

Affordable Housing Development Navigator's Glossary

Where to start

1. [Halifax Centre Plan Landing Page](#)
2. [Location of Centre Plan Documents](#)

Term	Description	Resource
Accessory Structure	A structure that is: (a) subordinate, incidental, and devoted to a main use or structure; and (b) not attached to any main building.	
Affordable Community or Cultural Indoor Space	Premises used for community and cultural purposes by a not-for-profit organization or registered Canadian charitable organization, such as offices, meeting rooms, recreational facilities, educational facilities, art and cultural spaces, performance, rehearsal and exhibition spaces, galleries, daycare uses, and other social services.	
Altus Costing Guide	Up to date guide of construction costs of various project types which are city specific and updated annually.	https://info.altusgroup.com/2022-canadian-cost-guide/
Amenity Space	non-commercial indoor or outdoor space dedicated for private or shared use by a building's occupants, such as balconies, grade-related dwelling unit patios, courtyards, planters and plots for gardening, rooftop barbecue areas, indoor and outdoor kitchens, swimming pools, saunas, fitness	
Applicant	Any person, including an owner, applying for a development permit, variance, site plan approval, or development agreement	https://www.halifax.ca/home-property/building-development-permits/apply-a-permit
Applying for a Permit		
Architect	a full member in good standing with the Nova Scotia Association of Architects (NSAA) who is able to stamp drawings and take professional responsibility.	
As-of-right Development	Any development proposal submitted by an applicant which is entirely in-line with the Centre Plan's design requirements. Such an application will not need to seek council approval or conduct a public hearing.	
Average Finished Grade	The elevation of the finished ground abutting a structure, averaged around the perimeter of the structure. For the Scotia Square Complex (SSC) Special Area, as shown on Schedule 3B, the average finished grade shall be calculated along the abutting street line for each section identified on Schedule 16.	https://cdn.halifax.ca/sites/default/files/documents/city-hall/regional-council/RC-CPB-attB-SCH16.pdf
Backyard Suite Use	A dwelling unit that is: (a) located within an accessory structure; (b) located on its own footing or foundation; and (c) not attached to a main building.	Further reading on Backyard Suites
Bedroom	a habitable room used, designed, or intended for use for sleeping	
Building	Every continuous enclosed area with exterior walls on a lot that: (a) is built, erected, and framed of a combination of materials; (b) is either portable or fixed; (c) has a roof; (d) forms a structure for the shelter of persons, animals, or property; and (e) is located, in whole or in part, above or below grade.	

Building Depth	The distance between the wall of a building that is closest to the front lot line and the wall of the same building that is farthest away from the front lot line.
Building Width	The distance between the outermost edges of two building walls that face: (a) two side lot lines; (b) a side lot line and a flanking lot line; or (c) two flanking lot lines, excluding any flanking lot line that is opposite to the front lot line on a through lot
Character Defining Element	The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value.
Charter	The <i>Halifax Regional Municipality Charter</i> , S.N.S., 2008, c. 39, as amended. https://nslegislature.ca/sites/default/files/legc/statutes/halifax%20regional%20municipality%20charter.pdf
Charting a new Course for Affordable Housing	Recommendations for the use of https://beta.novascotia.ca/sites/default/files/documents/1-2679/charting-new-course-affordable-housing-nova-scotia-en.pdf
Cluster Housing Dwelling Unit	A non-movable dwelling unit that: (a) is located on a lot that is in a Cluster Housing 2 (CH-2) zone or in a Cluster Housing 1 (CH-1) zone, as shown on Schedule 2; (b) has an independent pedestrian entrance; and (c) may be attached to another cluster housing dwelling unit on the same lot. https://cdn.halifax.ca/sites/default/files/documents/city-hall/regional-council/RC-CPB-attB-SCH02.pdf
Complete Communities	Land use and design policies aimed at promoting pedestrian supportive, mixed use developments that allow safe and convenient access to goods and services necessary for daily life and located within a walkable distance. Complete Communities Presentation
Corner Lot	A lot with contiguous frontage on two or more streets. Refer To Diagram 27. Regional Center Land Use By-law
Development	Excavating ground for a foundation or footing, laying a foundation or footing, constructing, reconstructing, removing, or changing the location or orientation of a building or any part thereof.
Development Agreement	A formal application for a non as-of-right development proposal. This form of seeking permission to develop requires being approved by council, various committees and includes a public hearing process.

Development Officer	means a person or persons appointed by Council to administer a land use by-law or subdivision by-law.	
Explore HRM interactive Map	A user-friendly interactive map of the Halifax Regional Municipality. Find addresses, streets, bus stops, property information and much more. Happy exploring!	https://www.halifax.ca/home/maps/explorehrm
Façade	A building wall facing a street, a park, or an outdoor amenity space	
Flanking Lot Line	A street line that is not the front lot line.	
Flanking Yard	Yard between any exterior wall of the main building and a flanking lot line, but excludes any area of the lot that is a front yard. Refer to Diagram 39.	Regional Center Land Use By-law
Floor Area	<p>"The horizontal area of all floors in a building, measured from the interior faces of any exterior wall or fire wall and includes interior staircases, but excludes the following:</p> <ul style="list-style-type: none"> (a) unenclosed space outside any exterior walls or located on a rooftop, such as balconies and patios; (b) any floor area below a ground floor of a building; (c) elevator shafts; (d) accessory structures; (e) rooftop greenhouses; (f) any space open to a floor below; and (g) pedways" 	
Footprint	<ul style="list-style-type: none"> (a) for an interior lot, the street line; (b) for a corner lot where the street lines are not of equal length, the shortest street line is the front lot line, and the longer street line or street lines are the flanking lot lines; (c) where a corner lot has street lines of equal length, any street line may be deemed to be the front lot line, and the remaining street lines shall be deemed flanking lot lines; (d) for a through lot, either street line may be deemed to be the front lot line, and the other street line shall be deemed a flanking lot line; or (e) in the absence of a street line, where a registered access easement crosses a lot line. 	
Halifax Active Planning Applications	The sites listed below are intended to provide more detailed information on selected current land use applications requiring discretionary approval. Not all active applications are listed. Applications not included in this map may include certain Land Use By-Law amendments or Variance applications.	https://www.halifax.ca/business/planning-development/applications
Halifax Centre Plan	Navigation Location for Halifax Centre Plan tools and resources	Halifax Centre Plan Main Page
Halifax Centre Plan (Interactive Map)	A user-friendly interactive map of the Halifax Regional Municipality. Find addresses, streets, bus stops, property information and much more. Happy exploring!	https://www.halifax.ca/home/maps/explorehrm
Halifax Centre Plan (Schedules and Maps)	List of All Centre Plan maps and schedules	Halifax Center Plan Maps & Schedules
Halifax Centre Plan FAQ	List of Frequently Asked Questions common for those getting familiar with the Halifax Centre Plan	Centre Plan FAQ
Handbook of Practice (CHOP)	An instructional resource for Architects and non-architects including information, advice, summaries lists, checklist, charts and sample documents relating to the architectural profession.	
Height Precinct	means the portion of a lot to which a single height limit applies, as shown on Schedule 15 of Halifax Centre Plan	Schedule 15: Maximum Building Height Precincts

Human Scale Design	The building of cities and streetscapes which make people feel more at ease and directly related to their environment. Elements like trees, parks, street furniture, shops and lower street walls are design elements which contribute to this type of comfort.	Human Scale Reference
Incentive or Bonus Zoning	Incentive or Bonus Zoning means the requirements that permit the relaxation of certain requirements if an applicant exceeds other requirements or undertakes other action, in the public interest, as specified in the requirements. This requires a contract between an owner and the Municipality that describes the public benefit to be provided by the applicant in exchange for incentive or bonus zoning.	
Institutional Use	Is a zoning category in the Halifax Center Plan, under which its use is listed under the "INSTITUTIONAL" heading in Tables 1A, 1B, 1C, or 1D.	Regional Center Land Use By-law
Interior Lot	A lot with frontage on one street only. Refer to Diagram 28.	Regional Center Land Use By-law
Lot	"A parcel of land that is: (a) described in a deed filed in the Office of the Registrar of Deeds for Halifax County on or before the 15th day of April 1987 (b) described in a plan and deed pursuant to the Land Titles Clarification Act; (c) approved on a plan of subdivision endorsed and filed in the Provincial Land Registration Office; or (d) created pursuant to Section 278(2) of the Charter.;"	
Lot Coverage	The percentage of a lot that is covered by roofed structures that are a minimum of 0.6 meter in height, including any area over which a roofed structure projects, but excludes projecting roof eaves that are 0.6 meter or less.	
Lot Depth	The distance from the front lot line to the rear lot line, or between the front lot line and the flanking lot line on a through lot. Refer to Diagram 29.	Regional Center Land Use By-law
Lot Line - Rear	The lot line farthest from or opposite to the front lot line, and which is not a flanking lot line.	
Lot Line - Side	A lot line that is not a front, flanking, or rear lot line	Regional Center Land Use By-law
Lot Line - Width	The distance between the side lot lines, side and flanking lot lines, or parallel flanking lot lines, measured at a right angle to the lot depth. Refer to Diagram 30.	Regional Center Land Use By-law
Low, Mid, Tall and High-rise	Low-Rise Building means a main building that is 11 meters or less in height. Mid-Rise Building means a main building that is greater than 11 meters in height, but no more than 20 meters in height. Tall Mid-Rise Building means a main building that (a) within the Quingate (Q) Special Area, as shown on Schedule 3F, is greater than 20.0 meters in height, but not higher than 30.0 meters in height; or (b) in all other areas, is greater than 20.0 meters in height, but not higher than 26.0 meters in height.	

Multi Unit Dwelling	A building containing four or more dwelling units, but excludes a cluster housing use	
Non-Profit / Cooperative Housing	Premises used for community and cultural purposes by a not-for-profit organization or registered Canadian charitable organization, such as offices, meeting rooms, recreational facilities, educational facilities, art and cultural spaces, performance, rehearsal and exhibition spaces, galleries, daycare uses, and other social services.	
Pedestrian First Design & Complete Streets	The intent of this Plan is to create safe, comfortable and enjoyable environments for people of all ages and abilities. Pedestrians first design makes walking, as well as all other forms of sustainable transportation a more convenient and viable transportation choice. It leads to community benefits, such as emission reductions, improved accessibility and improved public health.	Complete Streets Red Book - For Review
Private Market Housing	Housing built by private developer for the purpose of renting. Owned and operated by an individual or corporation. Usually affordable units are either affordable due to undesirable location, age, upkeep, or size.	
Professional Artist	"An artist who: (a) has proven, specialized training in an artistic field; (b) is recognized as a professional by their peers who are working in the same artistic tradition; and (c) has a history of public presentation or publication. "	
Project Charter	A document which contains statement of the scope, objectives, and participants in a project, and provides a preliminary delineation of roles and responsibilities, outlines the project's key goals, identifies the main stakeholders, and defines the authority of the project manager. A project charter should: - Identify the scope of the project. - Provide a shared understanding of the project objectives. - Act as a contract between the project sponsor, key stakeholders and project team - Reasons for undertaking the project - Objectives and constraints of the project, including in-scope and out-of-scope items - Identities of the main stakeholders - Risks and issues (a risk management plan should be part of the overall project management plan) - Benefits of the project - High level budget and spending authority	
Public Art	A permanent work of art planned and executed by a professional artist in any medium, material, media, or combination thereof, but excludes any corporate insignia.	
Registered Heritage Building	"A building on a registered heritage property that: (a) has been registered pursuant to the Heritage Property Act; and (b) contributes to the character-defining elements on the registered heritage property. "	Regional Center Land Use By-law
Religious Institution Use	A place of worship, a place of religious gathering, or a columbarium, including accessory uses that are on-site, such as a rectory, a convent, a private school, a meeting hall, offices for administration of the institution, a daycare use, and a shelter use.	
Residential Use	Any use listed under the "RESIDENTIAL" heading in Tables 1A, 1B, 1C, or 1D.	Regional Center Land Use By-law

Secondary Suite	"A Structure that is: (a) subordinate, incidental, and devoted to a main use or structure; and (b) not attached to any main building. "
Setback	A required distance to a specified lot line or a transportation reserve boundary from an exterior wall of a building or a use at, above, or below grade. Refer to Diagram 32.
Storey	A portion of building between a floor and another floor, or a floor and a ceiling. Any portion of a building partly below the street line grade will not be deemed to be a storey unless its ceiling is a minimum of 2.0 meters above the street line grade.
Strategic Growth	encourage socially, economically and environmentally responsible growth, this Plan is designed to accommodate at least 40% of the Municipality's growth within the Regional Centre by the year 2031. Maps 10-13 on Halifax.ca
Street line	Any lot line dividing a lot from a street or private road.
Street line grade	The elevation of a street line, or in the presence of a transportation reserve the elevation of the boundary of the transportation reserve that is closest to the development, located at a midpoint of a street wall. For street walls that are greater than .0 meters in width, separate street line grades are determined for the midpoint of each street wall segment that is 8.0 meters wide, or a part thereof. Refer to Diagram 34. Regional Center Land Use By-law
Street wall	The wall of a building, or the portion of a wall of a building, facing the street line or a transportation reserve, below the height of a specified step back. Where no specified step back is required, the street wall is the wall facing the street line or a transportation reserve.
Street wall Height	"The vertical distance between: (a) the street line grade and the top of the street wall, extending across the width of the street wall. Refer to Diagram 35; (b) where a municipal or provincial transportation or utility easement abuts the street line and extends the full lot width, the grade at the edge of the easement that is located farthest from the street line and the top of the street wall, extending across the width of the street wall; or where a transportation reserve is present, the grade at the edge of the transportation reserve that is located farthest from the street line and the top of the street wall, extending across the width of the street wall. " Regional Center Land Use By-law

Street wall Step back	The required setback of a building above a street wall, measured from the face of the street wall. Refer to Diagram 35.	Regional Center Land Use By-law
Supportive Housing	Permanent housing for people who need assistance (physical, mental) to live independently. Caters to people who are elderly, ill or with addition.	
Transition Housing	Housing which offers a bridge between emergency housing and permanent housing, often for a specified time and for those who have a verifiable challenge. May serve people in severe homelessness, newly out of family, or out of correctional system.	
Yard	An open area at ground level that is uncovered by any main building, except those structural and building features permitted in Section 94.	
Yard - Front	the yard extending across the full lot width, between the front lot line and the nearest exterior wall of any main building on the lot (Diagram 39)	Regional Center Land Use By-law
Yard - Rear	The yard extending across the full lot width, between the rear lot line and the nearest wall of any main building on the lot, excluding any area of the lot that is a flanking yard, as shown on Diagrams 38 and 39.	Regional Center Land Use By-law
Yard - Side	means a yard between the front yard and the rear yard, and between the side lot line and the nearest exterior wall of any main building on the lot. Refer to Diagrams 38 and 39.	Regional Center Land Use By-law
Zone	Any area identified on Schedule 2.	Schedule 2: Zone Boundaries
Zoning Types	Various Zoning types are outlined further in the LUB Centre Plan Package B.	Zone Legend