HILLBASE / PROPERTY REPORT

1841 Argyle ST, Halifax, NS

Local build lake sample

Report id rpt_fbdb77c6d59991150f7eeee1 | Version property.v1

Generated 2026-11-01T12:51:13.638939Z

Data dates: Publisher dates 2024-10-24 to 2026-10-25 | Last checked 2026-10-07 to 2026-10-26

Query point 44.648944, -63.575334 | Location precision civic number

A point query is not proof of property identity. Missing records do not prove absence. Effective dates and last checks may be unknown; report generation time is not data freshness.

What to verify next

1. Property values: no assessment was returned for this location. Check directly with the assessment authority.

2. Property values: assessed values are not market values. Use an appraisal or recent comparable sales for market value.

3. Zoning: zoning does not grant approval. Confirm permitted uses, variances and pending rezonings with the municipal planning department.

4. Land constraints: published coverage of this area is partial. Records from publishers not covered may exist; check with the municipality and the provincial heritage and environmental registries.

5. Hazards: no data is available for this location in this report. Check directly with the municipality and provincial hazard mapping.

6. Site conditions: published coverage of this area is partial. Records from publishers not covered may exist; check with the provincial environmental registry and the authority having jurisdiction.

7. Environmental facilities: published coverage of this area is partial. Records from publishers not covered may exist; check with the federal pollutant release inventory.

8. School catchments: a catchment assignment does not guarantee admission. Confirm enrolment with the school board.

9. School catchments: boundaries apply to their stated school year. Confirm the catchment for the intended year with the school board.

Generated deterministically from each section's evidence gaps and limitations; it is not advice and does not list every check a transaction needs.

Subject

parcels [1] / pid: 00002782

parcels [1] / plan number: Unknown

parcels [1] / parcel class: Unknown

parcels [1] / municipality: Halifax

parcels [1] / area m2: 6,321.46

properties: None returned

identity evidence: unverified

Parcel

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-26

Published parcels intersecting the query point; not a legal survey.

items [1] / pid: 00002782

items [1] / plan number: Unknown

items [1] / parcel class: Unknown

items [1] / area m2: 6,321.46

items [1] / municipality: Halifax

total: 1

Assessed value

status: supported

outcome: no_match

evidence: unverified

meaning: Assessed value by roll year; not a market value or sale price.

by roll year: None returned

Property values

Coverage: supported / no match | Evidence: unverified | Scope: parcel | Basis: published | Publisher date: Unknown | Last checked: Unknown

Published assessments near the point; not a market valuation or proof of parcel identity.

No matching records returned. This does not prove absence.

items: None returned

total: 0

No matching record does not prove that none exists.

An assessed value is not a sale price or current market value.

Warnings: property subject no match

Land use

zoning / status: supported

zoning / outcome: resolved

zoning / evidence: estimated

zoning / designations [1] / zone code: ICO

zoning / designations [1] / zone description: Institutional, Cultural & Open Space

zoning / designations [1] / zone category: Unknown

zoning / designations [1] / jurisdiction: ca/ns/halifax

constraints / status: partial

constraints / outcome: resolved

constraints / evidence: estimated

constraints / at point [1] / name: Barrington Street

constraints / at point [1] / type: heritage_district

constraints / at point [1] / status: designated

constraints / at point [1] / effective date: 2009-10-24
constraints / at point [2] / name: City Hall-Grand Parade
constraints / at point [2] / type: heritage_site
constraints / at point [2] / status: Unknown
constraints / at point [2] / effective date: 1991-10-09
constraints / nearby by type / heritage district: 1
constraints / nearby by type / heritage site: 51

Zoning

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: 2026-10-04 | Last checked: 2026-10-26

Published designations intersecting the point; confirm current rules and permitted uses with the municipality.
items [1] / zone code: ICO
items [1] / zone description: Institutional, Cultural & Open Space
items [1] / zone category: Unknown
items [1] / source category: Institutional, Cultural & Open Space
items [1] / bylaw ref: 22
items [1] / jurisdiction: ca/ns/halifax

Land constraints

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: 2026-10-25 | Last checked: 2026-10-21

Published mapped constraints around the point; absence is not clearance for development.
items [1] / name: Barrington Street
items [1] / type: heritage_district
items [1] / status: designated
items [1] / source status: EFF
items [1] / distance m: 0
items [1] / contains point: Yes
items [1] / effective date: 2009-10-24
items [2] / name: City Hall-Grand Parade
items [2] / type: heritage_site
items [2] / status: Unknown
items [2] / source status: Unknown
items [2] / distance m: 0
items [2] / contains point: Yes
items [2] / effective date: 1991-10-09
items [3] / name: Historic Properties
items [3] / type: heritage_district
items [3] / status: proposed
items [3] / source status: PRP
Additional fields are in the JSON report.

Warnings: absence not proof, reported releases not exposure

Permit and development history

permits / total: 911
permits / status: supported
permits / outcome: resolved
permits / evidence: estimated
permits / returned: 20
permits / by work type / addition alteration: 1
permits / by work type / sign: 2
permits / by work type / unknown: 17
permits / by status / closed: 2
permits / by status / unknown: 18
permits / oldest issue date: 2007-02-23
permits / newest issue date: 2024-10-24
development / status: supported
development / outcome: resolved
development / evidence: estimated
development / returned: 5
development / by type / subdivision: 1
development / by type / unknown: 4
development / by status / approved: 2
development / by status / under review: 1
development / by status / unknown: 2
development / newest date: 2026-09-24

Building permits

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: published | Publisher date: 2026-10-06 | Last checked: 2026-10-26

Up to 20 nearby permit records within 250 m; proximity does not link them to this property.

items [1] / status: unknown
items [1] / address / parcel id: Unknown
items [1] / address / line1: 1841 ARGYLE ST
items [1] / address / street number: 1841
items [1] / address / street name: ARGYLE
items [1] / address / street type: ST
items [1] / address / street direction: Unknown
items [1] / address / unit: Unknown
items [1] / address / city: HALIFAX
items [1] / address / region: NS
items [1] / address / postal code: Unknown
items [1] / address / country: CA
items [1] / address / parsed: Yes
items [1] / address / text: 1841 ARGYLE ST
items [1] / permit number: 179716
items [1] / jurisdiction: ca/ns/halifax
items [1] / permit kind: building
items [1] / source status: S

Additional fields are in the JSON report.

Development applications

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-26

Nearby published applications within 250 m; an application is not an approval or a property match.

items [1] / status: approved
items [1] / application number: PLANAPP-2024-00993
items [1] / application type: Unknown
items [1] / country: CA
items [1] / region: NS
items [1] / jurisdiction: ca/ns/halifax
items [1] / municipality: Halifax
items [1] / submitted date: 2024-06-07
items [1] / status date: Unknown
items [1] / decision date: 2024-11-20
items [1] / proposed units: Unknown
items [1] / proposed storeys: Unknown
items [1] / proposed gfa m2: Unknown
items [1] / distance m: 160.59
items [2] / status: Unknown
items [2] / application number: VAR-2024-00555
items [2] / application type: Unknown
items [2] / country: CA

Additional fields are in the JSON report.

Hazards and site conditions

hazards / status: unsupported
hazards / outcome: no_match
hazards / evidence: unavailable
hazards / by type / alr: not_covered
hazards / by type / contaminated site: not_covered
hazards / by type / flood: not_covered
hazards / by type / landslide: not_covered
hazards / by type / liquefaction: not_covered
hazards / by type / other: not_covered
hazards / by type / wildfire: not_covered
site conditions / status: partial
site conditions / outcome: resolved
site conditions / evidence: estimated
site conditions / parts / climate normals: supported
site conditions / parts / design values: supported
site conditions / parts / lead service screening: partial
site conditions / parts / radon: supported
site conditions / parts / seismic: supported
site conditions / parts / wells: partial
environmental facilities / status: partial

environmental facilities / outcome: resolved

environmental facilities / evidence: estimated

environmental facilities / returned: 20

environmental facilities / nearest m: 631.5

Hazards

Coverage: unsupported / no match | Evidence: unavailable | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published hazard layers at the point; not a site investigation or a comprehensive risk assessment.

Mapped features only. Not covered and not in area are not statements of safety.

No data is available for this section; no conclusion can be drawn.

No matching record does not prove that none exists.

Site conditions

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-15

Published environmental site records at or around the point; not environmental clearance.

design values / items: None returned

design values / status: supported

design values / message: Nearest published location with confirmed Gazetteer coordinates; ungeolocated table entries are excluded from this lookup. Confirm design values and the applicable code edition with the authority having jurisdiction. Local terrain and elevation can change loads.

design values / max distance m: 50000

design values / reference / name: Halifax

design values / reference / region: NS

design values / reference / edition: NBC 2020, second printing, March 2025 errata

design values / reference / lat: 44.65

design values / reference / lng: -63.59

design values / reference / distance m: 1,223.79

design values / reference / measurements / annual precipitation mm: 1,500

design values / reference / measurements / annual rain mm: 1,350

design values / reference / measurements / driving rain wind pressure 1 in 5 pa: 280

design values / reference / measurements / elevation m: 55

design values / reference / measurements / heating degree days below 18 c: 4,000

design values / reference / measurements / hourly wind pressure 1 in 10 kpa: 0.45

design values / reference / measurements / hourly wind pressure 1 in 50 kpa: 0.58

design values / reference / measurements / january design 1 percent c: -18

Additional fields are in the JSON report.

Warnings: engineering confirmation required

Environmental facilities

Coverage: partial / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-21

Nearby reporting facilities under the environmental query's stated distance; not measured exposure at the address.

items [1] / name: Halifax Wastewater Treatment Facility
items [1] / npri id: 8110
items [1] / naics: 221320
items [1] / region: NS
items [1] / location / lat: 44.65
items [1] / location / lng: -63.58
items [1] / distance m: 631.49
items [1] / latest reporting year: 2024
items [1] / reporting years [1]: 2008
items [1] / reporting years [2]: 2010
items [1] / reporting years [3]: 2011
items [1] / reporting years: 13 additional entries in the JSON report
items [1] / latest year totals [1] / medium: disposal_off_site
items [1] / latest year totals [1] / quantity: 638.1
items [1] / latest year totals [1] / unit: kg
items [1] / latest year totals [2] / medium: disposal_off_site
items [1] / latest year totals [2] / quantity: 106.49
items [1] / latest year totals [2] / unit: tonnes

Additional fields are in the JSON report.

Warnings: reported releases not exposure

Schools

assignments / status: supported
assignments / outcome: resolved
assignments / evidence: estimated
assignments / schools [1] / school: Joseph Howe Elementary
assignments / schools [1] / authority: HRCE
assignments / schools [1] / level: elementary
assignments / schools [1] / program: English Program
assignments / schools [1] / school year: Unknown
assignments / schools [2] / school: Oxford
assignments / schools [2] / authority: HRCE
assignments / schools [2] / level: elementary
assignments / schools [2] / program: English Program
assignments / schools [2] / school year: Unknown
assignments / schools [3] / school: St Josephs Alexander McKay Elementary
assignments / schools [3] / authority: HRCE
assignments / schools [3] / level: elementary
assignments / schools [3] / program: Early French Immersion
assignments / schools [3] / school year: Unknown

assignments / schools: 3 additional entries in the JSON report

nearby / status: supported

nearby / outcome: resolved

nearby / evidence: estimated

nearby / returned: 8

School catchments

Coverage: supported / resolved | Evidence: estimated | Scope: address | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published boundary lookup for this point; confirm the applicable year and admission with the school board.

[1] / school / name: Joseph Howe Elementary

[1] / school / school type: Unknown

[1] / school / authority / name: HRCE

[1] / school / authority / authority type: regional_centre

[1] / school / authority / external id: NS:HRCE

[1] / catchment / level: elementary

[1] / catchment / program: English Program

[1] / catchment / school year: Unknown

[1] / catchment / grade start: Unknown

[1] / catchment / grade end: Unknown

[1] / catchment / verification status: unverified

[1] / match method: official_boundary

[1] / confidence: high

[2] / school / name: Oxford

[2] / school / school type: Unknown

[2] / school / authority / name: HRCE

[2] / school / authority / authority type: regional_centre

[2] / school / authority / external id: NS:HRCE

Additional fields are in the JSON report.

A school assignment does not guarantee admission.

Boundaries apply to their stated year and may change.

Nearby schools

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-08

Up to 10 schools within 2 km; nearby schools are not necessarily designated schools.

items [1] / name: Citadel High
items [1] / status: unknown
items [1] / address / line1: 1855 Trollope St
items [1] / address / line2: Unknown
items [1] / address / city: Halifax
items [1] / address / region: NS
items [1] / address / postal code: B3H 0A4
items [1] / address / country: CA
items [1] / country: CA
items [1] / region: NS
items [1] / city: Halifax
items [1] / school type: Unknown
items [1] / education level: Unknown
items [1] / authority / name: HRCE
items [1] / authority / authority type: regional_centre
items [1] / authority / external id: NS:HRCE
items [1] / location / lat: 44.65
items [1] / location / lng: -63.58

Additional fields are in the JSON report.

Nearby schools are not necessarily designated schools for the address.

Neighbourhood summary

demographics / status: supported
demographics / outcome: resolved
demographics / evidence: estimated
demographics / geo level: dissemination_area
demographics / geo code: 12090357
demographics / population: 1127
demographics / dwellings: 816
demographics / area km2: 0.53
crime / status: supported
crime / outcome: resolved
crime / evidence: estimated
crime / geography: Halifax
crime / reference year: 2025
crime / metrics / crime rate: 6,416.1
crime / metrics / crime severity index: 68.61
crime / metrics / non violent crime severity index: 60.89
crime / metrics / violent crime severity index: 89.39
transit / status: supported
transit / outcome: resolved

transit / evidence: estimated

transit / stops: 20

transit / routes: 41

amenities / status: supported

amenities / outcome: resolved

Demographics

Coverage: supported / resolved | Evidence: estimated | Scope: dissemination area | Basis: published | Publisher date: Unknown | Last checked: 2026-10-07

Census statistics for the small area containing the point; they do not describe this property or its occupants.

name: 12090357

geo code: 12090357

geo level: dissemination_area

csd code: 1209035

cma code: Unknown

population: 1127

dwellings: 816

area km2: 0.53

demographics / age groups [1] / total: Unknown

demographics / age groups [1] / name: Population percentage change, 2016 to 2021

demographics / age groups [1] / characteristic id: 3

demographics / age groups [1] / men: Unknown

demographics / age groups [1] / women: Unknown

demographics / age groups [1] / rate: Unknown

demographics / age groups [2] / total: 1125

demographics / age groups [2] / name: Total - Age groups of the population - 100% data

demographics / age groups [2] / characteristic id: 8

demographics / age groups [2] / men: 595

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Crime statistics

Coverage: supported / resolved | Evidence: estimated | Scope: region | Basis: mixed | Publisher date: Unknown | Last checked: Unknown

Published statistics for the policing area containing the point; not an address-level risk measure.

geography / name: Halifax

geography / geography type: policing_cma

geography / code: 205

geography / boundary label: Halifax policing-based Census metropolitan area; this boundary may not match census or municipal boundaries.

years [1] / reference year: 2025

years [1] / metrics [1] / metric: crime_rate

years [1] / metrics [1] / unit: per_100k

years [1] / metrics [1] / value: 6,416.1

years [1] / metrics [1] / source table: 35-10-0177-01

years [1] / metrics [1] / release label: 2026-07-22T08:30

years [1] / metrics [1] / source as of: 2026-07-22

years [1] / metrics [2] / metric: crime_severity_index

years [1] / metrics [2] / unit: index

years [1] / metrics [2] / value: 68.61

years [1] / metrics [2] / source table: 35-10-0026-01

years [1] / metrics [2] / release label: 2026-07-22T08:30

years [1] / metrics [2] / source as of: 2026-07-22

years [1] / metrics [3] / metric: non_violent_crime_severity_index

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Transit

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-07

Published transit stops within 1 km and their scheduled weekday trips; schedules change.

items [1] / name: Barrington St Before Duke St (6106)

items [1] / stop code: 6106

items [1] / location / lat: 44.65

items [1] / location / lng: -63.57

items [1] / wheelchair boarding: 0

items [1] / location type: Unknown

items [1] / distance / km: 0.05

items [1] / distance / method: straight_line

items [1] / routes [1] / short name: 1

items [1] / routes [1] / long name: Spring Garden

items [1] / routes [1] / route type: 3

items [1] / routes [1] / weekday trip count: 172

items [1] / routes [2] / short name: 10A

items [1] / routes [2] / long name: Dalhousie - Bridge Terminal

items [1] / routes [2] / route type: 3

items [1] / routes [2] / weekday trip count: 23

items [1] / routes [3] / short name: 10B

items [1] / routes [3] / long name: Dalhousie - Micmac Terminal

Additional fields are in the JSON report.

Nearby places

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: 2026-10-21 | Last checked: Unknown

Published places within 1 km; listings may be incomplete or out of date.

items [1] / name: Lawtons Drugs
items [1] / category: pharmacy
items [1] / region: NS
items [1] / location / lat: 44.65
items [1] / location / lng: -63.58
items [1] / distance / km: 0.08
items [1] / distance / method: straight_line
items [2] / name: Halifax Transit stop 6087
items [2] / category: transit
items [2] / region: NS
items [2] / location / lat: 44.65
items [2] / location / lng: -63.57
items [2] / distance / km: 0.09
items [2] / distance / method: straight_line
items [3] / name: Nova Scotia College of Art & Design Library
items [3] / category: library
items [3] / region: NS
items [3] / location / lat: 44.65

Additional fields are in the JSON report.

Parks

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: 2026-10-04 | Last checked: 2026-10-13

Published parks near the point; distance is straight-line, not walking distance.

items [1] / name: GRAND PARADE
items [1] / park type: plaza
items [1] / source park type: PLAZA
items [1] / area m2: 7,319.44
items [1] / amenities: None returned
items [1] / distance / km: 0
items [1] / distance / method: straight_line
items [2] / name: WATER STREET PARKETTE
items [2] / park type: neighbourhood
items [2] / source park type: NEIGHBOURHOOD
items [2] / area m2: 1,228.41
items [2] / amenities: None returned
items [2] / distance / km: 0.19
items [2] / distance / method: straight_line
items [3] / name: HISTORIC PROPERTIES
items [3] / park type: plaza
items [3] / source park type: PLAZA
items [3] / area m2: 9,453.13

Additional fields are in the JSON report.

Traffic collisions

Coverage: partial / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published collision aggregates within 250 m; reported events do not establish risk at this property.

total: 437
counts [1] / jurisdiction: ca/ns/halifax
counts [1] / severity: unknown
counts [1] / period: 2018-01
counts [1] / records: 3
counts [2] / jurisdiction: ca/ns/halifax
counts [2] / severity: unknown
counts [2] / period: 2018-02
counts [2] / records: 5
counts [3] / jurisdiction: ca/ns/halifax
counts [3] / severity: unknown
counts [3] / period: 2018-03
counts [3] / records: 4
counts: 99 additional entries in the JSON report
period: month
radius m: 250

The JSON report contains every returned record with its coverage, quality, evidence and lineage. This PDF shows excerpts.