



Planning Advisory/Heritage Committee Meeting

June 3, 2025

Location: Council Chambers

Present: Warden Lois Landry, Deputy Warden Brent Sampson, Councillor Brian Marchand, Councillor Amanda Mombourquette, Councillor Shawn Samson, Robbin Cotton, Appointed Member, Robert Wambolt, Appointed Member

Also Present: John Bain, Director/Development Officer, Eastern District Planning Commission (EDPC), Shelley David, Municipal Clerk

1. Call to Order

Deputy Warden Brent Sampson called the meeting to order at 6:00 p.m.

2. Items Added to the Agenda (Approval of the Agenda)

Moved by Warden Lois Landry, seconded by appointed member Robert Wambolt, that the agenda be approved as presented.

Motion carried.

3. Review of Minutes – May 6, 2025

Moved by Councillor Amanda Mombourquette, seconded by Warden Lois Landry, that the May 6, 2025, Planning/Heritage Advisory Committee meeting minutes be approved as presented.

Motion carried.

4. Review of zoning across the County relative to the CMHC Catalogue

Moved by Warden Lois Landry, seconded by Councillor Amanda Mombourquette, that the Planning Advisory/Heritage Committee recommend to Council to direct staff to review the CMHC Housing Design Catalogue, or similar catalogues as they present themselves, to determine any barriers our current Land Use By-laws present to residents or developers who may want to build these homes.

Motion carried.



5. Review of limits on allowable accessory buildings in Richmond County's Municipal Planning Strategy and Land Use By-law

Discussion ensued on allowable accessory buildings in Richmond County's Municipal Planning Strategy and Land Use By-laws. It was the consensus of the Committee to continue discussions once the review of the CMHC Housing Design Catalogue is completed.

6. Follow-up to initial meetings with developers

Moved by Warden Lois Landry, seconded by appointed member Robert Wambolt, that the Planning Advisory/Heritage Committee recommend to Council to continue conversations with housing and property developers and invite them to a forum to discuss barriers and solutions to housing and property development across the spectrum.

Motion carried.

7. Review of permitting practices for standalone buildings (Garage/Utility/Shed)

Moved by Councillor Brian Marchand, seconded by Warden Lois Landry, that the Planning Advisory/Heritage Committee recommend to Council to direct staff to scan all the areas in Richmond County that don't permit standalone buildings (garage/utility/shed) and report back to the Committee.

Motion carried.

8. Correspondence – Department of Growth and Development, Re: Amendments to the Nova Scotia Building Code Regulations

Moved by Councillor Amanda Mombourquette, seconded by Councillor Brian Marchand, that the Planning Advisory/Heritage Committee recommend to Council to ask EDPC to share their written comments regarding the new building code regulations to the Planning Advisory/Heritage Committee, if any.

Motion carried.



9. Private Ways Act/Application from Gail and George Landry Update

It was the consensus of the Committee to add the Private Ways Act/Application from Gail and George Landry Update to the agenda.

Appointed member Robert Wambolt declared a conflict of interest regarding the Private Ways Act/Application from Gail and George Landry Update, and left the meeting at 7:03 p.m.

Councillor Amanda Mombourquette declared a conflict of interest regarding the Private Ways Act/Application from Gail and George Landry Update, and left the meeting at 7:03 p.m.

Mr. Bain provided an update on the Private Ways Act/Application from Gail and George Landry. A tentative meeting has been scheduled for June 23, 2025, for further discussion.

10. Next Meeting Date

To be determined

11. Adjournment

There being no further business, the chair adjourned the meeting at 7:06 p.m.

Municipal Clerk

Chairperson