filed: October 2, 2025

Prescribed Petroleum Products Prices

Order dated October 2, 2025
made by the Nova Scotia Energy Board
pursuant to Section 14 of the *Petroleum Products Pricing Act*
and Sections 16 to 19 of the *Petroleum Products Pricing Regulations*

[Please note: *Prescribed Petroleum Products Prices* filed with the Office of the Registrar of Regulations on and after January 23, 2023, will no longer be published in the *Royal Gazette Part II*. Publication of the *Prescribed Petroleum Products Prices* has been dispensed with by order of the Attorney General dated January 23, 2023, and published on page 63 of the February 10, 2023, issue of the *Royal Gazette Part II*. Current and historical *Prescribed Petroleum Products Prices* are available for inspection in person at the Office of the Registrar of Regulations and can be viewed on the Nova Scotia Energy Board's website at the following address: <https://nserbt.ca/nseb/mandates/gasoline-diesel-pricing>.]

N.S. Reg. 195/2025

Made: October 2, 2025

Filed: October 3, 2025

Halifax Regional Municipality Interim Planning Area Order

Order dated October 2, 2025
made by the Minister of Municipal Affairs
pursuant to subsection 229A(2) of the *Halifax Regional Municipality Charter*

Interim Planning Area Order
made by the Minister of Municipal Affairs
under subsection 229A(2) of Chapter 39 of the Acts of 2008,
the *Halifax Regional Municipality Charter*

Whereas subsection 4A(3) of the *Minimum Planning Requirements Regulations*, N.S. Reg. 138/2019, required the Halifax Regional Municipality to implement the minimum planning requirements outlined in subsection 4A(2) of the regulations no later than December 31, 2024;

And whereas the Minister of Growth and Development extended that deadline, at the Municipality's request, and requested under subsection 229A(1) of the *Halifax Regional Municipality Charter* that the Municipality adopt a new municipal planning strategy or amend the existing municipal planning strategy to fulfill the minimum planning requirements outlined in subsection 4A(2) of the regulations no later than June 30, 2025;

And whereas the Council did not comply with that request;

Now, therefore, I order the following:

1. The Halifax Regional Municipality is designated as an interim planning area.
2. This interim planning area may be referred to as the "Halifax Regional Municipality Interim Planning Area."
3. Development within the Halifax Regional Municipality Interim Planning Area is hereby regulated to give effect to clauses 4A(2)(c), (e), (f), (g), (h), (i), (j), (k) and (l) of the *Minimum Planning Requirements Regulations*.
4. In particular, within the Halifax Regional Municipality Interim Planning Area all of the following apply:
 - (a) The Regional Municipal Planning Strategy is amended by adding the Interim Suburban Area Policies attached as Schedule A immediately after Section 6.3.2A.
 - (b) The Interim Suburban Area Policies contained in Schedule A apply to the Suburban Area indicated on the map attached as Schedule B.
 - (c) For the lands zoned as General Business (C-3) Zone in the Land Use By-law for Dartmouth, residential uses must be permitted, subject to the provisions of the R-1 Single Family Residential Zone (Part 2) of the Land Use By-law for Dartmouth.
 - (d) The Municipal Planning Strategy for Dartmouth is amended by removing the text "and consistent" in Policy IP-1(c)(2), as shown in strikethrough below:
 - (2) that the proposal is compatible ~~and consistent~~ with adjacent uses and the existing development form in the area in terms of the use, bulk, and scale of the proposal

- (e) The Municipal Planning Strategy for Dartmouth is further amended by adding the reference to the C-3 Zone in Policy IP-5, as underlined below:

It shall be the intention of City Council to consider (RC-May 23/24; E-Jun 13/24) Development Agreements for apartment building development in R-3, R-4, C-2, C-3, MF-1 and GC Zones or shared housing uses at a larger scale than permitted in the underlying zone in R-3, R-4, C-2, MF-1 and GC Zones (RC-Aug 9/22; E-Sep 15/22). Council shall require a site plan, building elevations and perspective drawings for the apartment development indicating such things as the size of the building(s), access & egress to the site, landscaping, amenity space, parking and location of site features such as refuse containers and fuel storage tanks for the building.

- (f) For the lands zoned as Highway Oriented Commercial (CHWY) Zone (Part 15) and Cushing Hill Commercial (CHC) Zone (Part 15A) in the Land Use By-law for Bedford, residential uses must be permitted, subject to the provisions of the Residential Two Unit Dwelling (RTU) Zone (Part 7) of the Land Use By-law for Bedford.
- (g) For the lands zoned as Downsview Complex-1 (DC-1) Zone (Part 9) and as Downsview Complex-2 (DC-2) Zone (Part 10), residential use must be permitted, subject to the provisions of the Downsview Complex-3 (DC-3) Zone (Part 11) of the Land Use By-law for Sackville Drive.
- (h) For developments enabled under the Municipality's Conservation Design Development policies in the Regional Municipal Planning Strategy that begin construction before April 1, 2028, maximum density of a development must be based on a lot's gross area.
- (i) To support the development of increased housing supply, the Municipality must consider flexibility for modular housing, factory-built housing, mass-timber-constructed housing and other forms of sustainable and affordable construction, through built-form requirements and design guidelines that impact height and density.
- (j) When considering an application for a project built with any of the construction methods listed in clause (i), increases in maximum height requirements may be considered to ensure that equivalent building heights in storeys can be built as would be by traditional construction methods.
- (k) No requirement related to unit mix may apply to any residential building development that begins construction before April 1, 2028.
- (l) No requirement related to the minimum or maximum number of on-site parking spaces may apply to residential uses within the urban service area of the Halifax Regional Municipality Interim Planning Area.
- (m) Requirements related to ground floor commercial for residential building development that begin construction before April 1, 2028, must not exceed more than 20%.
- (n) Temporary housing in non-permanent structures, such as a work camps, construction camps or mobile homes must be permitted in all zones where it can be safely established to allow employees to live on or near their worksite during a work assignment for a period of time that can be reasonably tied to the duration of the project and that is explicitly set out in the development permit.
- (o) Manufactured housing, including modified shipping containers converted into housing, must be permitted in all zones that permit residential uses.

This Order is effective on and after the date it is filed with the Registrar of Regulations.

Dated and made October 2, 2025, at Halifax, Halifax Regional Municipality, Province of Nova Scotia.

sgd. *John Lohr*
Honourable John Lohr
Minister of Municipal Affairs

Schedule A: Interim Suburban Area Policies

1. Introduction

The Suburban Area encompasses lands outside of the Regional Centre, where municipal water and wastewater services and conventional transit are available or planned to be considered, and generally aligned with the Urban Settlement Designation. Land use and development in the Suburban Area is governed by several community plans and land use by-laws which have not been comprehensively updated. The Suburban Planning process will create policies and regulations to achieve the desired form and scale of development at the property level and help identify key investments needed to support both existing and new communities.

2. Objectives

- a) Adopt a Suburban Secondary Municipal Planning Strategy and a land use by-law which achieves the Vision and Core Concepts set out in these Interim Suburban Area Policies.
- b) Foster communities that are attractive, healthy places to live for people of all ages, incomes, backgrounds and abilities and where residents can access goods, services and facilities they need.
- c) Enable the design of compact, walkable, transit-supportive communities that are safe and welcoming to residents.
- d) Increase housing supply and the mix of housing types available for people of all ages, abilities and income levels and have access to transit, services and amenities.
- e) Develop clear and easy to understand planning documents that can adapt to changing community needs and conditions, and simplify rules for residential development.

3. Suburban Planning Vision and Core Concepts

A vision for the Suburban Area was informed by previous community visioning in several suburban communities. This vision is expected to be further refined as part of the Suburban Planning process.

3.1 Vision Statement

Urban communities are centred around a network of parks and trails, beautiful, walkable, and vibrant centres, main streets, and neighbourhoods. Residents enjoy an easy access to frequent and reliable transit, a wide range of housing options, food, recreation, services, and employment opportunities.

3.2 Core Concepts

In addition to objectives of this Plan for community planning, the Suburban Planning process will be guided by the following six Core Concepts, which can also be further refined through the planning process:

Complete Communities

Complete communities support people of all ages, backgrounds, abilities, and incomes to sustainably live, work, shop, learn, and play near one another. Historically, suburban communities have developed in a manner that has kept residential areas separate from commercial areas. This means that residents are generally dependent on vehicles to access the services and amenities they require on a daily basis. This Plan supports the creation of more complete and accessible communities by:

- Supporting people of all ages, abilities, and backgrounds to live, work, shop, learn, and play within a short journey;
- Promoting mixed use neighbourhoods with safe and convenient access to goods and services needed in daily life to create positive health outcomes; and
- Using an equity lens when developing land use policies to address housing shortages, and permitting a range of housing options and related land uses.

Safe, Diverse, Sustainable and Affordable Housing

Housing is a key determinant of health because a safe home provides individuals and families the comfort and security they need to work, study, create community connections, and thrive. Housing availability and affordability are currently some of the most urgent priorities facing the municipality. This Plan supports increasing the supply of housing for all household sizes, income levels, and life stages by:

- identifying and removing barriers to increasing housing supply for all residents in safe locations in the suburban area such as reducing minimum required lot frontage, lot size, adaptive reuse, and eliminating parking requirements;
- supporting increased housing density and options in areas with access to transit, infrastructure and services;
- supporting opportunities for diverse forms of housing, including shared housing, co-housing, cluster housing, tiny homes, culturally inclusive housing, and community land trusts;
- expanding opportunities and incentives to support developing and retaining affordable housing;
- increase the diversity of housing types available in all communities so that all residents can choose housing that meets their needs;
- enabling and providing flexibility for innovative housing forms such as net-zero, modular housing, factory-built housing and mass timber constructed housing; and
- collaborating with government, non-profit and private sector partners to end homelessness and housing poverty in the municipality through complementing programs, policies, or regulations.

Open Space and Culture

Suburban communities feature a wide variety of natural and cultural assets that contribute to the character of each neighbourhood. They also play an important role in supporting the health of residents and the environment. This Plan encourages the protection and enhancement of natural and cultural assets by:

- Applying information about important natural features that contribute to sustainability and sense of place in future growth;
- Supporting the integration of natural processes and energy conservation in site design, including preserving, rehabilitating, and restoring natural system functions; and
- Supporting access to active and passive parks and open spaces.

Human-Scale Design

Human-scale design is focused on building and streetscape design that makes people feel more at ease and allows them to relate to their surroundings. It refers to a relationship between the size, shape, and design of components in the urban environment that matches the pace of pedestrians. Buildings and streets, as well as elements like trees and street furniture, all contribute to providing a scale that is comfortable for people. Human-scale design makes urban environments more interesting, encourages exploration, and draws more people to local shops and services. This Plan provides direction for the built environment that respects the human scale by:

- Supporting options for missing middle housing, which is housing such as small multi-unit dwellings and mid-rise multi-unit dwellings; and
- Supporting human-scale experience for taller buildings through design that provides stepbacks for the upper storeys, low streetwalls with architectural detailing, weather protection, and frequent entrances; and

- Supporting connectivity and a mix of uses in the urban environment.

Inclusive and Accessible Design

This Plan supports design that prioritizes the comfort, equity and accessibility for people of all ages and abilities in the built environment, transportation networks, and in public and recreational spaces. When walking, rolling, and other forms of sustainable transportation are safe and more convenient, they become a viable transportation choice. This leads to community benefits, such as emission reductions, improved accessibility, affordability and improved public health. To increase residents' comfort and convenience when walking or rolling, development in suburban communities will need to be carefully designed. This Plan supports inclusive and accessible design by:

- Supporting accessibility in the built environment, recreation and transportation;
- Prioritizing the needs and comfort of people in all seasons to make walking, rolling and other modes of sustainable transportation more convenient and viable;
- Encouraging land use, transportation and design policies that prioritize walking/rolling, cycling and transit to reduce car dependency; and
- Fostering high-quality architecture and urban design that is interesting and comfortable for people at street level.

Transit Supportive Growth

Dependence on personal vehicles to access employment, education, shopping, and other services and amenities has resulted in significant traffic congestion in suburban communities. This Plan supports easier access to transit by:

- Directing growth to transit corridors, nodes, and under-utilized commercial areas to support inclusive and connected communities; and
- Locating the highest density and mix of uses within a short walk or roll of frequent transit services, and mid-rise and missing middle housing within a short walk or roll of transit facilities or corridors; and
- Supporting connectivity for walking and rolling to facilitate access to transit.

3.3 Transit-oriented Suburban Area Opportunity Sites

The Suburban Community Planning program will involve a comprehensive planning process to develop a vision and future land use structure for the Suburban Area. Given the present housing shortage the urgent priority is to increase the supply of safe, sustainable and affordable housing, it is reasonable to provide additional opportunity to allow those residential or mixed-use development to proceed where they are aligned with the Suburban Community Planning Vision and Core Concepts as outlined in Section 3.2 and are ready to develop. Proposed developments may be considered by development agreement, where certain criteria and requirements can be met including accelerated project start and completion timelines.

Suburban Area Policy 1

Notwithstanding Policy G-7 of the Regional Plan, but subject to Suburban Area Policy 2 and Suburban Area Policy 3 of this Plan, and G-15 of the Regional Plan, prior to the adoption of the Suburban Area Plan, development proposals that align with Section 3.2 of this Plan, for residential or mixed-use buildings that provide primarily residential uses within the Suburban Area and in the Urban Service Boundary, may be considered by development agreement, or an amendment to an existing development agreement, provided they meet the following criteria:

- a) the proposed development site is located within the Urban Settlement Designation but outside the Regional Centre Secondary Municipal Plan Area and the Suburban Housing Accelerator Secondary Municipal Plan Area;

- b) the proposed development site is located within an 800-metre walkshed of:
 - i. a planned Bus Rapid Transit (BRT) route or the Mill Cove Ferry Terminal as identified in the Rapid Transit Strategy, as approved by Regional Council on May 26, 2020; or
 - ii. the Downsview, Cobequid or Sackville Transit Terminals;
- c) the proposed development site is no more than 2 hectares in total area;
- d) the proposed development must not result in the demolition of an existing building containing three dwelling units or more; and
- e) a complete application for a development agreement must be on file with HRM on or before the first notice of the intention of Council to adopt the Suburban Plan.

Suburban Area Policy 2

In considering an application for a development agreement or an amendment to a development agreement under Suburban Area Policy 1, HRM shall consider:

- a) that the development's permitted density and built form on the site considers walking distance to transit, local context and transitions in height and massing to low-rise residential neighbourhoods;
- b) the development's site design supports necessary infrastructure upgrades;
- c) whether to vary the built form and land use requirements in the Housing Accelerator Zone and applicable section of the Suburban Housing Accelerator Land Use By-Law;
- d) on-site and off-site improvements necessary to integrate the development in the surrounding area, including street and active transportation that support Bus Rapid Transit Corridors;
- e) whether ground floor commercial or institutional space is included to support local services and employment uses;
- f) whether the proposal considers including a mix of uses, ground-oriented units, landscaping and pedestrian connectivity;
- g) provisions for incentive or bonus zoning consistent with requirements set out in policies in Section 9.7A of the Regional Plan and applicable land use by-laws;
- h) the project commencement date shall not exceed 18 months with one opportunity for a one-time extension not exceeding 6 months; and
- i) the project completion date shall not exceed three years from the date of commencement.

Suburban Area Policy 3

A Development Agreement, or an amendment to development agreement, under Suburban Area Policy 1 and Suburban Area Policy 2 shall:

- a) for a development that is located:
 - i. in a low-density residential area that is not near bus rapid transit routes, the Mill Cove Ferry

Terminal, or the Downsview, Cobeguid or Sackville Terminals, not exceed the built form for a low-rise building as set out in the Suburban Housing Accelerator Land Use By-Law;

- ii. near bus rapid transit routes, the Mill Cove Ferry Terminal, or the Downsview, Cobeguid or Sackville Terminals and abuts a low-density residential area, not exceed the mid-rise built form as set out in the Suburban Housing Accelerator Land Use By-Law; and
 - iii. near bus rapid transit routes, the Mill Cove Ferry Terminal or the Downsview, Cobeguid or Sackville Terminals, and not abutting low-density residential areas, not exceed the tall mid-rise built form as set out in the Suburban Housing Accelerator Land Use By-Law;
- b) unless otherwise varied by the development agreement, require the applicable provisions of the Suburban Housing Accelerator Land Use By-Law to apply;

Suburban Area Policy 4

Notwithstanding Suburban Area Policy 3 (a)(i) to (iii) inclusive, greater building heights may be considered where:

- a) studies show regional and local water, wastewater and transportation infrastructure, emergency services, parks and community facilities can support additional density; and
- b) the design of the site and building complements the neighborhood context in terms of transition in height.

New Suburban Growth Area Development Policy:

3.4 Suburban Growth Area Opportunity Sites

Suburban communities will play a critical role in the region's ability to be responsive to a quickly growing population. Key opportunities for significant mixed-use development will be on underutilized sites which are located close to existing or planned transit terminals, frequent transit routes and proposed rapid transit stations. These centres or hubs can be further supported by mixed use development along other transit corridors, and infill in existing multi-unit neighborhoods. Community services and post-secondary areas can also provide opportunities for additional housing, including student housing.

The Suburban Planning process will direct population and employment density to encourage transit-supportive growth in complete communities, using a built form-based approach to land use planning which prioritizes high quality urban design. Areas of small-scale infill within established residential areas are also envisioned to contribute to the development of complete communities that are compatible with the surrounding context.

Transit-oriented development in complete communities in the Suburban Area will guide strategic investments in services and infrastructure and help to support a viable rapid transit service. The detailed boundaries of growth areas and the land use policies guiding development in the Suburban Area will be determined through the Suburban Planning process. Several Suburban Growth Area Opportunity sites, as identified in Table 3-3A and Appendix A to this Plan, have been identified as existing underutilized sites in key locations that could be redeveloped. These sites present an opportunity for new housing development that is needed to support the significant demand for housing of all types across the Municipality. Comprehensive planning in these areas will determine future land uses and densities, the needed local and regional infrastructure to support building complete communities, and the appropriate planning tools. Developments may be phased provided that overall site design and infrastructure are considered.

Table 3-3A: Suburban Growth Area Opportunity Sites
Dunbrack Street and Lacewood Drive
Downsview Mall
Herring Cove Road at Dentith Road
Mill Cove
Portland Street/Baker Drive
Portland Street/Eisener Boulevard
Tacoma Drive
Woodlawn Mall
Melville Heights, Herring Cove Road

Suburban Area Policy 5

It shall be the intent of this Plan to support the strategic and efficient delivery of services and infrastructure and promote complete communities in the Suburban Area that are pedestrian- and transit-supportive and provide safe and convenient access to jobs, goods and services. Notwithstanding the provisions of the applicable secondary municipal planning strategy and Suburban Area Policy 1, a neighbourhood planning process may be undertaken for any of the Suburban Growth Area Opportunity Sites identified in Table 3.3A and shown on Appendix A. A neighbourhood planning process includes project initiation, engagement, necessary studies, development of a concept plan, development of a land use framework (land use policies and by-laws), and approval by Council.

When considering initiating a planning process to develop detailed policies and land use regulations for potential opportunity sites, the Municipality shall consider:

- a) efficient use of planning tools to support timely development, including allowing for phased development;
- b) the applicable policies of this Plan, including the Suburban Planning Vision and Core Concepts as outlined in Section 3.2, and suburban design guidelines;
- c) the level of existing services and infrastructure supporting existing neighbourhoods;
- d) regional and local water, wastewater and transportation infrastructure, emergency services, parks, community facilities and other services;
- e) opportunities for planned infrastructure investments and efficient service delivery;
- f) whether the mobility network, including the location of existing or proposed transit services, streets and active transportation facilities prioritize pedestrians, cyclists and transit and are connected;
- g) land uses and site design support a mixed-use neighbourhood with a range of housing opportunities, built forms, places of employment, and services where daily needs of residents can be met;
- h) the adequacy of public parks, open spaces, and community facilities to meet the recreational needs of residents;

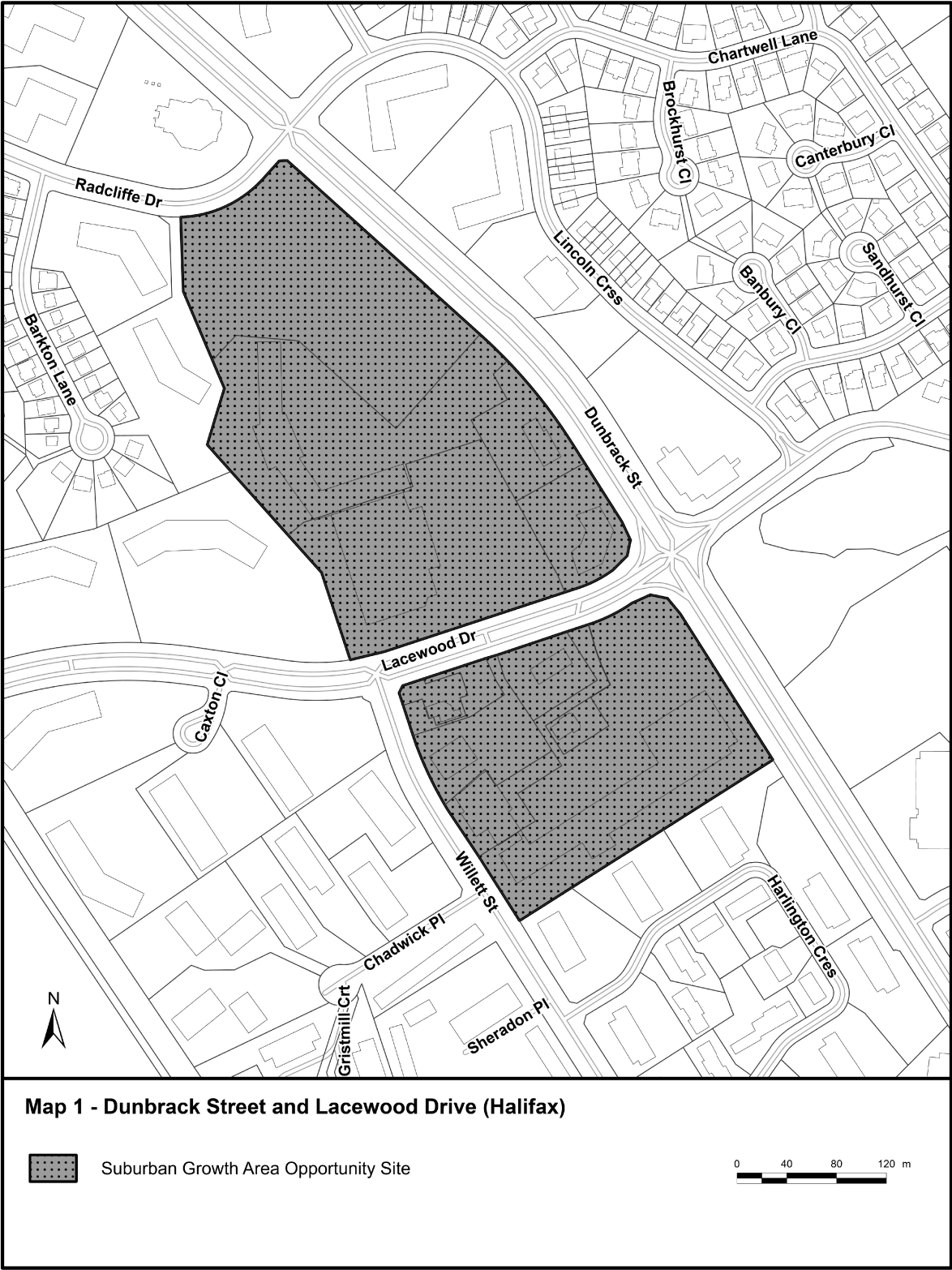
- i) measures to support new developments to be integrated with surrounding uses and neighbourhoods;
- j) whether site design mitigates impacts to and integrates significant environmental and cultural features;
- k) climate risks and opportunities to mitigate any potential impacts, such as overland flooding or stormwater management;
- l) risks, impacts and opportunities associated with nearby railways and highways; and
- m) impacts to municipal infrastructure and the need, if any, to concurrently approve by-laws to pay for growth related municipal infrastructure.

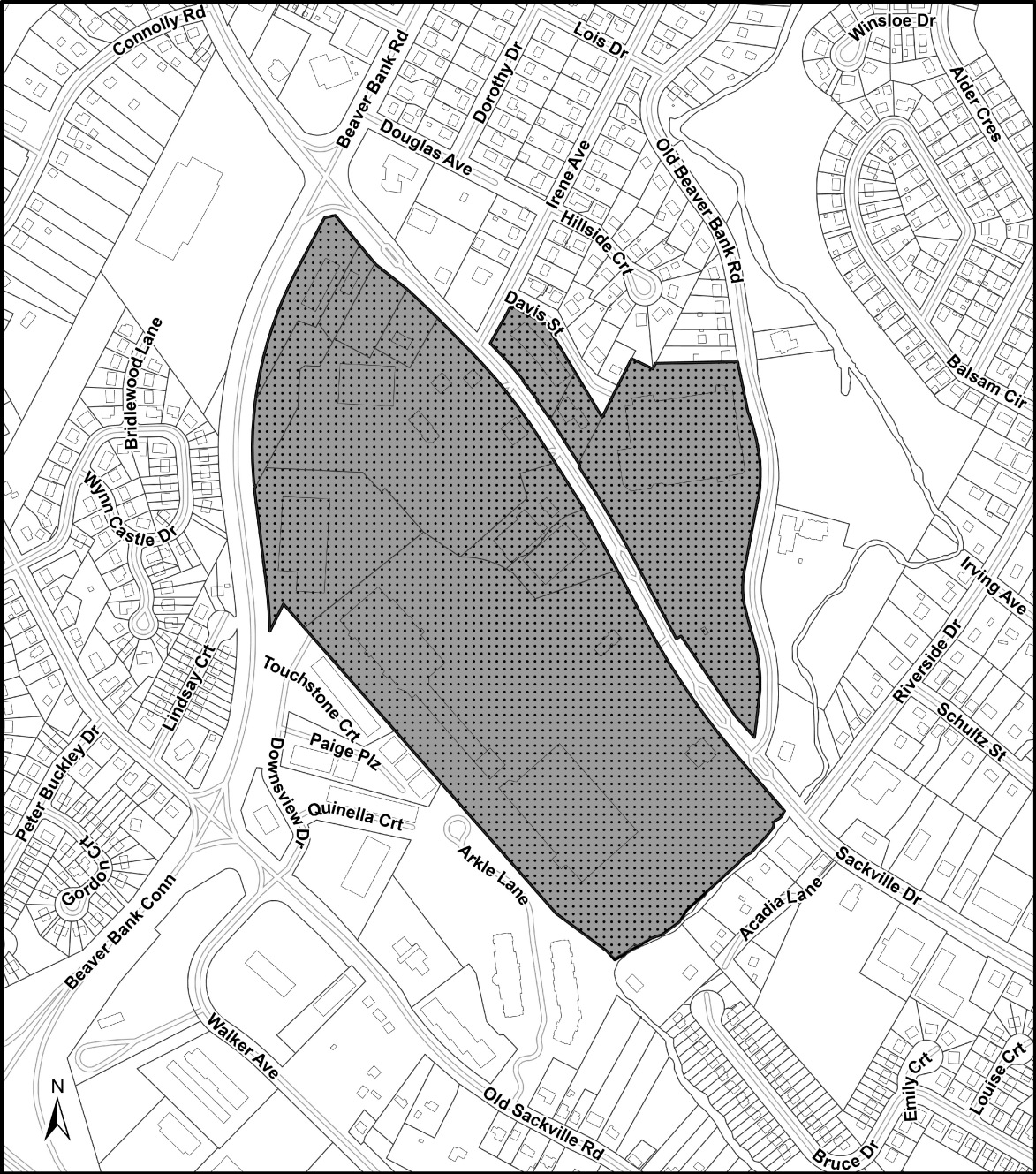
Suburban Area Policy 6

For developments considered under Suburban Area Policy 5, initial phases may proceed through a development agreement or rezoning prior to the completion of the neighbourhood planning process, subject to the following:


- a) the completion of a concept plan accepted by the Regional Council that includes at a minimum:
 - i. the overall proposed development densities;
 - ii. the classes and locations of the land uses proposed;
 - iii. proposed phasing of development;
 - iv. the proposed transportation network, including connections to abutting public streets or highways, the anticipated major pedestrian traffic patterns, and the need for any on-site transit facilities or off-site network improvements;
 - v. the location of any significant natural or cultural features, including watercourses, flood risk areas, or wetlands within and adjacent to the area of land;
 - vi. the proposed location of any public parks, open spaces and community recreation facilities; and
 - vii. the proposed location of any school, emergency facility or community facility sites;
- b) consideration of the applicable policies in Suburban Area Policy 5, and applicable direction contained in the Regional Plan;
- c) studies showing regional and local water, wastewater and transportation infrastructure, emergency services, parks and community facilities can support the initial phase of the development; and establishing provisions for incentive or bonus zoning and infrastructure cost contributions.

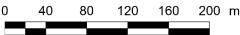
Appendix A: Suburban Growth Area Opportunity Sites

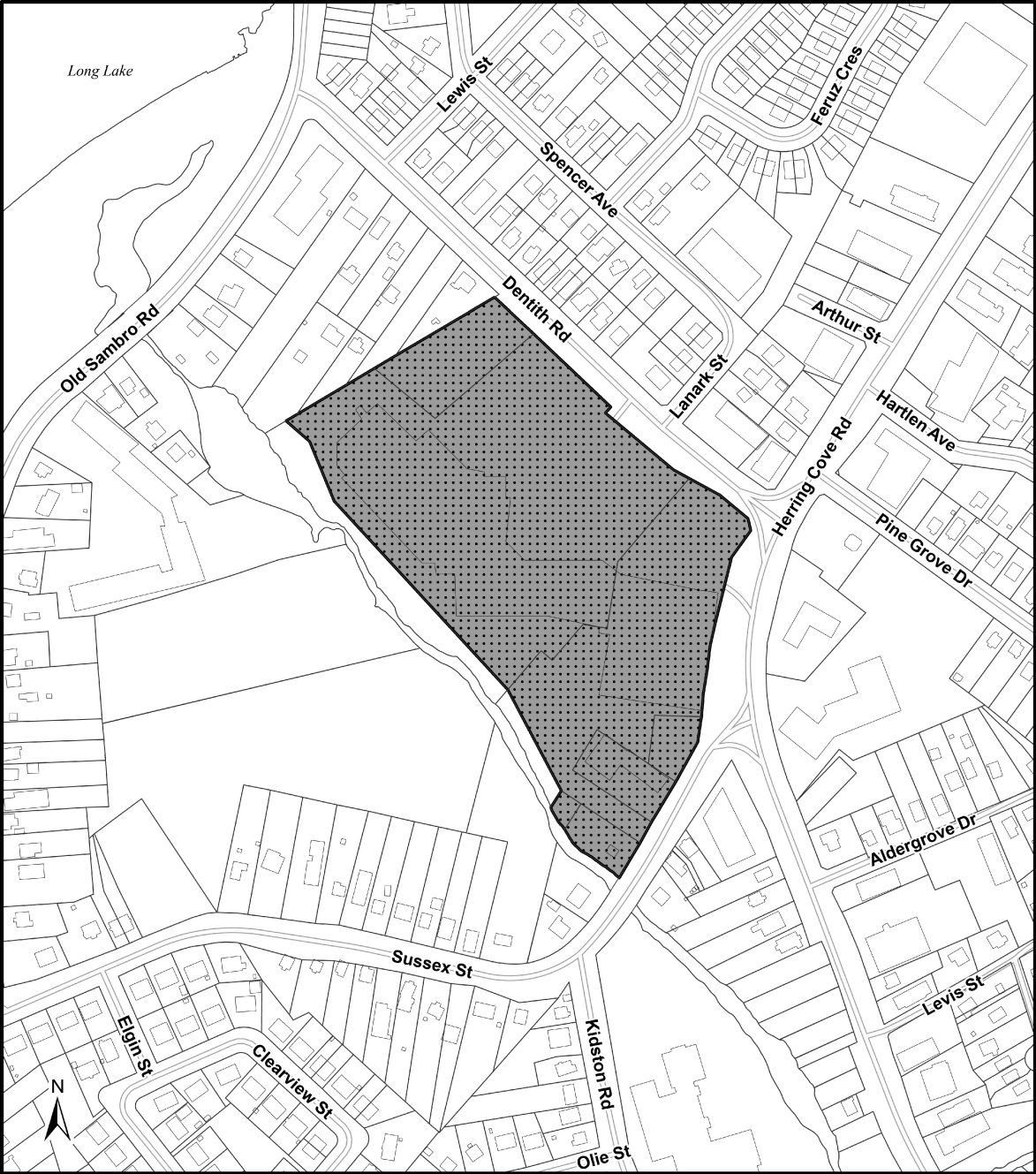





Map 2 - Downsview Mall (Lower Sackville)

 Suburban Growth Area Opportunity Site

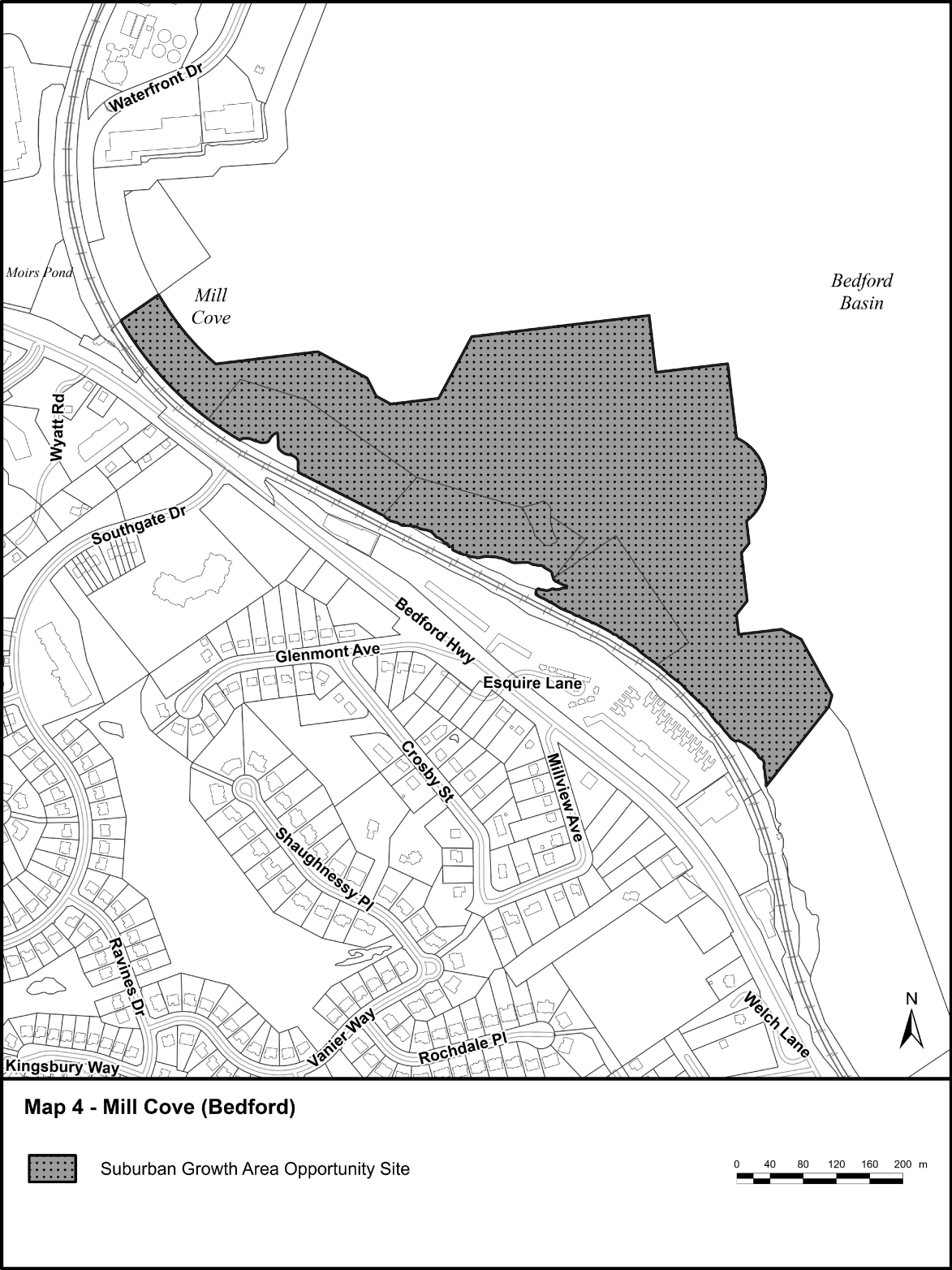


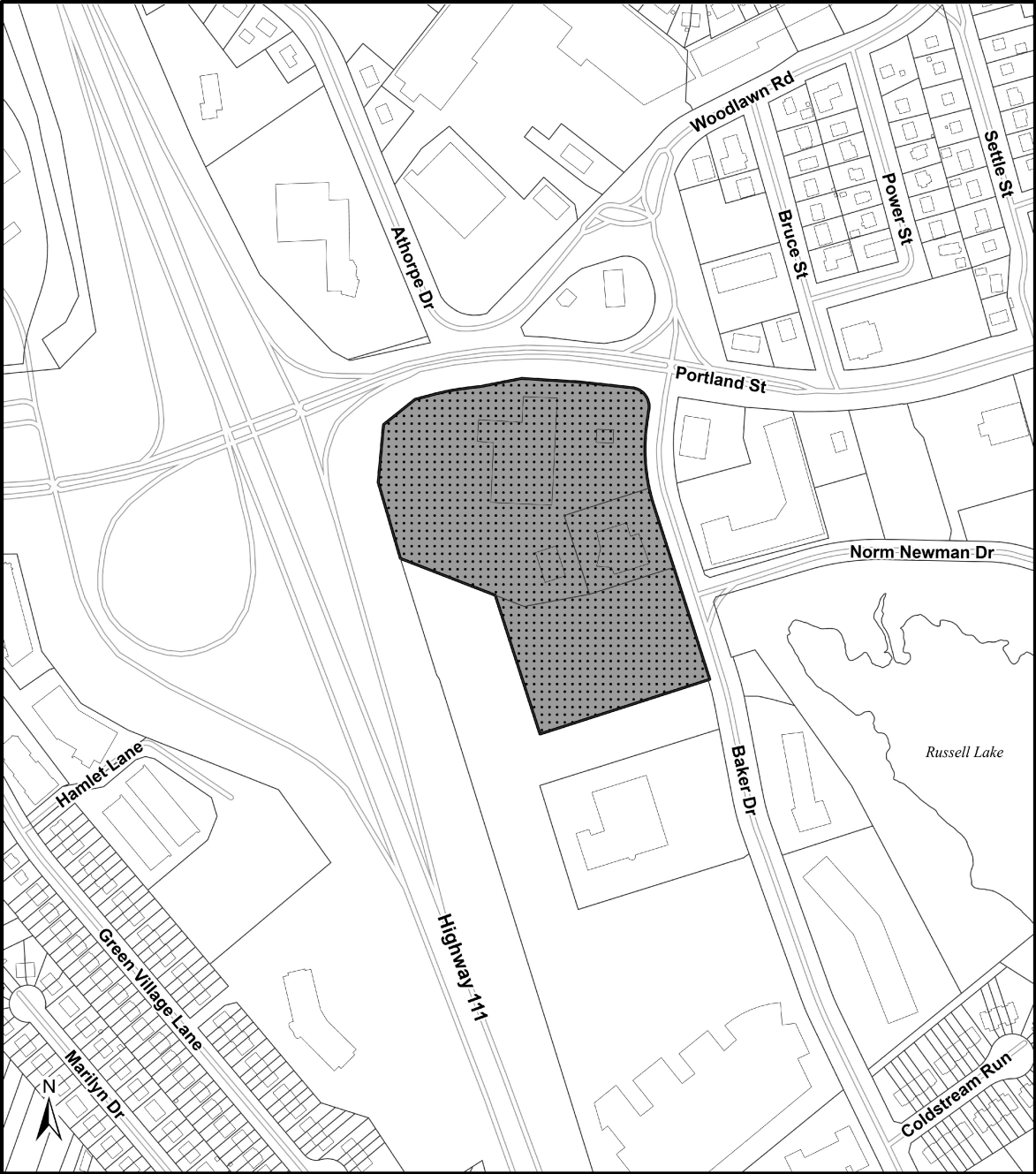


Map 3 - Herring Cove Road at Dentith Road (Halifax)


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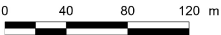


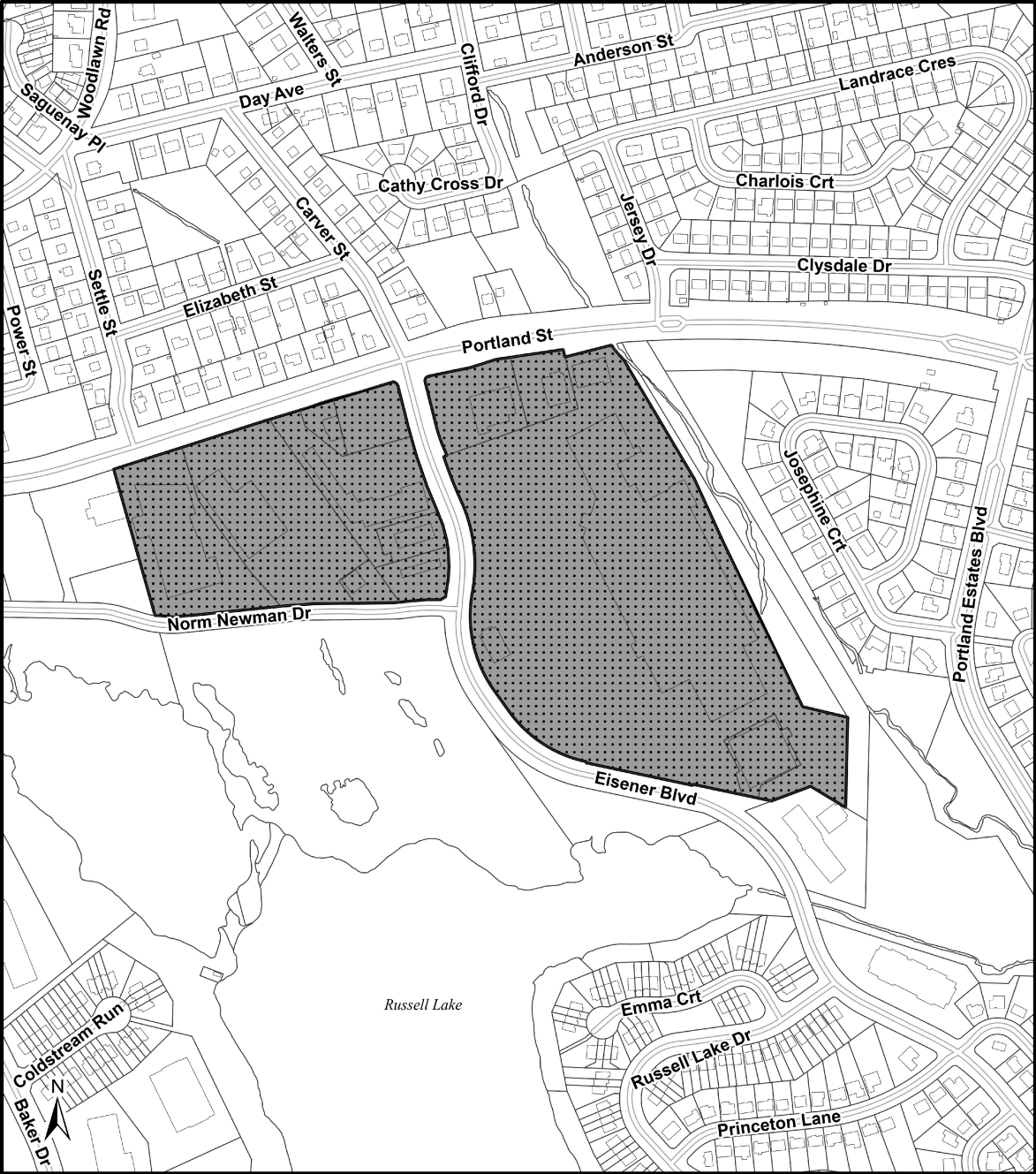





Map 5 - Portland Street / Baker Drive (Dartmouth)

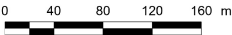
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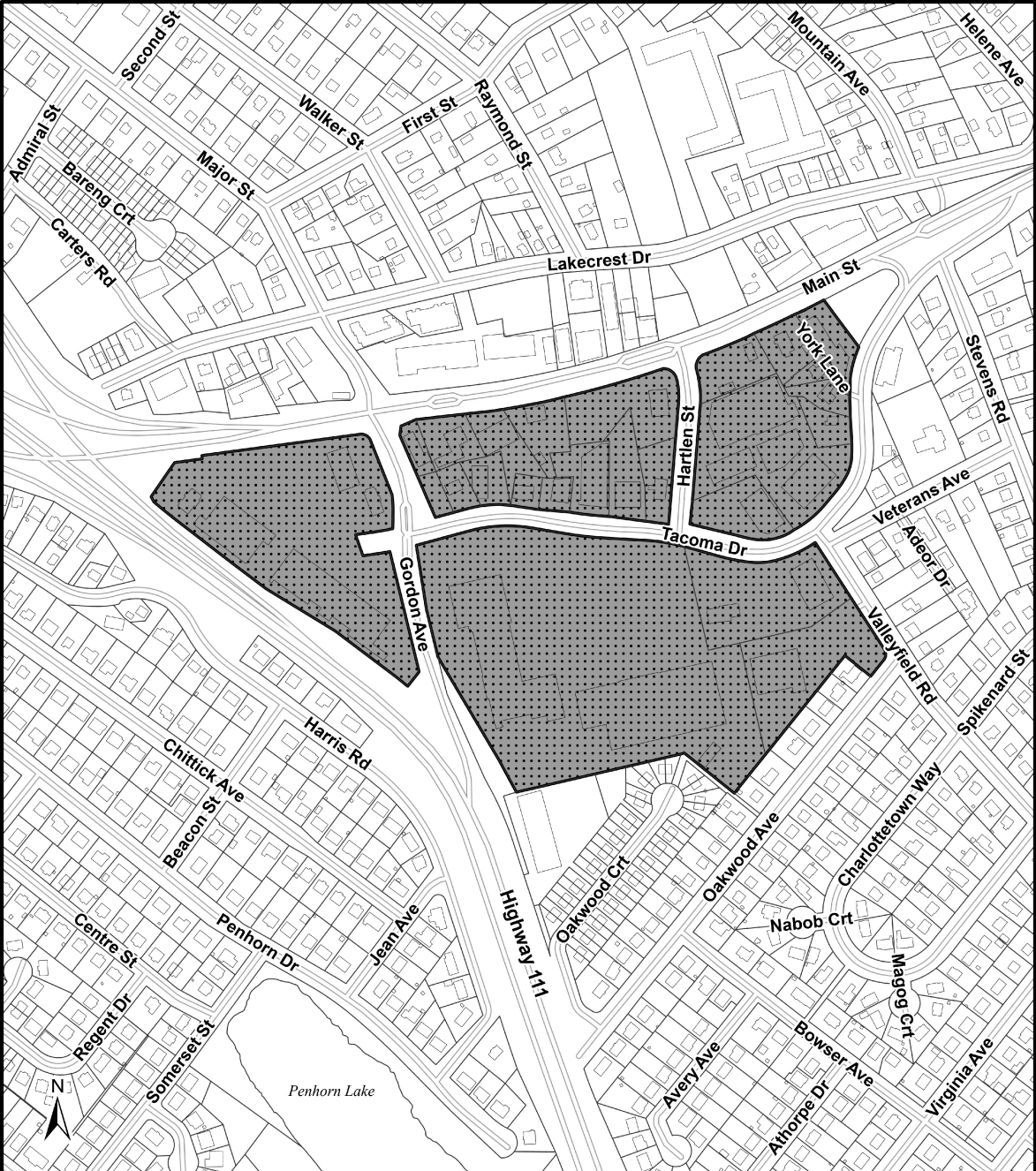





Map 6 - Portland Street / Eisener Boulevard (Dartmouth)

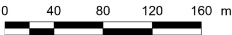
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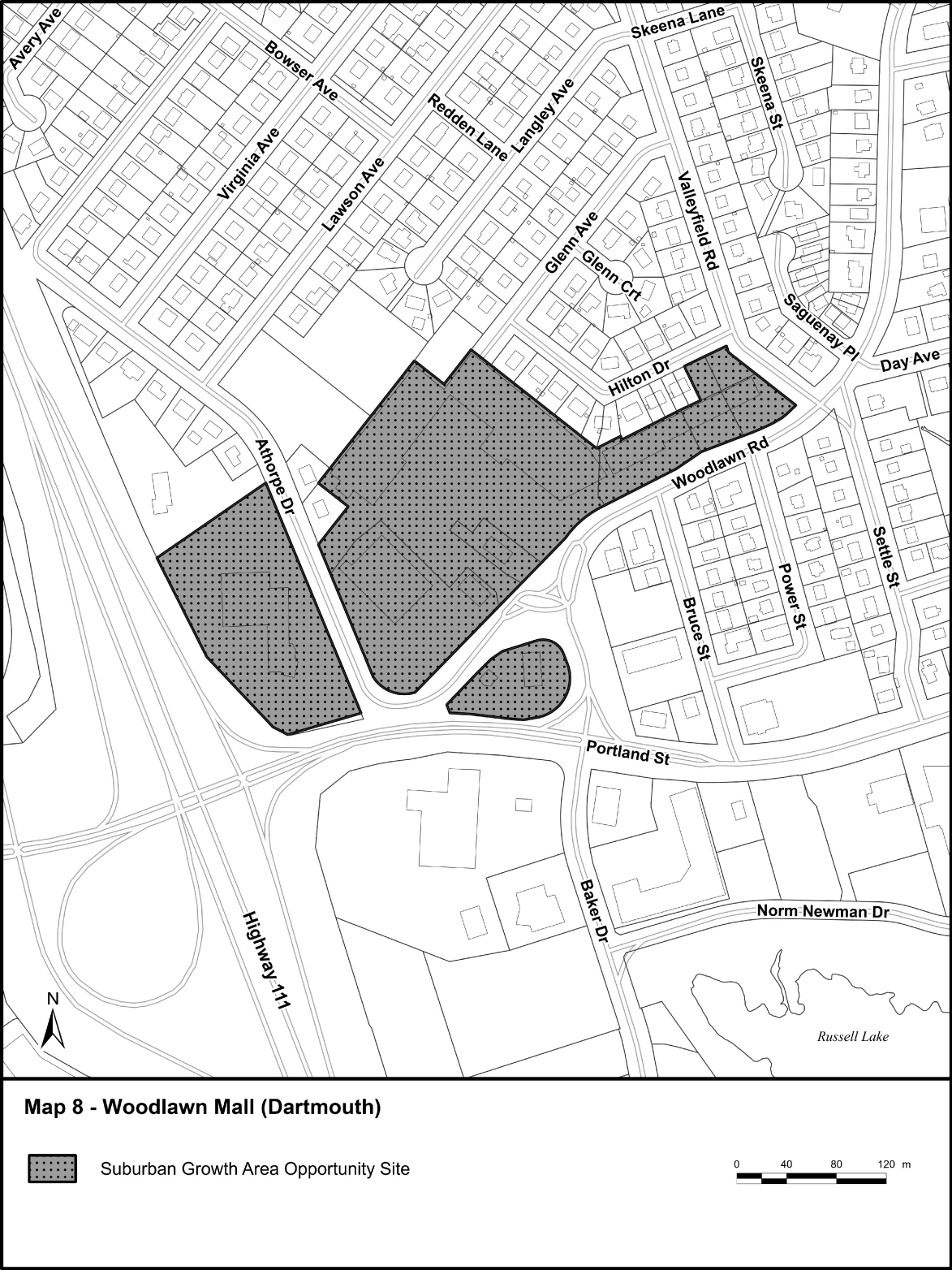


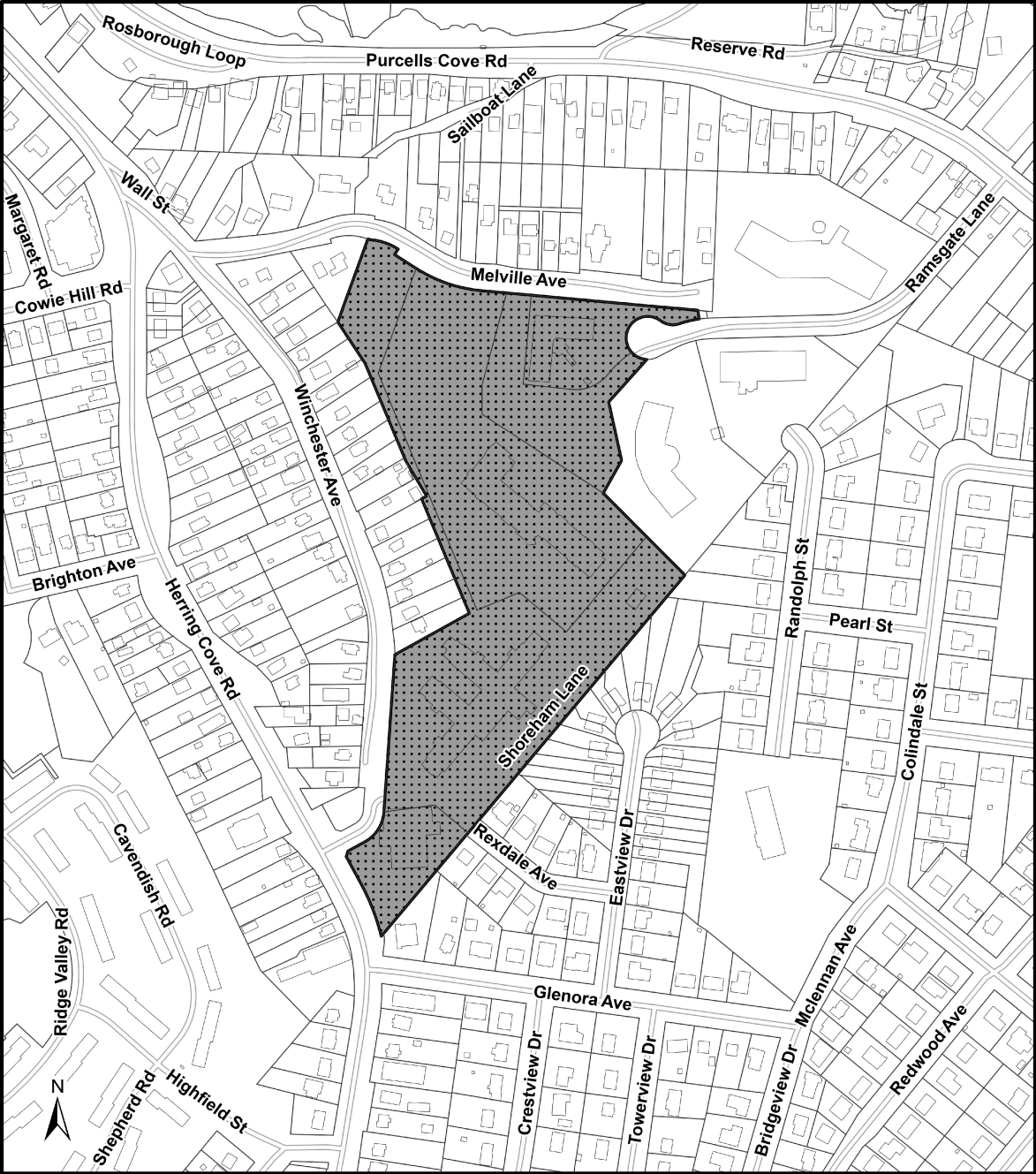


Map 7 - Tacoma Drive (Dartmouth)


 Suburban Growth Area Opportunity Site

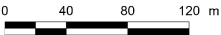




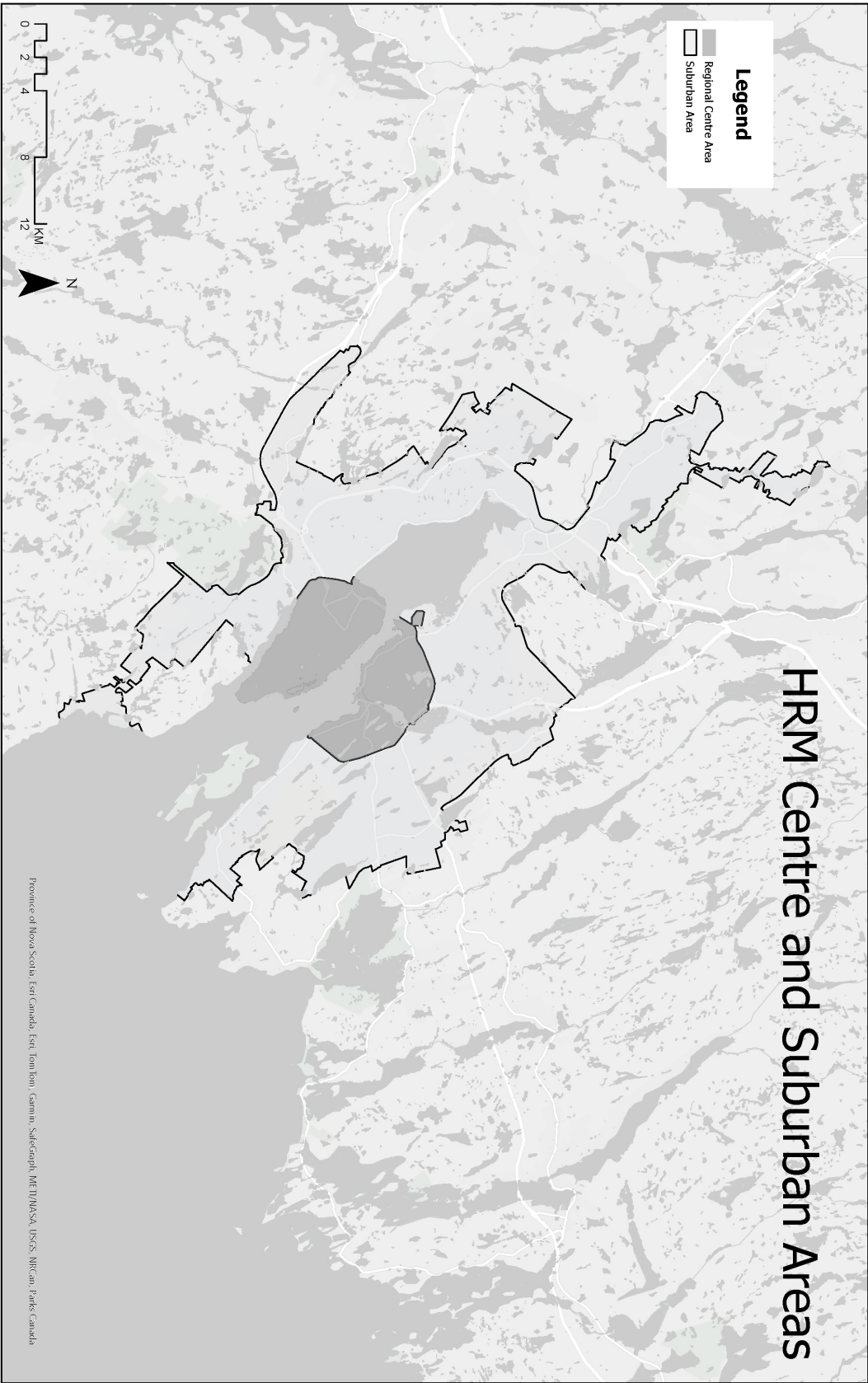


Map 9 - Melville Heights, Herring Cove Rd (Halifax)

 Suburban Growth Area Opportunity Site



Schedule B: Regional Centre and Suburban Plan Areas



N.S. Reg. 196/2025

Made: October 2, 2025

Filed: October 3, 2025

Minimum Planning Requirements Regulations—amendment

Order dated October 2, 2025

Amendment to regulations made by the Minister of Municipal Affairs
pursuant to subsection 229(4) of the *Halifax Regional Municipality Charter*

**In the matter of subsection 229(4) of Chapter 39 of the Acts of 2008,
the *Halifax Regional Municipality Charter***

-and-

**In the matter of an amendment to the *Minimum Planning Requirements Regulations*
made by the Minister of Municipal Affairs**

Order

I, John A. Lohr, Minister of Municipal Affairs for the Province of Nova Scotia, pursuant to subsection 229(4) of Chapter 39 of the Acts of 2008, the *Halifax Regional Municipality Charter*, hereby amend the *Minimum Planning Requirements Regulations*, N.S. Reg. 138/2019, made by the Minister of Municipal Affairs and Housing by order dated August 28, 2019, in the manner set forth in the attached Schedule “A”.

This order is effective on and after the date it is filed with the Registrar of Regulations.

Dated and made October 2, 2025, at Halifax Regional Municipality, Province of Nova Scotia.

sgd. *John Lohr*

Honourable John A. Lohr

Minister of Municipal Affairs

Schedule “A”

**Amendment to the *Minimum Planning Requirements Regulations*
made by the Minister of Municipal Affairs
under subsection 229(4) of Chapter 39 of the Acts of 2008,
the *Halifax Regional Municipality Charter***

Subsection 4A(2) of the *Minimum Planning Requirements Regulations*, N.S. Reg 138/2019, made by order of the Minister of Municipal Affairs and Housing dated August 28, 2019, is amended by

(a) repealing clause (c) and substituting the following clause:

- (c) permit residential uses in all zones, except for areas zoned for industrial, military, park, transportation reserve, utility, water supply, floodplain, Crown land, agriculture and any lands zoned to reflect ownership by a conservation organization;

(b) striking out “April 1, 2027” in clauses (f), (h) and (j) and substituting “April 1, 2028”.

N.S. Reg. 197/2025

Made: October 1, 2025

Filed: October 3, 2025

Summary Offence Tickets Regulations—amendment

Order dated October 1, 2025

Amendment to regulations made by the Attorney General and Minister of Justice
pursuant to Section 8 of the *Summary Proceedings Act*

Order

**Made under Section 8 of Chapter 450
of the Revised Statutes of Nova Scotia, 1989,
the *Summary Proceedings Act***

I, Becky Druhan, Attorney General and Minister of Justice for the Province of Nova Scotia, pursuant to Section 8 of Chapter 450 of the Revised Statutes of Nova Scotia, 1989, the *Summary Proceedings Act*, hereby

- (a) amend Schedule M-7 to the *Summary Offence Tickets Regulations*, N.S. Reg. 281/2011, made by order of the Attorney General and Minister of Justice dated October 4, 2011, to designate certain offences under the Municipality of the County of Richmond's Dog Control By-law as summary offence ticket offences, in the manner set forth in the attached Schedule "A"; and
- (b) order and direct that the penalty to be entered on a summons in respect of an offence set out in amendments to the schedules to the *Summary Offence Tickets Regulations*, N.S. Reg. 281/2011, as set forth in the attached Schedule "A", is the out-of-court settlement amount listed in the out-of-court settlement column set out opposite the description for the offence, and includes the charge provided for in, and in accordance with, Sections 8 and 9 of the Act.

This order is effective on and after the date it is filed with the Registrar of Regulations.

Dated and made October 1st, 2025, at Halifax, Halifax Regional Municipality, Province of Nova Scotia.

sgd. *Becky Druhan*

Honourable Becky Druhan

Attorney General and Minister of Justice

Schedule "A"

**Amendment to the *Summary Offence Tickets Regulations*
made by the Attorney General and Minister of Justice pursuant to Section 8
of Chapter 450 of the Revised Statutes of Nova Scotia, 1989,
the *Summary Proceedings Act***

The *Summary Offence Tickets Regulations*, N.S. Reg. 281/2011, made by order of the Attorney General and Minister of Justice dated October 4, 2011, are amended by repealing Schedule M-7 and substituting the following Schedule:

Schedule M-7
Municipality of the County of Richmond By-laws

Offence	Section	Out of Court Settlement
Dog Control By-law - No. 70		
1 Owing dog that runs at large	5.1(a)	
first offence		\$237.50
second offence		\$352.50
third or subsequent offence		\$467.50
2 Owing dog not wearing tag as required by by-law	5.1(b)	
first offence		\$237.50
second offence		\$352.50
third or subsequent offence		\$467.50
3 Owing dog not licensed as required by by-law	5.1(c)	
first offence		\$237.50
second offence		\$352.50
third or subsequent offence		\$467.50
4 Owing dog that persistently disturbs quiet of neighbourhood	5.1(d)	
first offence		\$237.50
second offence		\$352.50
third or subsequent offence		\$467.50
5 Owing dog that, without mitigating factor, has attacked or injured (specify) person or animal (specify)	5.1(e)	
first offence		\$1272.50
second offence		\$2422.50
third or subsequent offence		\$3572.50
6 Owner keeping dangerous dog	5.1(f)	
first offence		\$1272.50
second offence		\$2422.50
third or subsequent offence		\$3572.50
7 Owing dog that damages property	5.1(g)	
first offence		\$352.50
second offence		\$582.50
third or subsequent offence		\$812.50
8 Owner of non-service dog failing to remove dog feces from property other than owner's	5.1(h)	
first offence		\$237.50
second offence		\$352.50
third or subsequent offence		\$467.50

Schedule M-7
Municipality of the County of Richmond By-laws

Offence	Section	Out of Court Settlement
9 Owner failing to report to Municipality within 30 days sale or transfer (specify) of registered dog	5.1(i)	
first offence		\$237.50
second offence		\$352.50
third or subsequent offence		\$467.50
10 Owner failing to provide Municipality-requested statement of number of dogs owned, harboured or kept on owner's premises within 10 days of request	5.1(j)	
first offence		\$237.50
second offence		\$352.50
third or subsequent offence		\$467.50
11 Owner of dog obstructing or hindering (specify) Dog Control Officer in performance of duties	5.1(k)	
first offence		\$697.50
second offence		\$1272.50
third or subsequent offence		\$1847.50

N.S. Reg. 198/2025 to 210/2025

Made: October 6, 2025

Filed: October 6, 2025

Various regulations under the Apprenticeship and Trades Qualifications Act

Order in Council 2025-272 dated October 6, 2025

Amendment to regulations made by the Governor in Council

pursuant to subsection 17A(2) and Section 29 of the *Apprenticeship and Trades Qualifications Act*

The Governor in Council on the report and recommendation of the Minister of Labour, Skills and Immigration dated September 15, 2025, and pursuant to subsection 17A(2) and Section 29 of Chapter 1 of the Acts of 2003, the *Apprenticeship and Trades Qualifications Act*, is pleased, effective on and after October 6, 2025, to

- (a) amend the *Apprenticeship and Trades Qualifications Act General Regulations*, N.S. Reg. 129/2003, made by the Governor in Council by Order in Council 2003-304 dated June 27, 2003, to remove the requirement to renew certificates of qualification and identity cards unless required by a trade regulation and to reduce the fee for a trade qualification application, in the manner set forth in Schedule "A" attached to and forming part of the report and recommendation;
- (b) amend the *Auto Body and Collision Technician Trade Regulations*, N.S. Reg. 55/2019, made by the Governor in Council by Order in Council 2019-121 dated April 9, 2019, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule "B" attached to and forming part of the report and recommendation;

- (c) amend the *Automotive Service Technician Trade Regulations*, N.S. Reg. 185/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule “C” attached to and forming part of the report and recommendation;
- (d) amend the *Boilermaker Trade Regulations*, N.S. Reg. 186/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule “D” attached to and forming part of the report and recommendation;
- (e) amend the *Bricklayer Trade Regulations*, N.S. Reg. 187/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule “E” attached to and forming part of the report and recommendation;
- (f) amend the *Construction Electrician Trade Regulations*, N.S. Reg. 188/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule “F” attached to and forming part of the report and recommendation;
- (g) amend the *Oil Heat System Technician Trade Regulations*, N.S. Reg. 190/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule “G” attached to and forming part of the report and recommendation;
- (h) amend the *Plumber Trade Regulations*, N.S. Reg. 191/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule “H” attached to and forming part of the report and recommendation;
- (i) amend the *Refrigeration and Air Conditioning Mechanic Trade Regulations*, N.S. Reg. 192/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule “I” attached to and forming part of the report and recommendation;
- (j) amend the *Sheet Metal Worker Trade Regulations*, N.S. Reg. 193/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule “J” attached to and forming part of the report and recommendation;
- (k) amend the *Sprinkler Fitter Trade Regulations*, N.S. Reg. 54/2019, made by the Governor in Council by Order in Council 2019-120 dated April 9, 2019, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule “K” attached to and forming part of the report and recommendation;
- (l) amend the *Steamfitter/Pipefitter Trade Regulations*, N.S. Reg. 195/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule “L” attached to and forming part of the report and recommendation; and
- (m) amend the *Truck and Transport Mechanic Trade Regulations*, N.S. Reg. 196/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, to remove the requirement to renew certificates of qualification, in the manner set forth in Schedule “M” attached to and forming part of the report and recommendation.

N.S. Reg. 198/2025

Apprenticeship and Trades Qualifications Act General Regulations—amendment

Schedule “A”

**Amendment to the *Apprenticeship and Trades Qualifications Act General Regulations*
made by the Governor in Council under Section 29
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

- 1 The definition of “department” in Section 2 of the *Apprenticeship and Trades Qualifications Act General Regulations*, N.S. Reg. 129/2003, made by the Governor in Council by Order in Council 2003-304 dated June 27, 2003, is amended by striking out “and Advanced Education” and substituting “, Skills and Immigration”.
- 2 Section 34A of the regulations is amended by repealing subsection (2) and substituting the following subsection:
 - (2) Unless the trade regulations specify a different term, an identity card for a journeyperson is valid indefinitely.
- 3 Section 35B of the regulations is amended by
 - (a) striking out “that is not a compulsory certified trade” in subsection (1);
 - (b) striking out “that is not a compulsory certified trade” in subsection (2); and
 - (c) repealing clause (2)(b) and substituting the following clause:
 - (b) the term of renewal of the certificate is the term set out in the applicable trade regulations.
- 4 The regulations are further amended by repealing Section 41.
- 5 Subsection 44(8) of the regulations is amended by striking out “\$644.15” and substituting “\$350.00”.
- 6 The regulations are further amended by striking out “Utility and Review Board” wherever it appears and substituting “Regulatory and Appeals Board”.

N.S. Reg. 199/2025

Auto Body and Collision Technician Trade Regulations—amendment

Schedule “B”

**Amendment to the *Auto Body and Collision Technician Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Auto Body and Collision Technician Trade Regulations*, N.S. Reg. 55/2019, made by the Governor in Council by Order in Council 2019-121 dated April 9, 2019, are amended by repealing Section 10.

N.S. Reg. 200/2025

Automotive Service Technician Trade Regulations—amendment

Schedule “C”

**Amendment to the *Automotive Service Technician Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Automotive Service Technician Trade Regulations*, N.S. Reg. 185/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, are amended by repealing Sections 10 and 20.

N.S. Reg. 201/2025

Boilermaker Trade Regulations—amendment

Schedule “D”

**Amendment to the *Boilermaker Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Boilermaker Trade Regulations*, N.S. Reg. 186/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, are amended by repealing Section 10.

N.S. Reg. 202/2025

Bricklayer Trade Regulations—amendment

Schedule “E”

**Amendment to the *Bricklayer Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Bricklayer Trade Regulations*, N.S. Reg. 187/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, are amended by repealing Section 10.

N.S. Reg. 203/2025

Construction Electrician Trade Regulations—amendment

Schedule “F”

**Amendment to the *Construction Electrician Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Construction Electrician Trade Regulations*, N.S. Reg. 188/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, are amended by repealing Section 10.

N.S. Reg. 204/2025

Oil Heat System Technician Trade Regulations—amendment

Schedule “G”

**Amendment to the *Oil Heat System Technician Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Oil Heat System Technician Trade Regulations*, N.S. Reg. 190/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, are amended by repealing Section 10.

N.S. Reg. 205/2025

Plumber Trade Regulations—amendment

Schedule “H”

**Amendment to the *Plumber Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Plumber Trade Regulations*, N.S. Reg. 191/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, are amended by repealing Section 10.

N.S. Reg. 206/2025

Refrigeration and Air Conditioning Mechanic Trade Regulations—amendment

Schedule “I”

**Amendment to the *Refrigeration and Air Conditioning Mechanic Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Refrigeration and Air Conditioning Mechanic Trade Regulations*, N.S. Reg. 192/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, are amended by repealing Section 10.

N.S. Reg. 207/2025

Sheet Metal Worker Trade Regulations—amendment

Schedule “J”

**Amendment to the *Sheet Metal Worker Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Sheet Metal Worker Trade Regulations*, N.S. Reg. 193/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, are amended by repealing Section 10.

N.S. Reg. 208/2025

Sprinkler Fitter Trade Regulations—amendment

Schedule “K”

**Amendment to the *Sprinkler Fitter Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Sprinkler Fitter Trade Regulations*, N.S. Reg. 54/2019, made by the Governor in Council by Order in Council 2019-120 dated April 9, 2019, are amended by repealing Section 10.

N.S. Reg. 209/2025

Steamfitter/Pipefitter Trade Regulations—amendment

Schedule “L”

**Amendment to the *Steamfitter/Pipefitter Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Steamfitter/Pipefitter Trade Regulations*, N.S. Reg. 195/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, are amended by repealing Section 10.

N.S. Reg. 210/2025

Truck and Transport Mechanic Trade Regulations—amendment

Schedule “M”

**Amendment to the *Truck and Transport Mechanic Trade Regulations*
made by the Governor in Council under subsection 17A(2)
of Chapter 1 of the Acts of 2003,
the *Apprenticeship and Trades Qualifications Act***

The *Truck and Transport Mechanic Trade Regulations*, N.S. Reg. 196/2016, made by the Governor in Council by Order in Council 2016-239 dated October 3, 2016, are amended by repealing Section 10.

N.S. Reg. 211/2025

Made: October 3, 2025

Filed: October 7, 2025

Code of Conduct for Elected Officials Regulations—amendment

Order dated October 3, 2025

Amendment to regulations made by the Minister of Municipal Affairs
pursuant to subsection 383(1) of the *Halifax Regional Municipality Charter*

**In the matter of subsection 383(1) of Chapter 39 of the Acts of 2008,
the *Halifax Regional Municipality Charter***

-and-

**In the matter of an amendment to the *Code of Conduct for Elected Officials Regulations*
made by the Minister of Municipal Affairs**

Order

I, John Lohr, Minister of Municipal Affairs for the Province of Nova Scotia, pursuant to subsection 383(1) of Chapter 39 of the Acts of 2008, the *Halifax Regional Municipality Charter*, hereby amend the *Code of Conduct*

for *Elected Officials Regulations*, N.S. Reg. 218/2024, made by order of the Minister of Municipal Affairs and Housing dated October 15, 2024, in the manner set forth in the attached Schedule “A”.

This order is effective on and after the date it is filed with the Registrar of Regulations.

Dated and made October 3, 2025, at Halifax Regional Municipality, Province of Nova Scotia.

sgd. *John Lohr*
Honourable John Lohr
Minister of Municipal Affairs

Schedule “A”

**Amendment to the *Code of Conduct for Elected Officials Regulations*
made by the Minister of Municipal Affairs
under subsection 383(1) of Chapter 39 of the Acts of 2008,
the *Halifax Regional Municipality Charter***

1 Subsection 5A(2) of the *Code of Conduct for Elected Officials Regulations*, N.S. Reg. 218/2024, made by order of the Minister of Municipal Affairs and Housing dated October 15, 2024, is amended by striking out “the effective date of this Section” and substituting “April 1, 2025”.

2 The regulations are further amended by repealing Section 6 and substituting the following Section:

Requirements for investigator

- 6** (1) An investigator must have experience conducting investigations and applying the principles of natural justice and procedural fairness.
- (2) If an investigator receives multiple complaints about the same subject matter, the investigator must consolidate the complaints and investigate them together, unless doing so would compromise the principles of natural justice or procedural fairness.
- (3) The Municipality must publish an investigator’s contact information on its publicly accessible website.
- (4) The Municipality must ensure that no conflict of interest exists between the investigator and the parties involved in a complaint.

3 The regulations are further amended by repealing Section 7 and substituting the following Section:

Complaints

- 7** (1) A complaint may only be made by a Council member.
- (2) A Council member may not submit a complaint on behalf of any other person or entity.
- (3) A complaint must be made to an investigator no later than 6 months after the date that the complaint is discovered.
- (4) For the purposes of this Section, a complaint is discovered on the following applicable date:
- (a) the date that the complainant first knew or ought reasonably to have known that the

Council member's conduct or action was potentially in breach of the code of conduct;

- (b) for conduct or an action that is continuous, the date that the Council member's action or conduct ceases;
- (c) for conduct or a series of actions that is repeated, the date that the Council member's last conduct or action in the series occurs.

4 Section 13 of the regulations is amended by adding "and" immediately after "occurred".

5 Clauses 18(1)(g) and (k) of the regulations are amended by adding "of" immediately after "period."

6 Schedule "A" to the regulations is amended by

- (a) adding "is" immediately after "that" in subclause (ix) of the definition of "confidential information"; and
- (b) adding "the" immediately after "regarding" in subsection 18(4).

N.S. Reg. 212/2025

Made: October 3, 2025

Filed: October 7, 2025

Code of Conduct for Municipal Elected Officials Regulations—amendment

Order dated October 3, 2025

Amendment to regulations made by the Minister of Municipal Affairs
pursuant to Section 520 of the *Municipal Government Act*

**In the matter of Section 520 of Chapter 18 of the Acts of 1998,
the *Municipal Government Act***

-and-

**In the matter of an amendment to the
Code of Conduct for Municipal Elected Officials Regulations
made by the Minister of Municipal Affairs**

Order

I, John Lohr, Minister of Municipal Affairs for the Province of Nova Scotia, pursuant to Section 520 of Chapter 18 of the Acts of 1998, the *Municipal Government Act*, hereby amend the *Code of Conduct for Municipal Elected Officials Regulations*, N.S. Reg. 219/2024, made by order of the Minister of Municipal Affairs and Housing dated October 15, 2024, in the manner set forth in the attached Schedule "A".

This order is effective on and after the date it is filed with the Registrar of Regulations.

Dated and made October 3, 2025, at Halifax Regional Municipality, Province of Nova Scotia.

sgd. *John Lohr*
Honourable John Lohr
Minister of Municipal Affairs

Schedule “A”

**Amendment to the *Code of Conduct for Municipal Elected Officials Regulations*
made by the Minister of Municipal Affairs
under Section 520 of Chapter 18 of the Acts of 1998,
the *Municipal Government Act***

- 1 Section 2 of the *Code of Conduct for Municipal Elected Officials Regulations*, N.S. Reg. 219/2024, made by order of the Minister of Municipal Affairs and Housing dated October 15, 2024, is amended by repealing the definition of “elected official” and substituting the following definition:

“elected official” means any council member, including the mayor or warden;

- 2 Subsection 5A(2) of the regulations is amended by striking out “the effective date of this Section” and substituting “April 1, 2025”.
- 3 The regulations are further amended by repealing Section 6 and substituting the following Section:

Requirements for investigator

- 6 (1) An investigator must have experience conducting investigations and applying the principles of natural justice and procedural fairness.
- (2) If an investigator receives multiple complaints about the same subject matter, the investigator must consolidate the complaints and investigate them together, unless doing so would compromise the principles of natural justice or procedural fairness.
- (3) A municipality must publish an investigator’s contact information on its publicly accessible website.
- (4) A municipality must ensure that no conflict of interest exists between the investigator and the parties involved in a complaint.

- 4 The regulations are further amended by repealing Section 7 and substituting the following Section:

Complaints

- 7 (1) A complaint may only be made by a council member in the municipality in which the subject of the complaint is a council member.
- (2) A council member may not submit a complaint on behalf of any other person or entity.
- (3) A complaint must be made to an investigator no later than 6 months after the date that the complaint is discovered.
- (4) For the purposes of this Section, a complaint is discovered on the following applicable date:
- (a) the date that the complainant first knew or ought reasonably to have known that the council member’s conduct or action was potentially in breach of the code of conduct;
 - (b) for conduct or an action that is continuous, the date that the council member’s action or conduct ceases;
 - (c) for conduct or a series of actions that is repeated, the date that the council member’s last

conduct or action in the series occurs.

5 Section 13 of the regulations is amended by adding “and” immediately after “occurred”.

6 Clauses 18(1)(g) and (k) of the regulations are amended by adding “of” immediately after “period.”

7 Schedule “A” to the regulations is amended by

(a) adding “is” immediately after “that” in subclause (ix) of the definition of “confidential information”;

(b) adding “the” immediately after “regarding” in subsection 18(4); and

(c) adding “the” immediately after “regarding” in clause 18(6)(b).

N.S. Reg. 213/2025

Made: October 3, 2025

Filed: October 7, 2025

Code of Conduct for Village Elected Officials Regulations—amendment

Order dated October 3, 2025

Amendment to regulations made by the Minister of Municipal Affairs
pursuant to Section 520 of the *Municipal Government Act*

**In the matter of Section 520 of Chapter 18 of the Acts of 1998,
the *Municipal Government Act***

-and-

**In the matter of an amendment to the
Code of Conduct for Village Elected Officials Regulations
made by the Minister of Municipal Affairs**

Order

I, John Lohr, Minister of Municipal Affairs for the Province of Nova Scotia, pursuant to Section 520 of Chapter 18 of the Acts of 1998, the *Municipal Government Act*, hereby amend the *Code of Conduct for Village Elected Officials Regulations*, N.S. Reg. 220/2024, made by order of the Minister of Municipal Affairs and Housing dated October 15, 2024, in the manner set forth in the attached Schedule “A”.

This order is effective on and after the date it is filed with the Registrar of Regulations.

Dated and made October 3, 2025, at Halifax Regional Municipality, Province of Nova Scotia.

sgd. *John Lohr*

Honourable John Lohr

Minister of Municipal Affairs

Schedule “A”

**Amendment to the *Code of Conduct for Village Elected Officials Regulations*
made by the Minister of Municipal Affairs
under Section 520 of Chapter 18 of the Acts of 1998,
the *Municipal Government Act***

1 Subsection 5A(2) of the *Code of Conduct for Village Elected Officials Regulations*, N.S. Reg. 220/2024, made by order of the Minister of Municipal Affairs and Housing dated October 15, 2024, is amended by striking out “the effective date of this Section” and substituting “April 1, 2025”.

2 The regulations are further amended by repealing Section 6 and substituting the following Section:

Requirements for investigator

- 6** (1) An investigator must have experience conducting investigations and applying the principles of natural justice and procedural fairness.
- (2) If an investigator receives multiple complaints about the same subject matter, the investigator must consolidate the complaints and investigate them together, unless doing so would compromise the principles of natural justice or procedural fairness.
- (3) A village must publish an investigator’s contact information on its publicly accessible website or post notice of it in conspicuous places in the village.
- (4) A village must ensure that no conflict of interest exists between the investigator and the parties involved in a complaint.

3 The regulations are further amended by repealing Section 7 and substituting the following Section:

Complaints

- 7** (1) A complaint may only be made by a village commissioner in the village in which the subject of the complaint is a village commissioner.
- (2) A village commissioner may not submit a complaint on behalf of any other person or entity.
- (3) A complaint must be made to an investigator no later than 6 months after the date that the complaint is discovered.
- (4) For the purposes of this Section, a complaint is discovered on the following applicable date:
- (a) the date that the complainant first knew or ought reasonably to have known that the village commissioner’s conduct or action was potentially in breach of the code of conduct;
- (b) for conduct or an action that is continuous, the date that the village commissioner’s action or conduct ceases;
- (c) for conduct or a series of actions that is repeated, the date that the village commissioner’s last conduct or action in the series occurs.

4 Section 13 of the regulations is amended by adding “and” immediately after “occurred”.

- 5 Clauses 18(1)(g) and (k) of the regulations are amended by adding “of” immediately after “period.”
- 6 Schedule “A” to the regulations is amended by
- (a) adding “is” immediately after “that” in subclause (ix) of the definition of “confidential information”; and
 - (b) adding “the” immediately after “regarding” in subsection 18(3).

N.S. Reg. 214/2025

Made: October 7, 2025

Filed: October 7, 2025

Timber Loan Board Regulations—amendment

Order in Council 2025-276 dated October 7, 2025

Amendment to regulations made by the Governor in Council
pursuant to Sections 20 and 40 of the *Forests Act*

The Governor in Council on the report and recommendation of the Minister of Agriculture dated August 27, 2025, and pursuant to Sections 20 and 40 of Chapter 179 of the Revised Statutes of Nova Scotia, 1989, the *Forests Act*, is pleased to amend the *Timber Loan Board Regulations*, N.S. Reg. 141/2020, made by the Governor in Council by Order in Council 2020-264 dated October 6, 2020, to provide greater flexibility in loan offerings, reduce loan processing times, and further align the operation of the Timber Loan Board (the “Board”) with the Fisheries and Aquaculture Loan Board and the Farm Loan Board by increasing the amount of total indebtedness to the Board that would require Governor in Council approval, adjusting tables of fees payable to the Board, and by making other amendments relating to the processing and management of Board loans, in the manner set forth in Schedule “A”, attached to and forming part of the report and recommendation, effective on and after October 7, 2025.

Schedule “A”

**Amendment to the ~~Nova Scotia~~ Timber Loan Board Regulations
made by the Governor in Council under subsection 20(4) and
Section 40 of Chapter 179 of the Revised Statutes of Nova Scotia, 1989,
the *Forests Act***

- 1 Subsection 7(1) of the *Timber Loan Board Regulations*, N.S. Reg. 141/2020, made by the Governor in Council by Order in Council 2020-264 dated October 6, 2020, is amended by striking out the table and substituting the following table:

Loan Amount	Fee (plus applicable taxes)	
Up to and including \$20 000 000	0.25% of the amount of the loan being applied for	minimum fee: \$400
		maximum fee: \$2000
Over \$20 000 000	\$3000	

- 2 Subsection 9(2) of the regulations is repealed and the following subsection substituted:

(2) The Board may lend additional funds to an applicant or a borrower based on any of the following:

(a) the Board's assessment of all of the following:

(i) the managerial ability of the applicant or the borrower,

(ii) the ability of the agri-business to repay the loan,

(iii) the value of other security items;

(b) the Board's assessment of development policy factors of the Department of Agriculture, the Department of Natural Resources, or the Board.

3 The regulations are amended by adding the following Section immediately after Section 9:

Deposit payable by applicant

9A (1) The Board may require an applicant to pay a minimum deposit, as determined by the Board, on the total loan amount approved by the Board.

(2) A deposit is payable to the Board immediately on notification by the Board that the loan is approved, subject to receiving the deposit.

(3) A deposit must be credited to the borrower's account and must be used as part or all of the first progress payment of the loan.

4 Section 10 of the regulations is repealed and the following Section substituted:

Loans requiring approval

10 Any loan or a guarantee of a loan that would result in the borrower's total indebtedness to the Board exceeding \$5 000 000 must be approved in accordance with the following table:

Loan Approvals	
Total Indebtedness of Borrower to Board	Approval Required
Over \$5 000 000 and up to and including \$20 000 000	Minister
Over \$20 000 000	Governor in Council

5 (1) Subsection 12(1) of the regulations is amended by striking out “, or release the security on terms and conditions specified by the Board”.

(2) Section 12 of the regulations is further amended by adding the following subsection immediately after subsection (1):

(1A) The Board may release any security or guarantee on any loan, including a loan or guarantee previously approved under Section 10, on terms and conditions specified by the Board if the release does not change the risk to repayment of the loan as it was originally approved.

6 (1) Subsection 15(4) of the regulations is amended by

(a) adding “on any loan, including a loan previously approved under Section 10,” immediately after “accruals”; and

- (b) adding “to do any of the following” immediately after “considers necessary”.
- (2) Subsection 15(4) of the regulations is further amended by
- (a) striking out “or” at the end of clause (a);
- (b) striking out the period at the end of clause (b) and substituting a semicolon; and
- (c) adding the following clause immediately after clause (b):
- (c) to permit a financed asset to become operational.
- 7 (1) Subsection 17(2) of the regulations is amended by striking out “and unforeseen” immediately after “special”.
- (2) Subsection 17(2) of the regulations is further amended by
- (a) striking out the period at the end of clause (d) and substituting a semicolon; and
- (b) adding the following clause immediately after clause (d):
- (e) the initial loan approval included a condition that allowed proceeds from the sale of real or personal property to be applied to the loan.
- 8 Subsection 19(1) of the regulations is repealed [and] the following subsection substituted:
- (1) Subject to subsections (2) and (3), the fees payable to the Board by borrowers are as set out in the following table:

Fees Payable to the Board	
Type of Fee	Fee (plus any applicable taxes)
Mortgage release fee	\$50.00
Refinancing fee	lesser of: 0.125% of loan balance or \$100.00
Mortgage assumption fee	\$310.00
Loan guarantee fee	1.5% on the outstanding balance, paid annually
Fee for preparing deed, mortgage, agreement of sale, chattel mortgage, lease or any related document	\$124.00
Fee for preparing detailed financial statements, searching legal records and providing statistical data	\$62.00
File review fee	\$100.00
Insufficient funds fee	\$35.00

N.S. Reg. 215/2025

Made: July 31, 2025

Approved: October 7, 2025

Filed: October 7, 2025

Nova Scotia Farm Loan Board Regulations—amendment

Order in Council 2025-277 dated October 7, 2025
Amendment to regulations made by the Nova Scotia Farm Loan Board
and approved by the Governor in Council
pursuant to Section 8 of the *Agriculture and Rural Credit Act*

The Governor in Council on the report and recommendation of the Minister of Agriculture dated August 27, 2025, and pursuant to Section 8 of Chapter 7 of the Revised Statutes of Nova Scotia, 1989, the *Agriculture and Rural Credit Act*, is pleased to amend to the *Nova Scotia Farm Loan Board Regulations*, N.S. Reg. 205/2018, made by the Nova Scotia Farm Loan Board and approved by the Governor in Council by Order in Council 2018-304 dated November 19, 2018, to provide greater flexibility in loan offerings, reduce loan processing times, and further align the operation of the Farm Loan Board (the “Board”) with the Fisheries and Aquaculture Loan Board and the Timber Loan Board by increasing the amount of total indebtedness to the Board that would require Governor in Council approval, adjusting fees payable to the Board, and by making other amendments relating to the processing and management of Board loans, in the manner set forth in Schedule “A”, attached to and forming part of the report and recommendation, effective on and after October 7, 2025.

Schedule “A”

NOVA SCOTIA
FARM LOAN BOARD

BOARD RESOLUTION

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Nova Scotia Farm Loan Board at a meeting held on July 31, 2025, and that the same has not been amended or rescinded:

BE IT RESOLVED that the Nova Scotia Farm Loan Board recommends Governor-in-Council approval of amendments to the *Nova Scotia Farm Loan Board Regulations* (N.S. Reg. 205/2018 made by the Board and approved by the Governor in Council by Order in Council 304-2018 dated November 29, 2018) in the manner set out in the attached and forming part of this Board Resolution.

Dated at Village of Bible Hill this 31st day of July 2025.

sgd. *Brennan Goreham*
Brennan Goreham
Secretary, Nova Scotia Farm Loan Board

**Amendment to the *Nova Scotia Farm Loan Board Regulations*
made by the Nova Scotia Farm Loan Board under
Section 8 of Chapter 7 of the Revised Statutes of Nova Scotia, 1989,
the *Agriculture and Rural Credit Act***

- 1 Subsection 6(2) of the *Nova Scotia Farm Loan Board Regulations*, N.S. Reg. 205/2018, made by the Nova Scotia Farm Loan Board and approved by the Governor in Council by Order in Council 2018-304 is amended by striking out “of \$5 000 000 or more” and substituting “over \$20 000 000”.

- 2 The regulations are further amended by adding the following Section immediately after Section 6:

Deposit payable by applicant

- 6A (1)** The Board may require an applicant to pay a minimum deposit, as determined by the Board, on the total loan amount approved by the Board.
- (2)** A deposit is payable to the Board immediately on notification by the Board that the loan is approved, subject to receiving the deposit.
- (3)** A deposit must be credited to the borrower's account and must be used as part or all of the first progress payment of the loan.

- 3 Subsection 8(2) of the regulations is repealed and the following subsection is substituted:

- (2)** The Board may lend additional funds to an applicant or a borrower based on any of the following:
- (a)** the Board's assessment of all of the following:
- (i)** the managerial ability of the applicant or borrower,
- (ii)** the ability of the agri-business to repay the loan,
- (iii)** the value of other security items;
- (b)** the Board's assessment of development policy factors of the Department or the Board.

- 4 Section 9 of the regulations is repealed and the following Section substituted:

Loans requiring approval

- 9** Any loan or a guarantee of a loan that would result in the borrower's total indebtedness to the Board exceeding \$5 000 000 must be approved in accordance with the following table:

Loan Approvals	
Total Indebtedness of Borrower to Board	Approval Required
Over \$5 000 000 and up to and including \$20 000 000	Minister
Over \$20 000 000	Governor in Council

- 5 **(1)** Subsection 11(1) of the regulations is amended by striking out “, or release the security or guarantee on terms and conditions specified by the Board”.
- (2)** Section 11 of the regulations is further amended by adding the following subsection immediately after subsection (1):
- (1A)** The Board may release any security or guarantee on any loan, including a loan or guarantee previously approved under Section 9, on terms and conditions specified by the Board if the release does not change the risk to repayment of the loan as it was originally approved.
- 6 Section 12 of the regulations is amended by
- (a)** in clause (d), adding “and comply with” immediately after “maintain”;

- (b) striking out the period at the end of clause (e) and substituting a semicolon; and
 - (c) adding the following clause immediately after clause (e):
 - (f) that the borrower will not take any action that may devalue the secured property without the prior written permission of the Board.
- 7 (1) Subsection 14(4) of the regulations is amended by
- (a) adding “on any loan, including a loan previously approved under Section 9,” immediately after “accruals”; and
 - (b) adding “to do any of the following” immediately after “considers necessary”.
- (2) Subsection 14(4) of the regulations is further amended by
- (a) striking out “or” at the end of clause (a);
 - (b) striking out the period at the end of clause (b) and substituting a semicolon; and
 - (c) adding the following clause immediately after clause (b):
 - (c) to permit a financed asset to become operational.
- 8 (1) Subsection 16(2) of the regulations is amended by striking out “and unforeseen” immediately after “special”.
- (2) Subsection 16(2) of the regulations is further amended by
- (a) striking out the period at the end of clause (d) and substituting a semicolon; and
 - (b) adding the following clause immediately after clause (d):
 - (e) the initial loan approval included a condition that allowed proceeds from the sale of real or personal property to be applied to the loan.
- 9 Subsection 18(1) of the regulations is repealed [and] the following subsection substituted:
- (1) Subject to subsections (2) and (3), the fees payable to the Board by borrowers are as set out in the following table:

Fees Payable to the Board	
Type of Fee	Fee Amount
Mortgage release fee	\$50.00
Refinancing fee	lesser of: 0.125% of loan balance or \$100.00
Mortgage assumption fee	\$310.00
Loan guarantee fee	1.5% on the outstanding balance, paid annually

Fee for preparing deed, mortgage, agreement of sale, chattel mortgage, lease or any related document	\$124.00
Fee for preparing detailed financial statements, searching legal records and providing statistical data	\$62.00
File review fee	\$100.00
Insufficient funds fee	\$35.00

N.S. Reg. 216/2025

Made: October 7, 2025

Filed: October 7, 2025

Fisheries and Aquaculture Loan Board Regulations—amendment

Order in Council 2025-278 dated October 7, 2025

Amendment to regulations made by the Governor in Council
pursuant to Section 42 of the *Fisheries and Coastal Resources Act*

The Governor in Council on the report and recommendation of the Minister of Fisheries and Aquaculture dated August 23, 2025, and pursuant to Section 42 of Chapter 25 of the Acts of 1996, the *Fisheries and Coastal Resources Act*, is pleased to amend the *Fisheries and Aquaculture Loan Board Regulations*, N.S. Reg. 207/2018, made by the Governor in Council by Order in Council 2018-308 dated December 4, 2018, to provide greater flexibility in loan offerings, reduce loan processing times, and further align the operation of the Fisheries and Aquaculture Loan Board (the “Board”) with the Farm Loan Board and the Timber Loan Board by increasing the amount of total indebtedness to the Board that would require Governor in Council approval, adjusting tables of fees payable to the Board, and by making other amendments relating to the processing and management of Board loans, in the manner set forth in Schedule “A”, attached to and forming part of the report and recommendation, effective on and after October 7, 2025.

Schedule “A”

**Amendment to the *Fisheries and Aquaculture Loan Board Regulations*
made by the Governor in Council under Section 42
of Chapter 25 of the Acts of Nova Scotia, 1996,
the *Fisheries and Coastal Resources Act***

- 1 (1) Subsection 8(1) of the *Fisheries and Aquaculture Loan Board Regulations*, N.S. Reg. 207/2018, made by the Governor in Council by Order in Council 2018-308 dated December 4, 2018, is amended by striking out the table and substituting the following table:

Loan Amount	Fee (plus applicable taxes)	
Up to and including \$20 000 000	0.25% of the amount of the loan being applied for	minimum fee: \$400 maximum fee: \$2000
Over \$20 000 000	\$3000	

- (2) Subsection 8(2) of the regulations is amended by striking out the table and substituting the following

table:

Loan Amount	Fee (plus applicable taxes)
up to and including \$15 000	\$311.00
over \$15 000 and up to and including \$150 000	\$498.35
over \$150 000 and up to and including \$450 000	\$1495.15
over \$450 000 and up to and including \$750 000	\$3737.00
over \$750 000	\$6229.00

2 Subsection 10(3) of the regulations is repealed.

3 Subsection 12(2) of the regulations is repealed and the following subsection substituted:

(2) The Board may lend additional funds to an applicant or a borrower based on any of the following:

(a) the Board's assessment of all of the following:

- (i) the managerial ability of the applicant or the borrower,
- (ii) the ability of the fishery or aquacultural operation to repay the loan,
- (iii) the value of other security items;

(b) the Board's assessment of development policy factors of the Department or the Board.

4 Section 13 of the regulations is repealed and the following Section substituted:

Loans requiring approval

13 The amounts set out in the following table are prescribed for the purposes of Section 38 of the Act as the amounts requiring the approval of the Minister or of the Governor in Council, as specified, of a loan or guarantee of loan in excess of any amount that would result in the borrower's total indebtedness to the Board exceeding \$5 000 000:

Loan Approvals	
Total Indebtedness of Borrower to Board	Approval Required
Over \$5 000 000 and up to and including \$20 000 000	Minister
Over \$20 000 000	Governor in Council

5 (1) Subsection 15(1) of the regulations is amended by striking out “, or release the security on terms and conditions specified by the Board”.

(2) Section 15 of the regulations is further amended by adding the following subsection immediately after subsection (1):

(1A) The Board may release any security or guarantee on any loan, including a loan or guarantee previously approved under Section 13, on terms and conditions specified by the Board if the release does not change the risk to repayment of the loan as it was originally approved.

6 Section 16 of the regulations is amended by

- (a) in clause (b), adding “maintenance and” immediately before “repair”;
 - (b) in clause (c), adding “maintain and” immediately before “comply”; and
 - (c) adding the following clause immediately after clause (c):
 - (cc) that the borrower will not take any action that may devalue the secured property without the prior written permission of the Board;
- 7 (1) Subsection 18(4) of the regulations is amended by
- (a) adding “on any loan, including a loan previously approved under Section 13,” immediately after “accruals”; and
 - (b) adding “to do any of the following” immediately after “considers necessary”.
- (2) Subsection 18(4) of the regulations is further amended by
- (a) striking out “or” at the end of clause (a);
 - (b) striking out the period at the end of clause (b) and substituting a semicolon; and
 - (c) adding the following clause immediately after clause (b):
 - (c) to permit a financed asset to become operational.
- 8 (1) Subsection 20(2) of the regulations is amended by striking out “and unforeseen” immediately after “special”.
- (2) Subsection 20(2) of the regulations is further amended by
- (a) striking out the period at the end of clause (d) and substituting a semicolon; and
 - (b) adding the following clause immediately after clause (d):
 - (e) the initial loan approval included a condition that allowed proceeds from the sale of real or personal property to be applied to the loan.
- 9 Subsection 22(1) of the regulations is repealed and the following subsection substituted:
- (1) Subject to subsections (2) and (3), the fees payable to the Board by borrowers are as set out in the following table:

Fees Payable to Board	
Type of Fee	Fee (plus any applicable taxes)
Mortgage release fee	\$50.00
Refinancing fee	lesser of: 0.125% of loan balance or \$100.00
Mortgage assumption fee	\$310.00

Loan guarantee fee	1.5% on the outstanding balance, paid annually
Fee for preparing deed, mortgage, agreement of sale, chattel mortgage, lease or any related document	\$124.00
Fee for preparing detailed financial statements, searching legal records and providing statistical data	\$62.00
File review fee	\$100.00
Insufficient funds fee	\$35.00