



Planning Advisory/Heritage Committee Meeting

Tuesday, October 7, 2025

6:00 p.m.

Council Chambers

AGENDA

1. Call to order
2. Items Added/Approval of the Agenda
3. Review of Minutes, Re:
 - a) September 2, 2025
4. Staff Reports
 - a) Review of permitting practices for standalone buildings
 - b) Review of the CMHC Housing Catalogue
5. Discussion, Re:
 - a) Development permit requirements in Plan Richmond
6. Review of Action Items
7. Next Meeting Date
8. Adjournment



Planning Advisory/Heritage Committee Meeting

September 2, 2025

Location: Council Chambers

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

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

Regrets: Warden Lois Landry

1. Call to order

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

2. Items Added / Approval of the Agenda

Moved by Councillor Brian Marchand, seconded by appointed member Robert Wambolt, that the agenda be approved.

Motion carried.

3. Review of Minutes

a) June 3, 2025

Moved by Councillor Amanda Mombourquette, seconded by appointed member Robert Wambolt, that the minutes of the June 3, 2025, Planning Advisory/Heritage Committee meeting be approved.

Motion carried.

b) June 23, 2025

Moved by Councillor Amanda Mombourquette, seconded by Councillor Brian Marchand, that the minutes of the June 23, 2025, Planning Advisory/Heritage Committee meeting be approved as corrected.

Motion carried.

4. EDPC Updates:

Mr. Bain provided updates on the Planning Advisory/Heritage Committee action items. An update on the private ways application update will be given in an in camera session.

Moved by Councillor Brian Marchand, seconded by Councillor Shawn Samson, that the Planning Advisory/Heritage Committee recommend to Council that staff implement a standing agenda item titled "Review of Action Items".

Motion carried.

5. Nova Scotia Department of Agriculture – Request for Participation: Municipal Survey on Agriculture in Planning

Moved by Councillor Brian Marchand, seconded by appointed member Robert Wambolt, that the Planning Advisory/Heritage Committee recommend to Council that the Director of EDPC participate in the Municipal Survey on Agriculture in Planning.

Motion carried.

6. Next meeting date:

October 7, 2025, at 6:00 p.m.

7. In-Camera Session

Councillor Amanda Mombourquette and appointed member Robert Wambolt declared a conflict of interest regarding the update on the Private Ways application and left the meeting at 7:05 p.m.

Moved by Councillor Shawn Samson, seconded by Councillor Brian Marchand, that the meeting move to an in camera session at 6:03 p.m.

Motion carried.

a) Private Ways Act Application Update

Moved by Councillor Shawn Samson, seconded by appointed member Robbin Cotton, that the meeting revert to regular session at 7:09 p.m.

Motion carried.

8. Adjournment

There being no further business, the chair adjourned the meeting at 7:10 p.m.

Chairperson

Municipal Clerk

DRAFT

To: Richmond County Planning Advisory/Heritage Committee

From: Planning Staff (Eastern District Planning Commission)

Date: September 2, 2025

Reference: Review of Permitting Practices for Standalone Buildings

Recommendation

Planning Staff recommend that the Planning Advisory/Heritage Committee receive this report for information and provide directions on any next steps as appropriate.

Background

Accessory buildings and structures are commonly used for residential and rural purposes, including storage, utility functions, and vehicle parking. Across Richmond County, each Secondary Planning Strategy and Land Use By-law provides direction on where and how these structures may be constructed. While most plan areas permit accessory buildings under certain conditions, the ability to construct a standalone accessory building without a principal use varies.

Analysis

The Land Use By-Laws (LUBs) for Richmond County's planning areas reveal notable differences in how standalone accessory buildings such as garages, utility structures, and sheds are regulated. In Isle Madame, the LUB is comparatively flexible, permitting accessory structures as standalone buildings even when no primary dwelling or principal use exists on the lot. This approach acknowledges the rural nature of the community, where property owners often require detached storage or utility structures to support seasonal, agricultural, or recreational activities. It reflects a more permissive stance that aligns with the needs of landowners who may not wish to invest in a principal building but still require functional structures for land use.

In contrast, the other four planning areas—Plan Richmond, Central Richmond, West Richmond, and St. Peter's—adopt different frameworks which in some instances are more restrictive. In these jurisdictions, accessory buildings are explicitly defined as subordinate to a principal building or use and cannot exist independently. A garage, shed, or utility structure is permitted only in association with an established dwelling or another primary use on the property. The intent of these policies is to ensure that development follows a logical, planned pattern where accessory structures remain secondary in nature. This approach also helps maintain consistent neighborhood character, prevents potential misuse of properties for non-residential purposes, and aligns with traditional planning

principles that prioritize the principal structure as the defining feature of a lot. However the rural zones in these by-laws also often allow for storage buildings or garages as the main use on the property.

When comparing these two approaches, the key difference lies in the degree of flexibility offered to landowners. Isle Madame’s permissive policy may provide greater adaptability to property owners, particularly in rural settings where standalone storage and utility buildings are practical and often necessary. However, this flexibility could also raise challenges in maintaining consistent land use patterns or in preventing lots from being developed with accessory structures in isolation. On the other hand, the restrictive policies in Plan Richmond, Central Richmond, West Richmond, and St. Peter’s reinforce orderly development and uphold the intent of zoning regulations but may frustrate landowners who face practical needs for standalone structures without immediate plans for a dwelling.

Overall, Richmond County’s planning areas demonstrate a divergence between a permissive, rural-oriented model in Isle Madame and a more traditional, restrictive model in the remainder of the County.

Rule	Plan Richmond	Central Richmond	West Richmond	St. Peter’s	Isle Madame
Accessory Uses	Allowed in all zones. Permits not required if less than 19.97 square metres	Allowed in all zones	Allowed in all zones	Allowed in all zones	Allowed in all zones
Human Habitation	Allowed if dwelling is a permitted accessory use (must follow Building Code)	Allowed if dwelling is a permitted accessory use (must follow Building Code)	Not allowed (unless specifically permitted)	Not allowed	Not allowed
Front Yard Location	Not allowed in front or flanking yard	Not allowed in front yard	Not allowed in front yard	Not allowed in front or side yard	Not allowed in front yard
Setback from Front Lot Line	Zone requirement	Cannot be closer than the main building	Zone requirement	Zone requirement	Zone requirement

Staff Report

Corner Lots	Must be in rear/side yard not facing street	Same rule	Same rule	Same rule	Same rule
Distance from Lot Lines	Normally ≥ 2.4 m (8 ft) Exception: 0.6 m (2 ft) if no windows/doors	Normally ≥ 2.4 m (8 ft) Exception: 0.6 m (2 ft) if no windows/doors	Normally ≥ 10 ft Exception: 0.5 m (2 ft) if no windows/doors	Normally ≥ 10 ft Exception: 2 ft if no windows/doors	Normally follow zone setbacks Exception: 1.2 m (4 ft) if no windows/doors
Boathouses / Docks	Allowed at water's edge	Allowed at water's edge	Allowed at water's edge	Allowed at water's edge	Allowed at water's edge
Distance from Main Building	≥ 1.8 m (6 ft)	≥ 1.8 m (6 ft)	≥ 6 ft	≥ 6 ft	Not specified
Size Limit	<40% of lot area	Not specified	Not specified	Max 750 sq. ft.	Not specified
Attached to Main Building	Not considered accessory	Not considered accessory	Not considered accessory	Not considered accessory	Not considered accessory
Underground	Not considered accessory	Not considered accessory	Not considered accessory	Not considered accessory	Not considered accessory
Special Exemptions	n/a	Fences, play structures, etc. exempt	n/a	Fences, play structures, etc. exempt	Fences, awnings, trellises, etc. exempt
Other Notes	Fishery storage allowed as accessory in all zones	Agricultural uses limited to VR-1 & VG-2	One main building per lot (some zone exceptions)	One main building per lot (some zone exceptions, max 2 dwellings in some zones)	One accessory apartment allowed per dwelling (with permit) Accessory buildings can be built before main building Open storage of fishing gear allowed

Conclusion:

Isle Madame's allowance for standalone accessory structures provides flexibility for rural landowners but differs from the broader County framework, where all other planning areas restrict accessory buildings to a subordinate role. While the restrictive model supports orderly development and reinforces the primacy of principal structures, the permissive approach in Isle Madame reflects practical rural needs. The other by-laws, however, allow for similar flexibility in rural areas by allowing storage buildings as a main use on the lot.

Moving forward, Council may wish to consider whether a consistent County-wide policy is desirable or whether maintaining area-specific differences better reflects local character and land use priorities.

APPENDIX A - Summary of Evaluation Criteria

PLAN RICHMOND		
ZONE	PERMITTED (Y/N)	WHAT DOES IT SAY?
Agriculture Potential Zone AP	Y	Permitted Uses: Agricultural Uses, Fishery Related Uses Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29 Storage Building – Section 6.29
Commercial Recreation Zone - CR	Y	Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29 Storage Building – Section 6.29
Comprehensive Development District Zone - CDD	N	
Conservation Zone - C	N	
Fishing Zone - RF	Y	Permitted Uses: Agricultural Uses, Fishery Related Uses Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29
General Centre Zone - GC	Y	Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29 Self-Storage Facilities – Section 6.24
Hamlet Core Zone - HC	Y	Permitted Uses: Agricultural Uses, Fishery Related Uses Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29 Self-Storage Facilities – Section 6.24 Storage Building – Section 6.29
Hamlet Residential Zone - HR	Y	Permitted Uses: Agricultural Uses, Fishery Related Uses

		Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29 Storage Building – Section 6.29
Highway Commercial Zone - HWY	Y	Permitted Uses with Conditions: Self-Storage Facilities – Section 6.24
Institutional Zone - I	Y	Permitted Uses: Agricultural Uses Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29
Lakeshore Zone - RL	Y	Permitted Uses: Agricultural Uses Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29 Storage Building – Section 6.29
Light Industrial Centre Zone - MI	Y	Permitted Uses: Agricultural Uses Fishery Related Uses Permitted Uses with Conditions: Self-Storage Facilities – Section 6.24
Main Street Zone - MS	Y	Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29
Parks and Open Space Zone - PO	Y	Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29
Residential Centre Zone - R	Y	Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29
Rural Commercial Zone - RC	Y	Permitted Uses: Agricultural Uses, Fishery Related Uses Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29 Self-Storage Facilities – Section 6.24 Storage Building – Section 6.29
Rural General Zone - RG	Y	Permitted Uses: Agricultural Uses, Fishery Related Uses

		Permitted Uses with Conditions: Accessory Agriculture Uses – Section 6.29 Storage Building – Section 6.29
Rural Industrial Zone - RM	Y	Permitted Uses: Agricultural Uses, Fishery Related Uses Permitted Uses with Conditions: Self- Storage Facilities – Section 6.24
Source Water Protection 1 Zone - WP1	N	
Source Water Protection 2 Zone - WP2	N	

Table 1 Permitted uses in each zone -Plan Richmond

PLAN - CENTRAL RICHMOND		
ZONE	PERMITTED (Y/N)	WHAT DOES IT SAY?
Rural general – RG-2	Y	Uses Permitted by Development Agreement: Campgrounds and Mobile Home Parks. Permitted Uses: Any residential use
Rural Residential – RR-1	Y	Uses Permitted by Development Agreement: Tourist Cabins, Campgrounds and Mobile Home Parks. Permitted Uses: Any residential use
Village General - VG-2	Y	Uses Permitted by Development Agreement: Campgrounds and Mobile Home Parks. Permitted Uses: Any residential use
Village Residential - VR-1	Y	Uses Permitted by Development Agreement: Campgrounds and Mobile Home Parks. Permitted Uses: Any residential use

Table 2 Permitted uses in each zone -Central Richmond

PLAN – West Richmond		
ZONE	PERMITTED (Y/N)	WHAT DOES IT SAY?
Light Industrial Zone - I-1	N	
Port Industrial Zone - I-2	N	
Heavy Industrial Zone - I-3	Y	Storage Facilities
Heavy Industrial Restricted Zone - I-4	N	
Watershed Protection Zone - W-1	Y	Passive recreational uses not involving structures other than accessory buildings
Watershed Protection Periphery Zone - W-2	Y	Passive recreational uses not involving structures other than accessory buildings
Residential Zone - R-1	Y	Mobile homes
Open Space Zone - OS	Y	Passive recreational uses not involving structures other than accessory buildings

Table 3 Permitted uses in each zone -West Richmond

PLAN – ST. PETERS		
ZONE	PERMITTED (Y/N)	WHAT DOES IT SAY?
Residential Village Zone - R-1	Y	Permitted: Agricultural uses, Wharves and boathouses
Residential Rural Zone - R-2	Y	Permitted: Campgrounds, public and private, Wharves and boathouses, Kennels, Farms and agricultural uses
Rural Commercial Zone - RC-1	Y	Permitted: Warehousing and storage facilities
Residential Multiple Unit Zone - R-3	Y	Permitted: Wharves and boathouses
Mini Home Park Zone - MHP	Y	Permitted: Warehousing and storage facilities, storage facilities
Downtown Commercial Zone - C-1	Y	Permitted: Warehousing and storage facilities

Mixed Use Zone - C-2	Y	All uses permitted in the Residential Village (R-1) Zone All uses permitted in the Residential Multiple Unit (R-3) Zone Permitted: Warehousing and storage facilities
Open Space Zone - OS	N	

Table 3 Permitted uses in each zone -St. Peters

PLAN – ISLE MADAME		
ZONE	PERMITTED (Y/N)	WHAT DOES IT SAY?
Village Low Density Residential – VR - 1	Y	Permitted Uses: Agricultural uses, Mobile homes
Village Residential Multiple Unit - VR-2	Y	All uses permitted in the Village Low Density Residential (VR-1) zone subject to the standards set out in this By-law.
Village Commercial – VC	Y	All uses permitted in the Village Low Density Residential (VR-1) zone subject to the standards set out in this By-law.
Village Light Industrial – VLI	Y	All uses permitted in the Village Mixed Use (VMU) zone subject to the standards set out in this By-law.
Village Mixed Use – VMU	Y	All uses permitted in the Village Low Density Residential (VR-1) zone and the Village Residential Multiple Unit (VR-2) zone, subject to the standards set out in the By-law
Village Agricultural - VA	Y	All uses permitted in the Village Low Density Residential (VR-1) zone subject to the standards set out in this By-law. Agricultural uses
Village Recreation Open Space – VO	Y	Recreational uses subject to the zone standards set out in the Village Low Density Residential (VR-1) zone
Mobile Home Park – MHP	Y	

Rural General - RG	Y	All uses permitted in the Village Low Density Residential (VR-1) zone and the Village Residential Multiple Unit Dwelling (VR-2) zone. Agricultural uses
Rural Resource -RR	Y	All uses permitted in the Village Low Density Residential (VR-1) Zone, subject to the lot standards set out in this Part
Rural Industrial -RI		All uses permitted in the Rural General (RG) zone subject to the standards set out in this By-law
Recreation Open Space -O-1	Y	Uses Permitted Conditionally: Commercial Campgrounds
Conservation Open Space O2	N	
Water Supply-O3	Y	Uses Permitted Conditionally: Campgrounds, Multiple unit dwellings and grouped dwellings. Agriculture uses Mobile homes

Table 5 Permitted uses in each zone -Isle Madam

To: **Richmond Planning Advisory Committee
Richmond County Council**

From: **Planning Staff (EDPC)**

Date: **October 7, 2025**

Reference: **Review of the Canadian Mortgage and Housing Corporation Housing Design Catalogue and assess compatibility with the Richmond County Land Use By-law and Secondary Plan Area Land Use By-law**

Recommendation:

That the Planning Advisory Committee and Council receive this report for information purposes only. The purpose of this best practice review is to review the Canada Mortgage and Housing Corporation Housing Design Catalogue and assess compatibility with the Richmond County Land Use By-law and Secondary Plan Area Land Use By-law. No recommendation is required currently.

Background:

Across Canada, there is a growing need for affordable housing, and Richmond County is no exception. The County has seen increased demand for housing in recent years, while new supply has grown only modestly. This imbalance has contributed to higher-than-expected housing prices and limited options for residents. In response to the national housing challenge, the Canada Mortgage and Housing Corporation has developed a Housing Design Catalogue that provides standardized designs for a range of multi-unit and “missing middle” housing types.

The catalogue includes duplexes, triplexes, fourplexes, sixplexes, rowhouses, and accessory dwelling units. For the Maritime region (Nova Scotia, New Brunswick, Prince Edward Island, and Newfoundland and Labrador), the Canada Mortgage and Housing Corporation has specifically released designs for fourplexes, sixplexes, stacked townhouses, and accessory dwelling units. These housing forms are intended to provide gentle infill, broaden housing choice, and introduce incremental density increases while maintaining neighbourhood character.

This report examines the barriers within the Land Use By-laws for Central Richmond, Isle Madame, and St. Peters, as well as broader servicing and regulatory constraints, that limit the ability to accommodate housing designs from the Canada Mortgage and Housing Corporation catalogue. The analysis focuses on fourplexes, sixplexes, and stacked townhouses, while accessory dwelling units are noted here for context but are being addressed through a separate staff report.

Analysis:

The Canada Mortgage and Housing Corporation (CMHC) is Canada's federal crown corporation responsible for administering the National Housing Act, with the mandate to improve housing and living conditions across the country. Originally established after World War II to assist returning war veterans in securing housing, CMHC's role has since expanded to improving access to housing more broadly.

As part of Canada's Housing Plan, the new Housing Design Catalogue presents a collection of low-rise residential building designs, including rowhouses, fourplexes, sixplexes, and accessory dwelling units. Developed in collaboration with local architects and engineers across each region, the catalogue provides regionally tailored, and adaptable designs that aim to address a variety of housing needs throughout Canada.

The CMHC Housing Design Catalogue includes several standardized housing typologies intended to support affordable residential development. The fourplex category includes two design variations as well. A single design is offered for the sixplex, while the townhouse typology includes two options, each representing a stacked two-unit format. Further details related to building size, height, and design specifications can be found in Appendix A.

The table below summarizes where each of these building types are permitted within Richmond County. Permissions are identified as permitted as-of-right, permitted through site plan approval, permitted by development agreement, or not permitted. Stacked townhouses represent 6 units in the charts below.

Plan Richmond

Zone	Units Permitted as of Right	Fourplex	Sixplex	Stacked Townhouse
Main Street	12	Permitted as of right	Permitted as of right	Permitted as of right
General Centre	6	Permitted as of right	Permitted as of right	Permitted as of right
Commercial Recreation	12	Permitted as of right	Permitted as of right	Permitted as of right
Residential Centre	4	Permitted as of right	Site Plan Approval	Site Plan Approval
Hamlet Residential	4	Permitted as of right	Site Plan Approval	Site Plan Approval
Hamlet Core	6	Permitted as of right	Permitted as of right	Permitted as of right
Rural General	4	Permitted as of right	No Permitted	Not Permitted

Rural Commercial	6	Permitted as of right	Permitted as of right	Permitted as of right
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Central Richmond Plan Area

In the table below, the Rural General and Rural residential Zone both permit any residential use, which is defined per the Central Richmond Land-Use Bylaw as” *The following may not constitute a complete list of uses, but they are examples of the type of use included in this category: Mobile and mini-homes, Single detached Duplex, Semi-detached, Multiple housing (three or more units) [..].*”

Zone	Units Permitted as of Right	Fourplex	Sixplex	Stacked Townhouse
Village Residential	3	Development Agreement	Development Agreement	Development Agreement
Village General	3	Development Agreement	Development Agreement	Development Agreement
Rural General	Any Residential Use	Permitted as of right	Permitted as of right	Permitted as of right
Rural Residential	Any Residential Use	Permitted as of right	Permitted as of right	Permitted as of right

Isle Madame Plan Area

In the Isle Madame Plan Area, the Village Low Density Residential, Village Agricultural and Rural Resource Zone specifically permit Townhouses/Rowhouses. The definition is: “*Dwelling, Townhouse or Row House means a building that is divided vertically into three or more dwelling units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit*”. In the table below these zones permit 3 or more units but only for townhouses.

Zone	Units Permitted as of Right	Fourplex	Sixplex	Stacked Townhouse
Village Low Density Residential	3 or more	Not Permitted	Not Permitted	Permitted as of right
Village Residential Multiple Units	12	Permitted as of right	Permitted as of right	Permitted as of right
Village Mixed Use	12	Permitted as of right	Permitted as of right	Permitted as of right

Village Commercial	12	Permitted as of right	Permitted as of right	Permitted as of right
Village Light Industrial	12	Permitted as of right	Permitted as of right	Permitted as of right
Village Agricultural	3 or more	Not Permitted	Not Permitted	Permitted as of Right
Rural Resource	3 or more	Not Permitted	Not Permitted	Permitted as of Right
Rural General	12	Permitted as of right	Permitted as of Right	Permitted as of Right
Rural Industrial	12	Permitted as of right	Permitted as of right	Permitted as of right
Water Supply	3	Permitted by Development Agreement	Permitted by Development Agreement	Permitted by Development Agreement

St. Peters Plan Area

Zone	Units Permitted as of Right	Fourplex	Sixplex	Stacked Townhouse
Residential Village	3	Not Permitted	Not Permitted	Not Permitted
Residential Rural	2	Not permitted	Not Permitted	Not Permitted
Residential Multiple Unit	3 or more	Permitted as of right	Permitted as of right	Permitted as of right
Mixed Use	3 or more	Permitted as of right	Permitted as of right	Permitted as of right

West Richmond

Residential dwellings will not be considered for West Richmond as it is a strictly industrial plan area that only permits existing residential dwellings.

Barriers

A number of barriers continue to limit the ability of Richmond County's planning framework to support diverse and affordable housing forms.

The Land Use By-laws for St. Peters and Isle Madame contain ambiguous provisions, such as broadly permitting "any residential building" or cross-referencing permitted uses from other zones. This lack of clarity makes it difficult for members of the public and municipal staff to determine what is permitted, increases the likelihood of misinterpretation, and adds unnecessary complexity to the approval process. Beyond this ambiguity, both plan areas share similar challenges when it comes to enabling "missing middle" housing. In St. Peters, the Residential

Village and Residential Rural Zones restrict development to a maximum of three units as-of-right, while in Isle Madame the VR-1 Zone permits townhouses with no limit on the number of units but prohibits fourplexes and sixplexes. In both cases, the uneven policy prevents modest, small-scale multi-unit housing forms such as fourplexes, sixplexes, and stacked townhouses that provide gentle infill, broaden housing choice, and increase density without altering neighbourhood character. By restricting or excluding these missing-middle options, the planning framework forces a jump from low-density housing directly to larger projects, undermining the County's ability to support incremental, community-compatible growth.

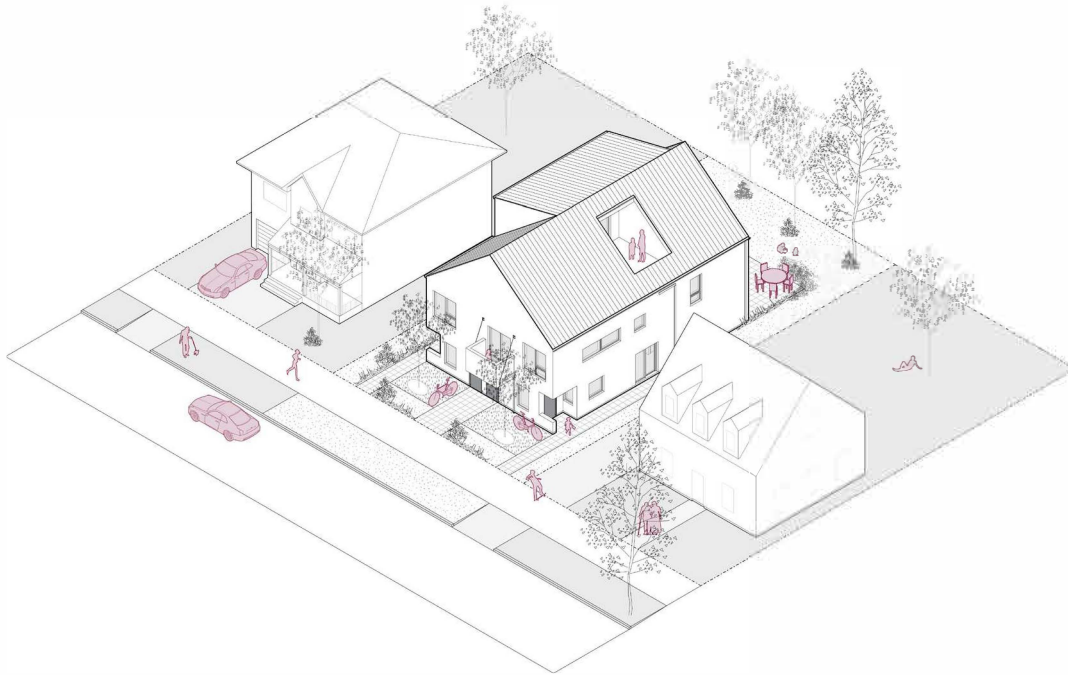
In Central Richmond, both the Village Residential and Village General Zones also restrict development to three units as-of-right, with any additional units requiring a Development Agreement. While Development Agreements are effective tools for regulating complex or large-scale projects, they are overly burdensome when applied to modest density increases such as fourplexes or sixplexes. The process is costly, resource-heavy, and lengthy, which discourages smaller-scale projects that could otherwise contribute to meeting local housing needs.

Infrastructure capacity is another barrier. While much of Richmond County is serviced by municipal water and wastewater systems, coverage and capacity vary across communities, and multi-unit developments may strain existing infrastructure. In areas without municipal servicing, development depends on private systems that require approval from Nova Scotia Environment. While this review process can add time, cost, and uncertainty, it also ensures that new housing meets environmental and public health standards by requiring safe and sustainable water and wastewater solutions.

Conclusion

This report has identified barriers within the Land Use By-laws for Central Richmond, Isle Madame, and St. Peters, as well as servicing regulations, that limit the ability to accommodate the housing forms included in the CMHC Housing Design Catalogue. No recommendation is required at this time.

Appendix A. Summary Packages of CMHC Housing Designs



Unit Summary

Number of Units	4
Number of Storeys	3
Unit 1 (U1): 2 Bedrooms, 1 Bathroom	
Unit 2 (U2): 1 Bedroom, 1 Bathroom, *	
Unit 2 (U2a): 1 Bedroom, 1 Bathroom, **	
Unit 3 (U3): 2 Bedrooms, 1 Bathroom	
Unit 4 (U4): 3 Bedrooms, 1 Bathroom	

Building Summary

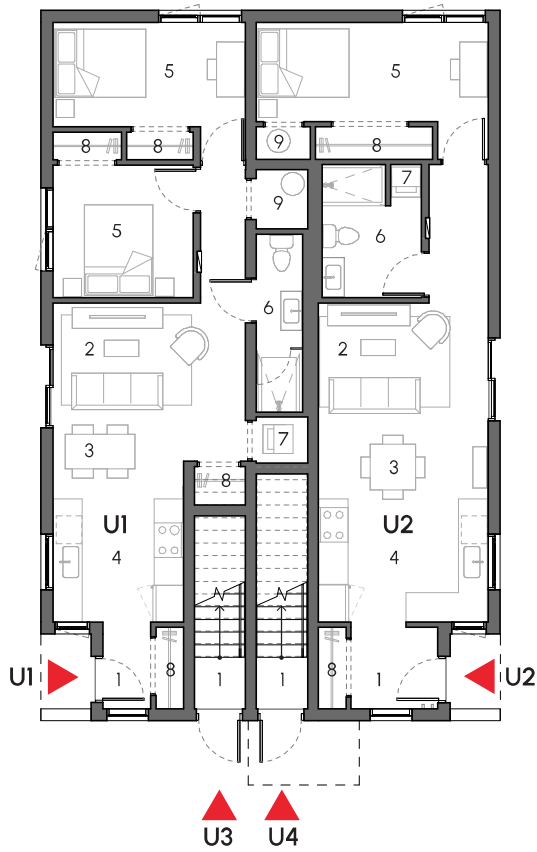
Building Footprint	154 sq. m [1,658 sq. ft.]
Building Height (Roof Peak)	9.90 m [32 ft. 5 ¾ in.]
Building Height (Midpoint of slope Highest Roof)	7.89 m [25 ft. 10 ⅜ in.]
Building Width	10.12 m [33 ft. 2 ¼ in.]
Building Depth	15.65 m [51 ft. 4 in.]

***Accessible-Ready** designs can be converted to an accessible unit aligned with ASC-2.8: Accessible-Ready Housing.

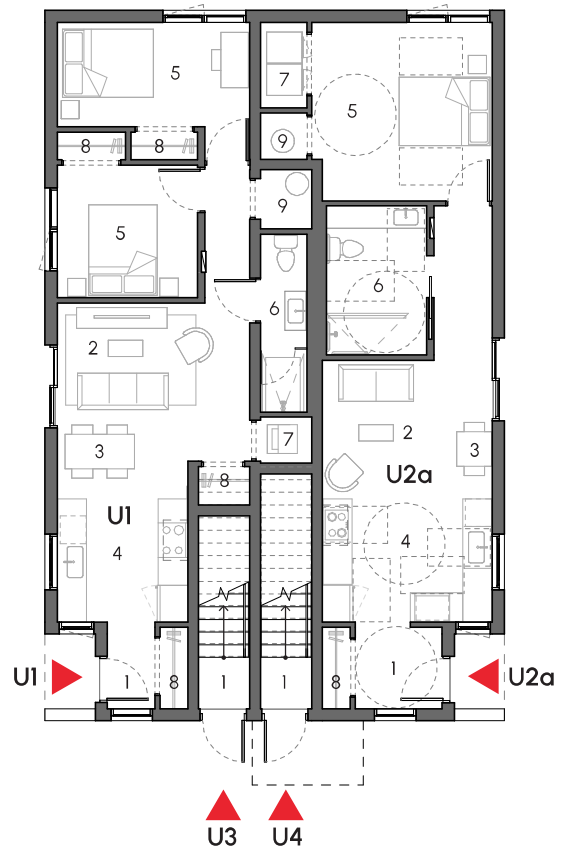
****Enhanced Accessible** architectural layouts follow key accessibility principles aligned with CSA/ASC B652:23 – Accessible Dwellings Standard.

Disclaimer

The designs depicted in this document are for illustrative and general information purposes only and should not be used to obtain a site plan approval or building permit, or for other construction purposes. These designs and this document may be updated by CMHC from time to time. In accessing these designs and this document, CMHC's Website Terms and Conditions shall apply.



Ground Floor

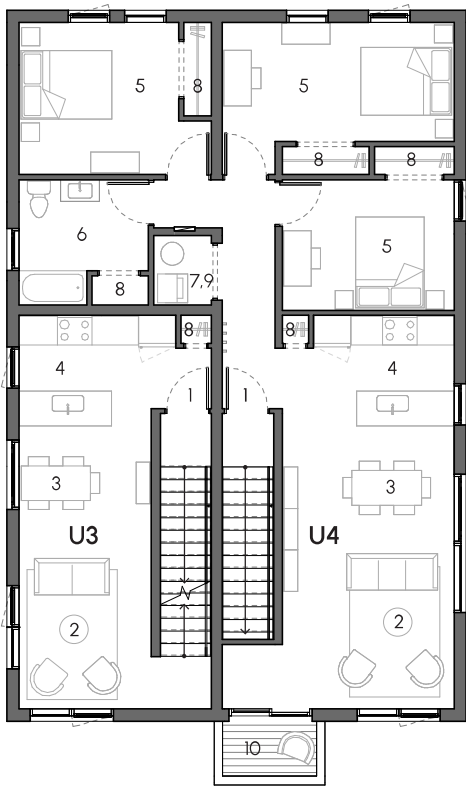


Ground Floor – Enhanced Accessible (U2a)

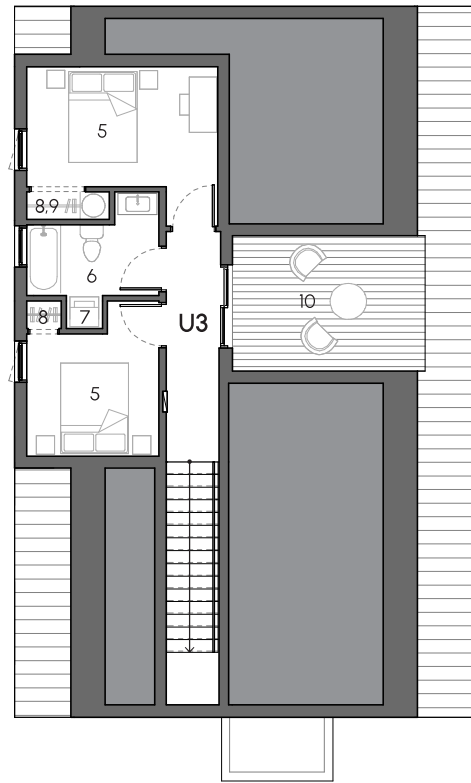
Legend:

- | | | | |
|-----------|-------------|---------------|-------------------|
| 1. Entry | 4. Kitchen | 7. Laundry | 10. Terrace/Patio |
| 2. Living | 5. Bedroom | 8. Storage | 11. N/A |
| 3. Dining | 6. Washroom | 9. Mechanical | |





Second Floor



Third Floor

Legend:

- | | | | |
|-----------|-------------|---------------|-------------------|
| 1. Entry | 4. Kitchen | 7. Laundry | 10. Terrace/Patio |
| 2. Living | 5. Bedroom | 8. Storage | 11. N/A |
| 3. Dining | 6. Washroom | 9. Mechanical | |



Planning Advisory/Heritage Committee Action Items List

Council Ref. #	Action Item	Date	Responsible	Time Frame	Status	Source
501	Lot size restrictions and technology for on-site sewage for unserved areas/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and have staff investigate lot size restrictions and technology for on-site sewage to allow more flexibility in the creation of lots in unserved areas for the purposes of advocacy and to spur housing development.	03-25-2025	EDPC Staff	Immediate	In Progress	PAC
509	Update from Developers - Engage Developers/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and conduct an open process to engage with developers to determine ways the municipality can support housing development.	03-25-2025	CAO/Warden	Immediate	Complete	PAC
510	Update from Developers - Letter to NSF/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and, based on initial conversations with developers in the County, reach out to the Nova Scotia Federation of Municipalities (NSFM) to ask for some reflection on the fact that Canadian Mortgage and Housing Corporation (CMHC) is repeatedly seen as ineffectual among rural developers.	03-25-2025	Warden	Immediate	Complete	PAC
511	Planning new areas to have two-lane roadways with turning areas suitable for fire apparatus and provisions for water supply planning/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and have staff investigate specific private road standards for the subdivision bylaw that takes into account serviced/unserved areas, number of lots, and the process for making roads public, based on best practices across the province.	03-25-2025	EDPC Staff	Immediate	In Progress	PAC
523	Exploration of changes to zoning by-laws that support secondary and backyard suites/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to explore what other municipalities have in place for zoning for these units, and the advantages and disadvantages to different options.	4-22-2025	EDPC Staff	Immediate	Complete	PAC
524	Maximum setback for commercial wind turbines/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and refer these new setbacks to staff to investigate any potential by-law changes that may be required.	4-22-2025	CAO	Immediate	Complete	PAC

525	Letter from Darren Boudreau regarding the pre-blast inspection of his home for the new long-term health care facility/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to reach out to the appropriate department to register our concern and to find out if there are either alternative options or a full explanation of the safety measures put in place to protect the municipal water reservoir and local residents.	4-22-2025	CAO	Immediate	Complete	PAC
582	Review of zoning across the county relative to the CMHC catalogue/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and 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.	06-24-2025	EDPC Staff	Immediate	In Progress	PAC
583	Follow-up to initial meetings with developers/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and 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.	06-24-2025	Warden	Immediate	Complete	PAC
584	Review of permitting practices for standalone buildings (garage/utility/shed)/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and 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.	06-24-2025	EDPC Staff	Immediate	In Progress	PAC
585	Amendments to the Nova Scotia Building Code Regulations/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and ask EDPC to share their written comments regarding the new building code regulations to the Planning Advisory/Heritage Committee, if any.	06-24-2025	EDPC Staff	Immediate	Complete	PAC
616	PAC Review of Action Items/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to implement a standing agenda item titled "Review of Action Items"	09-23-2025	Municipal Clerk	Immediate	Complete	PAC
617	Nova Scotia Department of Agriculture's municipal survey/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct the Director of EDPC to participate in the Municipal Survey on Agriculture in Planning.	09-23-2025	Municipal Clerk	Immediate	In Progress	PAC

OTHER

Ref. #	Item	Date	Responsible	Time Frame	Status	Source
1	Private Ways	09-02-2025	EDPC Staff	Immediate	In Progress	PAC